



Appeal Decision

Site visit made on 9 July 2025

by **M Wiltshire CEng MICE**

an Inspector appointed by the Secretary of State

Decision date: 14 October 2025

Appeal Ref: APP/C3240/W/25/3366390

Site of Carn Brea, 34/former Saint Christophers Hall, 26 Station Road, Admaston, Telford, Shropshire TF5 0AL

- 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 Richard Edis against the decision of Telford and Wrekin Council.
 - The application Ref is TWC/2024/0710.
 - The development proposed is demolition of former community hall and erection of no. two detached bungalows, single detached garage and double detached garage.
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Decision

1. The appeal is allowed and planning permission is granted for demolition of former community hall and erection of no. two detached bungalows, single detached garage and double detached garage at site of Carn Brea, 34/former Saint Christophers Hall, Admaston, TF5 0AL in accordance with the terms of the application, Ref TWC/2024/0710, and the plans submitted with it, subject to the conditions in the attached schedule.

Main Issues

2. The main issues in this appeal are the effect of the development on:
 - the character and appearance of the area;
 - the living conditions of the occupiers of 26 Station Road with regard to outlook;
 - highway safety with regard to visibility and manoeuvrability; and
 - trees.

Reasons

Character and appearance

3. The appeal site consists of a large site consisting of number 34 Station Road along with the former Saint Christopher's Hall. The remainder of the site comprises undeveloped land to the rear of these buildings, which also extends along the rear of two semi-detached neighbouring dwellings, numbers 26 and 24 Station Road. Station Road is characterised by reasonably large mainly residential properties in linear formation fronting the highway, with relatively large rear gardens. Backland development is evident in a number of neighbouring properties such that the prevailing street scene demonstrates a pattern of use of undeveloped land, surrounded by corresponding built form.

4. The proposed development involves demolition of the disused hall, construction of two bungalows, one with a garage and the other a carport, in the undeveloped land to the rear of numbers 24 and 26 Station Road; and a double detached garage for number 34 Station Road. The proposed bungalows and garages would infill a gap between existing buildings, whilst being surrounded by existing built form in front and to the rear. The bungalows would be of limited roof height and consequently would not be prominent from the public realm set within the context of the two storey roof profiles of the properties to the rear. Overall, the proposal would be experienced as being a part of the existing urban development.
5. The Council considers that the proposed development would result in an inappropriate form of backland development and would lead to the fragmentation of the existing street layout, by creating a new building line at the rear. Additionally, it considers that the scheme would result in a cramped and contrived form of development. Whilst acknowledging that Policy BE1 of the Telford & Wrekin Local Plan does not specifically reference backland development and that there are some instances where the Council consider backland development appropriate, it is the cumulative impact of the proposed scheme which the Council consider would cause harm to the character and appearance of the area.
6. Having considered a number of other local examples of backland development which have opened up the linear formation, producing a street scene demonstrating a pattern of use of undeveloped land, I do not consider that the proposed development would significantly increase the cumulative impact.
7. For these reasons, I conclude that the development would not be harmful to the character and appearance of the area. Consequently, it would not conflict with Policies SP1, SP4 and BE1 of the Telford & Wrekin Local Plan 2011-2031, adopted in 2018 (the LP). Together, and among other matters, these policies seek to ensure development is directed to Telford, support sustainable development, and promote high standards of urban design, which respect local character and distinctiveness in terms of the layout and form, creating a well-maintained public realm.

Living conditions

8. The proposed bungalows would be located to the rear of number 26 Station Road, which comprises a two storey, semi-detached dwelling, including a single storey outrigger projection to the rear comprising an outbuilding. Excluding the non-habitable outbuilding projection the distance from the dwelling to the rear fence line of the property is approximately 17m.
9. The Council's concern relates to the proximity of the proposed development to the rear boundary of number 26. It maintains that the ridge height and the proposed bungalow spanning across the majority of the width of the garden of number 26 would lead to an overbearing impact on number 26.
10. Considering the single storey scale of the proposed development and the considerable separation distance from number 26, I conclude that the development would not be harmful with regard to outlook of number 26.
11. For these reasons, I conclude that the development would not be harmful to the living conditions of the occupiers of 26 Station Road with regard to outlook

12. Consequently, it would not conflict with Policy BE1 of the LP. Among other matters, this policy seeks to ensure that new development does not undermine existing surrounding uses.

Highway safety

13. The proposed development would utilise an existing gated access point on to Station Road. In response to the Council's reason for refusal the Appellant provided additional information regarding visibility from the site access and manoeuvrability within the site. From the additional assessment carried out, the LHA do still have concerns regarding the manoeuvrability of vehicles within the application site. In relation to the visibility splay information the Council are concerned that this would go through third party land.
14. The visibility at the site's access includes an element of third party land and is somewhat constrained, nevertheless the site is located in an area where I observed vehicle speeds as being low and with a number of similarly constrained accesses. Given the very low numbers of vehicles that would utilise this access, the characteristics of the area and related driver behaviour the proposal would not represent an unacceptable impact on highway safety.
15. The Appellant has submitted indicative information indicating how an additional turning area could be provided to the front of plot 1. I am satisfied this would provide internal manoeuvrability to ensure vehicles could enter and leave the site in forward gear. This could be secured by a suitably worded condition.
16. For these reasons, I conclude that the development would not lead to highways safety concerns.
17. Consequently, it would not conflict with Policies C3 and C5 of the LP. Among other matters, these policies require developments to mitigate site specific highways issues, and design parking as integral to the proposal.

Trees

18. In response to the Appellant submitting further information relating to trees, the Council have stated that subject to inclusion of a condition requiring submission of a Tree Protection Plan the reason for refusal has been overcome. I concur with this assessment and therefore the proposal would comply with Policy NE2 of the LP. Among other matters, this policy seeks to ensure protection of trees and hedgerows.

Conditions

19. In addition to the standard time condition, I have imposed a condition requiring that the development is carried out following the approved plans, for the avoidance of doubt and in the interests of certainty.
20. To ensure the use of materials necessary to maintain the character and appearance of the area I have imposed a condition requiring details of all external materials to be agreed with the Council.
21. To ensure that the site can be adequately drained and avoid flooding I have imposed a condition requiring details of a scheme for foul and surface water

drainage which is based upon sustainable drainage principles to be agreed with the Council.

22. To ensure the protection of trees and landscaping I have imposed a condition requiring details of a scheme for protection of trees to be agreed with the Council. The condition must be pre-commencement to ensure no damage is carried out in the early stages of development. In its final comments the Appellant has agreed to a condition of this nature.
23. To ensure the provision of amenity afforded by appropriate landscape design and to enhance biodiversity I have imposed a condition requiring details of both hard and soft landscape proposals to be agreed with the Council.
24. In the interests of biodiversity, as requested by the Council I have included a condition for the provision of bird and bat nesting boxes.
25. With regard to improving vehicle manoeuvrability within the site the Appellant has suggested modifications to the design captured by a suitably worded condition. The Appellant has agreed the suggested condition; however the Council did not. I am satisfied that the modifications proposed are secured by the condition.
26. The Council have suggested a condition requiring details of a site compound and related management to be agreed upon to avoid congestion and protect amenities in the area. However, I have concluded that given the relatively small scale of the proposed development and the site not being unduly constrained, this condition is not necessary to make the proposed development acceptable.
27. The Council have suggested a condition requiring details of a lighting plan to minimise disturbance to bats. However, I have concluded that given the residential nature of the surrounding area with associated external lighting, this condition is not necessary to make the proposed development acceptable.
28. The Council have suggested a condition requiring restriction of permitted development rights to safeguard the character of the area, and to ensure that adequate private open space is retained within the curtilage of the building. However, I have concluded that because the proposed development does not harm the character and appearance of the area and is not on an unduly constrained site, this condition is not necessary to make the proposed development acceptable.

Conclusion

29. The proposal would accord with the development plan when it is considered as a whole. For the reasons given above the appeal should be allowed.

M Wiltshire

INSPECTOR

Schedule of Conditions

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The development shall be carried out in accordance with the deposited plans and drawings as stated below. The development shall be carried out in accordance with the listed plans other than where alternative details are required by condition 9.
 - Block Plan
 - Proposed site plan: 2708/P100 Rev A
 - Proposed floor plans & elevations: 2708/P10
 - Proposed floor plans & elevations: 2708/P11
 - Proposed floor plans & elevations: 2708/P12
 - Proposed floor plans & elevations: 2708/P13 Rev A
3. No works above ground level shall take place until details of all external materials have been submitted to and approved in writing by the Local Planning Authority. The works thereafter shall be carried out in accordance with the approved details.
4. No drainage works shall take place until a scheme for foul and surface water drainage which is based upon sustainable drainage principles, which shall include details for on-going management and maintenance, has been submitted to and approved in writing by the Local Planning Authority. The works thereafter shall be carried out in accordance with the approved scheme and thereafter maintained for the life of the development.
5. No works including ground clearance, demolition or construction work shall take place until a scheme for protection of trees has been submitted to and approved in writing by the Local Planning Authority. The works thereafter shall be carried out in accordance with the approved details.
6. No above ground works shall take place until full details of both hard and soft landscape proposals have been submitted to and approved in writing by the Local Planning Authority. The works thereafter shall be carried out in accordance with the approved details.
7. All works shall be carried out in accordance with the approved details prior to occupation. Any trees or plants that within a period of 5 years after planting, are removed, die or become seriously damaged or defective, shall be replaced with others of a similar species, size and number by the end of the first available planting season.
8. A scheme for the provision of bird and bat nesting boxes shall be submitted to and approved in writing by the Local Planning Authority. The works thereafter shall be carried out in accordance with the approved details.
9. No works above ground level shall take place until details of a scheme for manoeuvrability of vehicles within the site has been submitted to and approved

in writing by the Local Planning Authority. The works thereafter shall be carried out in accordance with the approved details and thereafter retained for the lifetime of the development.