



Appeal Decision

Site visit made on 7 November 2022

by K Ford MSc MRTPI

an Inspector appointed by the Secretary of State

Decision date: 8TH | December 2022

Appeal Ref: APP/L3245/D/22/3306271

Ashleigh, Horton, Wem, Shrewsbury SY4 5ND

- 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 and Mrs Lane against the decision of Shropshire Council.
 - The application Ref 22/02531/FUL, dated 27 May 2022, was refused by notice dated 18 July 2022.
 - The development proposed is erection of garage and store.
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Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. The appeal site is a detached property that has been subject to extensions and alterations within a large plot in the hamlet of Horton, Wem. For planning purposes the site is within open countryside.
4. Irrespective of the size of the plot the excessive scale and height of the proposal means that the development would not appear ancillary or subservient to the main dwelling. Instead, it would be a prominent, incongruous addition.
5. The development would be set back from the road, use materials found in the area and be partially screened by vegetation. However, this would be insufficient to mitigate the harm. Based on my observations on site I disagree with the appellant and am of the view that their submitted street scene view would be reflective of what passers by would observe.
6. I acknowledge the appellant's reasons for the proposed height of the building to enable roof space storage but this is outweighed by the harm it would cause.
7. The development would harm the character and appearance of the area and therefore would conflict with the part of Policy CS6 of the Shropshire Adopted Core Strategy which requires new development to be of high quality, be appropriate in scale and design, take into account local context and character and respect and enhance local distinctiveness. It would also conflict with Policy MD2 of the Shropshire Council Site Allocations and Management of Development Plan which amongst other things requires new development to

respond appropriately to the form and layout of existing development including building heights and scale.

Conclusion

8. For the reasons identified, I conclude that the appeal should be dismissed.

K Ford

INSPECTOR