



Appeal Decision

Site visit made on 18 June 2025

By G Powys Jones MSc FRTPI

an Inspector appointed by the Secretary of State

Decision date: 30 June 2025

Appeal Ref: APP/H1840/D/25/3363173

Newlands, 4 Shrawley Road, Fernhill Heath, Worcester, WR3 7UQ

- 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 Mr Brendon Allen against the decision of Wychavon District Council.
 - The application Ref is W/25/00196/HP.
 - The development proposed is the conversion of existing garage with new roof over with room in roof space.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is the effect of the proposed development on the character and appearance of its surroundings.

Reasons

3. The appeal property is a detached bungalow sited on a junction with its flank frontage running alongside Shrawley Road. The property's detached garage¹ is set at the bottom of its rear garden, accessed off Shrawley Road. Shrawley Road is a relatively lengthy road containing a variety of house designs, but its northern frontage in the section between Perrycroft Close and Broadfield Crescent is occupied by bungalows and their flat roofed, low profiled domestic garages.
4. The appellant proposes to erect a roof above the garage. In comparison with the bungalows to the west, the roof would have a steep pitch, and its height and apparent mass would far exceed that of its neighbours. The appellant considers the ridge height to be an essential design feature intended to achieve enhanced functionality and aesthetic harmony, and points to two examples of what he regards as similar development elsewhere in Fernhill Heath². He also considers that any assessment should properly concentrate on the relationship between the garage and its host property, rather than with other development.
5. To my mind, however, the appellant's garage has a far closer visual and physical relationship with 6 Shrawley Road than the host property – it stands immediately next to it and is separated from the host property by the full length of its rear garden. Currently, the relationship between the appellant's garage and other

¹ Although described as a garage, the garage door has been removed and replaced with a pedestrian door.

² Albeit without planning reference or illustration.

development is visually harmonious, with development being of a similar height and scale. However, the proposed structure, if built, in view of what I regard as its excessive height and mass for its context, would stand out incongruously and obtrusively in the street scene, and would be perceived as visually dominating in its relationship with 6 Shrawley Road.

6. I therefore conclude that the proposal, if built, would harm the character and appearance of its surroundings. Accordingly, a material conflict arises with some of the main objectives of policy SWDP21 of the South Worcestershire Development Plan and policy NCD1 of the North Claines Neighbourhood Plan, since the proposal would fail to integrate effectively with its surroundings and would not be in keeping with its architectural characteristics.

Other matters

7. I have taken account of all other matters raised, including the references to the relevant Design Guide³, and the points raised in representations made by members of the local community. It is not for me to speculate about the future use of the increased space, were the appeal to succeed. On the other hand, I acknowledge the appellant's wish to create additional space, and the reasons for it which he regards as a community benefit. However, I have found the proposal to be objectionable for the reasons already set out.
8. No other matter is of such strength or significance as to outweigh those considerations that led to my conclusions.
9. Accordingly, the appeal is dismissed.

G Powys Jones

INSPECTOR

³ South Worcestershire Design Guide Supplementary Planning Document (March 2018)