



Appeal Decision

Site visit made on 13 March 2025

by **Martin H Seddon BSc MPhil DipTP MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 26 March 2025

Appeal Ref: APP/L3425/D/25/3359709

1 Laundry Cottages, Dudleston Heath, Shropshire SY12 9LE

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Diane Bespalyi against the decision of Shropshire Council.
 - The application Ref is 24/02139/FUL.
 - The development proposed is garage conversion and extension to create annex.
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Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. The appeal site includes the semi-detached dwelling of 1 Laundry Cottages, its small front garden, and a hardstanding area with a single storey garage. The gable end of the dwelling faces the B5068. There are two large modern detached dwellings to the east and a converted chapel. To the west is an access to a bungalow, and a housing construction site beyond an area of trees and shrubs. There is an area of green space with dwellings to the rear on the opposite side of the B5068.
4. The proposed building would have a carport and garage at ground floor level with annex living accommodation above. Its orientation facing the B5068, although sited between dwellings which are set sideways to the road, would complement that of other dwellings to the east of the appeal site.
5. The hipped roof and dormer windows, along with the ground floor garaging arrangement at the front elevation, would be uncharacteristic in relation to the design of residential development in the vicinity. The development would be visually prominent in the street scene and would appear as a separate dwelling rather than as a subservient annex to 1 Laundry Cottages because of its form, massing, scale, and design.
6. I find that the proposed development would have a harmful effect on the character and appearance of the area. It would conflict with policy CS6 of the Shropshire LDF Core Strategy and policy MD2 of the Shropshire Site Allocations

and Management of Development (SAMDev) Plan which together require proposals to respect local context and character.

Other Matters

7. Having regard to parking provision, the Highway Authority has raised no objections to the proposal. The provision of drainage would be a matter to be assessed under the Building Regulations.
8. Reference is made by the appellant to examples of other developments in the wider area involving garages with first floor uses, and a loft conversion. However, the building designs and site circumstances are not identical to that proposed at 1 Laundry Cottages. Therefore, the examples form insufficient precedence to warrant allowing the proposed development in this appeal.

Conclusion

9. I acknowledge the desire of the appellant to create separate annex accommodation for family reasons. The Planning Officer's report states that there is no objection to the principle of the proposal. However, for the reasons given above, the development as proposed would fail to be of an appropriate form and design within the context of surrounding development. It would conflict with the design objectives of the National Planning Policy Framework and the development plan as a whole and should be dismissed.

Martin H Seddon

INSPECTOR