



Appeal Decision

Site visit made on 13 March 2025

by **Martin H Seddon BSc MPhil DipTP MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 26 March 2025

Appeal Ref: APP/L3255/D/25/3359847

Hillberry, Pant, Oswestry, Shropshire SY10 8LD

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Ms J Waters against the decision of Shropshire Council.
 - The application Ref is 24/04210/FUL.
 - The development proposed is erection of two storey extension and single storey rear extension.
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Decision

1. The appeal is allowed and planning permission is granted for a two-storey extension and single storey rear extension at Hillberry, Pant, Oswestry, Shropshire SY10 8LD in accordance with the terms of the application, Ref 24/04210/FUL, and the plans submitted with it, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) No development shall commence until details and/or samples of the materials to be used in the construction of the roofing and external walls of the extensions hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details and/or samples.
 - 3) The development hereby permitted shall be carried out in accordance with the following approved plans: location plans 1/2, 5423.05 proposed ground floor plan, 5423.06 proposed first floor plan, 5423.07 proposed west elevation, 5423.08 proposed east elevation, 5423.09 proposed north and south elevations and 5423.10 proposed site plan.
 - 4) The two-storey extension hereby permitted shall not be occupied until the first-floor bathroom window at the rear elevation has been fitted with obscured glazing. Details of the type of obscured glazing shall be submitted to and approved in writing by the local planning authority before the window is installed and once installed the obscured glazing shall be retained thereafter.

Preliminary Matter

2. I have amended the description of development to include reference to the first-floor rear extension as proposed.

Main Issue

3. The main issue is the effect of the proposal on the character and appearance of the building and surrounding area.

Reasons

4. The appeal building is a detached two-bedroom bungalow located within a residential area comprised mainly of detached dwellings set within gardens.
5. The Council considers that the proposed single storey rear extension would be of an appropriate design and scale. I see no reason to disagree, as that part of the proposal would cause no harm to the character and appearance of dwelling, or the living conditions of neighbours.
6. The proposed two storey side extension would be sited across the end wall of the bungalow and would have a front gable. Adequate garden land would be retained and there would be no harm to the residential amenity of neighbours. The extension would have a higher ridge height than that of the bungalow. However, I consider that the increase in height would not be excessive, in particular when the context of surrounding development is taken into account. The neighbouring dwelling of Farnley Hey has a large two storey projection with a gable at its front elevation. The new build dwelling of Bread and Roses at the rear of Hillberry has a prominent two storey side element. Other dwellings in the vicinity vary greatly in form and layout. Therefore, I consider that the proposed two storey extension would be of an appropriate scale and design and would cause no significant harm to the character and appearance of the appeal building and surrounding area.
7. The proposed development would not conflict with policy CS6 of the Shropshire LDF Core Strategy and policy MD2 of the Shropshire Site Allocations and Management of Development (SAMDev) Plan which together require proposals to respect local context and character. It would comply with the design objectives of the National Planning Policy Framework.

Conditions

8. In addition to the standard condition regarding the commencement of development, a condition is imposed to ensure that appropriate external materials are used in the interest of complementing the character and appearance of the building and surrounding area. A condition is added to confirm the plans hereby permitted. A condition also requires the installation of obscure glazing in the proposed bathroom window in order to protect the privacy of neighbours.

Conclusion

9. The proposed development would comply with the development plan as a whole and should be allowed.

Martin H Seddon

INSPECTOR