



Appeal Decision

Site Visit made on 18 May 2021

by Tamsin Law BSc MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 26 May 2021

Appeal Ref: APP/L3245/W/21/3269487

1 Prestwich Close, Morville, BRIDGNORTH, WV16 4TH

- 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 Christopher Preece against the decision of Shropshire Council.
 - The application Ref 20/03303/FUL, dated 16 August 2020, was refused by notice dated 18 November 2020.
 - The development proposed is the provision of paved/hardstanding area.
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Decision

1. The appeal is allowed and planning permission is granted for the provision of paved/hardstanding area at 1 Prestwich Close, Morville, BRIDGNORTH, WV16 4TH in accordance with the terms of the application, Ref 20/03303/FUL, dated 16 August 2020, and the plans submitted with it, subject to the following conditions:
 - 1) Within two months of the date of this permission details of surface water drainage arrangements, including timetable for implementation and completion, shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in strict accordance with the approved details and timetable.

Preliminary Matters

2. I have taken the description of development from the Council's decision notice as this more accurately describes the development.
3. The paved/hardstanding area has been constructed and therefore I am considering this appeal retrospectively.

Main Issue

4. The main issue is the effect of the development on the character and appearance of the area, with particular regard to the Morville Conservation Area, a locally designated heritage asset.

Reasons

The Location

5. The site is located in a predominantly residential area characterised by a modern red brick housing estate to one side and traditional converted red brick barns to the other. The site adjoins an area of green open space which provides a pleasant space between the modern and older buildings. An access track adjoins the site and lies between the development and the converted barns.

6. It is noted from the submission from the Council, appellant and third parties that this area of land was meant to be laid to grass, however the developers of the housing estate utilised this area of land as parking for a show home and this was then sold, without the landscaping being completed, to the appellant.

Conservation Area

7. The site lies immediately adjacent to the boundary of Morville Conservation Area (CA), which includes the traditional converted barns to the south-west of the site, a number of other traditional buildings scattered along the main road and Morville Hall with its associated buildings and grounds. The CA contains a large amount of open space, mostly surrounding Morville Hall. It derives its significance from the age and architectural interest of buildings and their apparent historic links with Morville Hall.
8. From my visit I was able to view the CA from the appeal site. The development has been completed with paving and is bound on two sides by planting and one side by a fence. Adjoining the site is an area of open space laid to grass with some tree planting. Whilst the appeal site has been developed to provide parking it still retains an open character which provides a buffer between the modern housing estate and the CA. The appeal site itself is largely screened from the CA by the converted barns and I noted that the barns closest to the appeal site have cars parked in their gardens. As such, on-site parking is not uncommon within the immediate area.
9. Whilst the development has altered this small area of land and can be viewed from the CA, the introduction of a paved parking area would not detract from its significance which is derived from the age and architecture of buildings and their links to Morville Hall. The development still provides a buffer between the housing estate and CA, and the introduction of a paved area and associated parked vehicles would not detract from this or the wider character and appearance of the area.
10. I conclude that the development would be consistent with the preservation of the character and appearance of the area and Morville Conservation Area and would comply with Core Strategy¹ policy CS17 and Development Plan² policies MD2, MD12 and MD13 which seek to protect and conserve the historic environment and ensure that development respects locally distinctive or valued character. I also find that the development complies with the relevant paragraphs of the Framework and National Design Guide which seek to preserve and enhance CA's and the character and appearance of an area.

Other Considerations

11. With regards to the effect of the development on living conditions, in particular effect on outlook and noise disturbance, the distance maintained between nearby properties, the intervening access track and established boundary treatments of the converted barns ensures that there will be no adverse effect with regards to living conditions on nearby occupiers.
12. From my site visit I noted the narrow nature of the road serving the development and its proximity to other accesses, however due to the nature of the development it is unlikely to generate large volumes of traffic. Whilst I

¹ Shropshire Local Development Framework: Adopted Core Strategy March 2011

² Shropshire Council Site Allocations and Management of Development (SAMDev) Plan 17 December 2015

appreciate this is a snapshot in time, on site I saw that the narrow nature of the road also meant that vehicles travelling along it do so at generally low speed. This combined with the nature of development does not lead me to consider that pedestrian or highway safety issues will arise from the development.

13. With regards to surface water run-off, on site I saw that the development slopes down towards the access track which adjoins the site. In their submission the Council, and third parties, have also raised the issue of surface water run-off with the Council suggesting a condition. It is considered that matters relating to surface water run-off can be dealt with via condition. I have taken into account third party comments both objecting to and in support of the development.

Conditions

14. The appeal being allowed, I attach a condition, as suggested by the Council, which would secure site drainage. I consider this necessary in order to safeguard nearby accesses and properties from any run-off from the development.

Conclusion

15. For the reasons set out above the appeal is allowed.

Tamsin Law

INSPECTOR