



Appeal Decision

Site visit made on 19 September 2017

by Siobhan Watson BA(Hons) MCD MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 26 September 2017

Appeal Ref: APP/L3245/W/17/3176784

The Cedars, 10 Newcastle Road, Woore, CW3 9SN

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by Mr and Mrs G Shaw against the decision of Shropshire Council.
 - The application Ref 16/05768/OUT, dated 19 December 2016, was refused by notice dated 28 February 2017.
 - The development proposed is a single dwelling in the side garden of the current residential property with existing vehicular access altered.
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Decision

1. The appeal is dismissed.

Procedural Matter

2. The application was submitted in outline with access and scale for consideration. Appearance, landscaping and layout were reserved for subsequent approval.

Main Issue

3. The main issue is the effect of the proposed dwelling upon the character and appearance of the area.

Reasons

4. The site is the side garden of a dwelling known as The Cedars. It is about 300m from the centre of Woore which is a settlement identified as a Community Hub in Policy MD1 of the adopted Shropshire Site Allocations and Management of Development (SAMDev) Plan, 2015. SAMDev Policy S11.2(vii) identifies Woore as having limited potential for new dwellings but there is no development boundary for this settlement.
5. The Cedars is separated by fields from the built up area surrounding the village centre. There is a dwelling to either side of The Cedars beyond which there is further countryside. Whilst there is some sporadic residential development nearby, the area has a distinctly rural character and it is my assessment that the site is located within the open countryside and is outside of the Community Hub.
6. Policy CS4 of the Shropshire Core Strategy (CS) indicates that development will not be allowed outside of the Community Hub. The explanation to the policy is that, in order to prevent fragmented development, windfall development adjoining the village is not acceptable, unless it is an exception for affordable

housing or other development allowed under Policy CS5. The proposal is neither for affordable housing nor does it fall into any of the categories of development allowed under Policy CS5. The appellant has referred to SAMDev Policy MD3 as supporting new housing but this policy requires proposals to have regard to CS Policies CS4 and CS5.

7. I accept that the services in Woore are accessible by foot. However, the proposed dwelling would introduce additional built development in the countryside. This would result in the suburbanisation of the site and erode the open and rural character of the area. Paragraph 17 of the National Planning Policy Framework (Framework) indicates that planning should recognise the intrinsic character and beauty of the countryside.
8. I appreciate that there is a boundary hedge around the site and that landscaping is reserved for subsequent approval. However, planting could not fully mitigate for the change in character and appearance of the site. For example, a dwelling is likely to be seen through / over the top of a hedge and planting can be trimmed or cut back. I also understand that the site has permitted development rights but I am not persuaded that the existence of such rights justify allowing permission to construct a new dwelling.
9. I therefore conclude that the proposed development would have a harmful effect upon the character and appearance of the area. Consequently, it would conflict with CS Policies CS1, CS4, CS5 and CS6 and SAMDev Policies MD1 and S11.2. In combination, these policies direct development to the settlements and seek to protect the character and appearance of the countryside. It would also conflict with Paragraph 17 of the Framework.
10. I have had regard to all other matters raised but none outweigh the conclusions I have reached and the appeal is dismissed.

Siobhan Watson

INSPECTOR