



Appeal Decision

Site visit made on 14 August 2018

by Thomas Hatfield BA (Hons) MA MRTPI

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

Decision date: 10th October 2018

Appeal Ref: APP/L3245/W/18/3198156

Land adjacent to Manor Lodge Cottage, Astley Abbots, Bridgnorth, Shropshire, WV16 5SW

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr Roger Lawrence against the decision of Shropshire Council.
 - The application Ref 17/03346/FUL, dated 6 July 2017, was refused by notice dated 8 January 2018.
 - The development proposed is a new detached dwelling.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue is whether the development would represent an encroachment into the countryside contrary to development plan policy.

Reasons

3. The appeal site comprises the side garden to Manor Lodge Cottage. It forms part of the village of Astley Abbots, which consists of a dispersed pattern of development centred on St Calixtus' Church.
4. The Council has submitted an extract from the current Policy Map for the area, which was adopted in 2015 alongside the Shropshire Site Allocations and Management of Development Plan. This clearly shows that Astley Abbots is outside any identified development boundary, and is therefore in the countryside for planning purposes. In this regard, a number of development plan policies seek to restrict new housing development in the countryside.
5. The appeal site is located at the end of a short row of properties. It currently consists of a well maintained garden and it adjoins the grounds of a manor house to the north. There is a significant open gap between Manor Lodge Cottage and the nearest property to the north on this side of the road. In this regard, the development would not represent the infilling of a small gap in an otherwise built up frontage. Instead, it would appear as an outward extension of the existing ribbon of development onto open land.
6. The appeal site is some distance away from most services and facilities. In addition, whilst there is a bus stop on the B4373 to the south, there is no footpath between it and the appeal site. This would significantly discourage its

use by future occupiers and it would be unsafe to walk along this road in poor light. In these circumstances, I consider that the site has poor accessibility to services, facilities and public transport. Accordingly, future occupiers would be heavily reliant on the use of the private car.

7. My attention has been drawn to 2 nearby properties that appear to be of fairly recent construction. However, the full details of those approvals are not before me, and it is likely that they predate the adoption of the current development plan. The appellant has also referred to recent approvals on Green Belt sites elsewhere in the district, although no details have been provided in this regard. In any case, I have come to my own view on the appeal proposal rather than relying on the approach taken by the Council elsewhere.
8. For the above reasons, I conclude that the development would represent an encroachment into the countryside contrary to development plan policy. It would therefore be contrary to Policies CS4, CS5, and CS6 of the Shropshire Core Strategy (2011), and Policy MD7a of the Shropshire Site Allocations and Management of Development Plan (2015). These policies seek to ensure, amongst other things, that new development in the countryside is restricted.

Conclusion

9. As set out above, I conclude that the development would represent an encroachment into the countryside contrary to development plan policy. Whilst it would provide a new dwelling and would generate some modest economic benefits, that does not alter my view that the appeal should be dismissed.

Thomas Hatfield

INSPECTOR