

APPEAL BY MR R BLADES AGAINST THE DECISION OF THE COUNCIL TO REFUSE PLANNING PERMISISON FOR THE ERECTION OF A BUNGALOW AND GARAGE AT LAND ADJACENT TO OLD FARM HOUSE, MAIN ROAD, WRINEHILL

<u>Application Number</u>	15/00079/OUT
<u>LPA's Decision</u>	Refused by delegated authority on 28 May 2015
<u>Appeal Decision</u>	Allowed
<u>Date of Appeal Decision</u>	7th January 2016

The Inspector considered the main issues to be whether the proposal would be inappropriate development for the purposes of the National Planning Policy Framework (the Framework) and development plan policy; the effect of the development on the openness of the Green Belt; and the effect of the development on the character and appearance of the area.

In allowing the appeal the Inspector made the following comments:

- This appeal scheme has been assessed against the Green Belt policy contained in the Framework. Indeed, it is the Framework rather than Local Plan Policy S3 which is referred to in the Council's first reason for refusal.
- The 5th bullet point of paragraph 89 of the Framework refers to limited infilling in villages as not being inappropriate development within the Green Belt. However, paragraph 89 of the Framework does not require that limited infilling in villages must be under policies set out in the Local Plan. This requirement only applies to the second part of the bullet point.
- The predominantly residential development extending along Main Road is more than a ribbon of development which might otherwise be applied to the clusters of dwellings fronting the road between Wrinehill and Betley. There are also various dwellings to the east of the site. Within Wrinehill there are 2 public houses and a surgery rather than just comprising residential uses. Accordingly, by reason of size and form, it is considered that Wrinehill can be regarded as a village for the purposes of paragraph 89 of the Framework.
- By reason of the site being substantially enclosed by built forms of development and the appeal scheme being a single bungalow, the proposed development would amount to limited infilling in a village. Accordingly, it is concluded that the appeal scheme would not be inappropriate development in the Green Belt and, as such, it would not conflict with the Framework.
- Paragraph 79 of the Framework identifies that one of the essential characteristics of Green Belts are their openness. Wrinehill is located within open and verdant countryside and its predominant characteristic is that of a built-up area of mainly residential properties rather than possessing an open character. Although undeveloped, by reason of the site's enclosure by built forms of development it makes only a limited contribution to the openness of the Green Belt. Accordingly, the proposed development would not cause significant harm to the openness of the Green Belt and, as such, it would not conflict with the Framework.
- The appeal site is located within an Area of Active Landscape Conservation and LP Policy N18 seeks to resist development which would harm the quality and distinctive character of the landscape.
- Built-development within the village is varied and includes houses and bungalows which, particularly along this side of Main Road, are generally detached, set back from the footways and sited within verdant plots.
- By reason of the application being in outline form, the precise design, siting and external materials of the proposed development are reserved matters. However, the indicative layout plan does demonstrate how a proposed bungalow and garage could be accommodated on the appeal site. It would be possible for any buildings to be set back from the footway and possess a reasonable sized amenity area thereby reflecting the characteristics of other detached properties fronting Main Road.

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- By reason of the existing pattern of development, the erection of the proposed bungalow and garage would not introduce an incongruous built form that would cause material visual harm to the streetscene. Further, the appeal scheme would not detract from the wider open and verdant countryside which surrounds the village.
- On this matter it is concluded that the proposed development would not cause significant harm to the character and appearance of the surrounding area and, as such, it would not conflict with LP Policies N17 and N18 and the SPD.
- Conditions recommended regarding noise levels and land contamination are not considered necessary or appropriate.

Recommendation

That the decision be noted.

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