



Appeal Decision

Site visit made on 25 November 2019 by Hilary Senior BA(Hons) MCD MRTPI

by Mr A Thickett BA(Hons) BTP Dip RSA MRTPI

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

Decision date: 13 January 2020

Appeal Ref: APP/L3245/W/19/3237072

2 Coniston Road, Shrewsbury, SY1 4EB

- 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 Andrew Williams against the decision of Shropshire Council.
 - The application Ref 19/02907/FUL, dated 26 June 2019, was refused by notice dated 23 August 2019.
 - The development proposed is full permission for the erection of 1 no detached two storey dwelling with on-site parking for two vehicles and alterations to existing vehicular access.
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Decision

1. The appeal is dismissed.

Appeal Procedure

2. The site visit was undertaken by an Appeal Planning Officer whose recommendation is set out below and to which the Inspector has had regard before deciding the appeal.

Main Issue

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

Reasons

4. The appeal site currently forms the side garden of 2 Coniston Road within the Shrewsbury urban area, where the principle of development is acceptable. Coniston Road is part of a residential area known as 'The Lakes', a mid 20th century suburban estate characterised by semi-detached houses with hipped roofs and two storey bays, largely set on a uniform building line. Pairs on corners, such as the appeal site, have generous gardens to the side which create a sense of space, altogether creating a pattern of development typical of that time.
5. The host property is in corner plot, set at an angle with amenity areas and gardens to three sides. There is a service road to the side of garden of the host property, leading to the rear of properties fronting Whitchurch Road and Grasmere Road. The proposal is for a detached dwelling, with off street parking to be sited in the garden of, and to the side of the host property. It would be separated from the host property through the construction of a close

boarded fence, which would extend to the sides and rear of the proposed dwelling. The frontage would be open to allow for the parking of vehicles for both the proposed and host property.

6. The proposed dwelling would create a prominent addition to the street scene on the main access into The Lakes. Due to its location and size it would constitute a significant intrusion in to the space created by the gardens on either side of the service road, creating a cramped form of development seriously at odds with the prevailing built form. I acknowledge the presence of the single storey commercial building opposite the site, but I do not consider that this incongruous feature justifies the addition of another.
7. The proposal would appear as a discordant feature in the street scene that would not reflect the established layout and pattern of development, leading to a cramped and overdeveloped site. Consequently, the proposal would have an adverse impact on the character and appearance of the area.
8. For these reasons the proposal would harm the character and appearance of the surrounding area and would be contrary to Policy CS6- Sustainable Design and Development Principles, of the Shropshire Core Strategy (2011) and Policy MD2- Sustainable Design, of the Shropshire Council Site Allocations and Management of Development (SAMDev) Plan (2015) which together, amongst other things, seek to ensure that development respects local character.
9. Examples of developments relating to nearby new dwellings have been submitted to the appeal. However, the full details of each case have not been submitted and therefore I cannot be certain that they are directly comparable to the appeal proposal. In any event, I have determined this appeal on the site-specific circumstances of this case.
10. I acknowledge that the proposal would provide an additional family dwelling within an established residential area adding to the housing mix. This is a benefit of the scheme to which I give limited weight in support of the proposal. However, given that the development would not respect the character and appearance of the area for the above reasons, it would not constitute the sustainable development which the government seeks to promote. Consequently, these benefits would not outweigh the harm I have identified.

Conclusion and Recommendation

11. For the reasons given above and having regard to all other matters raised, I recommend that the appeal is dismissed.

Hilary Senior

APPEAL PLANNING OFFICER

Inspector's Decision

12. I have considered all the submitted evidence and the Appeal Planning Officer's report and on that basis the appeal is dismissed.

A Thickett

INSPECTOR

