



Appeal Decision

Site visit made on 20 August 2025

By A. J. Boughton MA (IPSD) Dip.Arch. Dip.(Conservation) RIBA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 02 September 2025

Appeal Ref: APP/L3245/D/25/3368938

Wrekin View Eaton Constantine Shrewsbury Shropshire SY5 6RH

- 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 Mr and Mrs Fennell against the decision of Shropshire Council.
 - The application Ref is 25/00801/FUL.
 - The development proposed is Erection of a two storey side extension.
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Decision

1. The appeal is allowed and planning permission is granted for Erection of a two storey side extension at Wrekin View Eaton Constantine Shrewsbury Shropshire SY5 6RH in accordance with the terms of the application, Ref 25/00801/FUL and the plans submitted with it, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plan: AX054-P.02
 - 3) Notwithstanding what appears on the plan hereby approved, the development shall be completed with external facing materials that match the existing building.

Preliminary Matter

2. Whilst I have determined this appeal on the basis of the evidence before me, including a site visit and viewing the site from the adjacent house as the Council suggested, I note that, other than what appears in the Decision Notice, the Council have not provided any explanation or reasoning for their decision.
3. Although the appellant refers to personal reasons for the extension, this was not material to the decision of the Council and not a factor in the determination to be made.

Main Issue

4. The main issue is the effect of the proposed development on the host dwelling and the surrounding area.

Reasons

5. Wrekin View is a detached two-storey dwelling dating from the later decades of the twentieth century, which sits in a large plot at the entrance to a small development of nine pairs of semi-detached houses dating from the middle decades of the twentieth century, named 'Rural Cottages'. The proposed extension would replace an existing attached single garage and infill the space to the boundary with No.18 Rural Cottages (No.18) which, although recently extended at the side, retains a significant width of plot which contains one attached and one detached single garage with some smaller incidental structures behind, along the boundary with the appeal site. The proposal would neither overbear the main garden area of No.18 nor be visually intrusive.
6. The large gap between the recently extended No.18 and Wrekin View emphasises the vertical proportions of No.18 in comparison with the horizontal format of the wider semi-detached pairs. Moreover, the mature oak tree which stands at the eastern edge of the Wrekin View garden where it fronts the main road, tends to prominently associate the appeal site with the main road and the approach into the village, rather than the street view within the Rural Cottages cul-de-sac.
7. It has not been explained why the proposed extension would be 'incongruous with the rural streetscape' or 'disrupt the visual continuity and character of surrounding dwellings' when Wrekin View has little in common with the houses adjacent or others nearby, which include examples of post-war industrialised housing. Although the introduction of render would be inappropriate in this location¹, and the extension would significantly change the form of the host dwelling, nor would it present as a subordinate side extension, the proposed form would address the visually awkward gap which is currently occupied by garages and sheds or similar buildings that are prominent in the village approach view from the north. I consider the result, subject to the use of suitable materials being used, would be a distinctive building that would make a positive contribution to the northern approach view at the entrance to the village.
8. The Council's Decision Notice refers to Policies CS5 and CS6 of the Shropshire Core Strategy 2011 (SCS). Policy CS5 makes no reference to extensions to existing dwellings and Policy CS6 sets out broad aspirations for high quality design and the enhancement of local distinctiveness. As my reasoning explains I find little conflict with Policy MD02 of the Shropshire Council Site Allocations and Management of Development (SAMDev) Plan 2015 which requires development to contribute to and respect locally distinctive or valued character and existing amenity. Consequently, taking all matters raised into account the appeal succeeds subject to the usual plans and timing conditions with a further condition reflecting my observations as to materials.

Andrew Boughton

INSPECTOR

¹ A matter which can be addressed by condition