



Penderfyniad ar yr Apêl

Ymweliad â safle a wnaed ar 28/02/20

gan H C Davies BA (Hons) Dip UP
MRTPI

Arolygydd a benodir gan Weinidogion Cymru

Dyddiad: 08.04.2020

Appeal Decision

Site visit made on 28/02/20

by H C Davies BA (Hons) Dip UP MRTPI

an Inspector appointed by the Welsh Ministers

Date: 08.04.2020

Appeal Ref: APP/T6850/D/20/3245833

Site address: Bethal House, Bowling Green Lane, Welshpool SY21 7PA

The Welsh Ministers have transferred the authority to decide this appeal to me as the appointed Inspector.

- 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 M Vaughan against the decision of Powys County Council.
 - The application Ref 19/1409/HH, dated 15 August 2019, was refused by notice dated 11 November 2019.
 - The development proposed is erection of orangery to front elevation.
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Decision

1. The appeal is dismissed.

Main Issues

2. The main issue is the effect of the development on the character and appearance of the Welshpool Conservation Area (CA) and the setting of nearby listed buildings.

Reasons

Conservation Area

3. The appeal property is a former chapel building previously part of Bethal Chapel situated on the southern side of Bowling Green Lane. The building has undergone a residential conversion retaining its chapel room/vestry appearance. Whilst the building lies to the rear of the Chapel, and its front entrance is on a side elevation, its principal elevation faces onto Bowling Green Lane. A recently built mono-pitch garage partly conceals the site from public view. Immediately adjacent to the appeal site is a small terrace of three storey late nineteenth century brick town houses, Nos 1-3 Park Terrace, which are all listed.
 4. The building is now independent of the chapel in terms of its function, nonetheless, it still reflects its historic use in visual terms. It also responds to the prevailing character and appearance of its surroundings which consists of traditional buildings displaying uniformity of material as well as roof pitches and secondary elements which are of similar design and appearance. As such the appeal building makes a positive contribution to the CA.
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5. Given its scale and height the development would appear as a subservient addition to the existing dwelling. It would have a shallow pitched roof and whilst external finishing materials are not specified, the appellant has indicated that Upvc will be utilised. However, I consider the introduction of a shallow hipped roof, would be completely at odds with the steeper gable roof profiles of the host building and adjoining chapel, and, in combination with the materials proposed, would introduce a starkly and discordant feature that would have a jarring effect. The effect would be particularly noticeable as the surrounding buildings are characterised, in the main, by traditional materials, the proposal would therefore fundamentally alter the appearance of the street scene. Furthermore, the present building still reflects its historic use, however the orangery is of a design more in keeping with a residential house hence does not respect the character or historic appearance of the host building. Notwithstanding that the garage would partly screen the development from public view, the proposed orangery would be readily perceptible in several private views and would appear prominent in the street scene, when viewed from Bowling Green Lane. I recognise that the proposal has a deliberate lightweight contemporary design, but in this context, it fails to respect the character and appearance of the existing building or the surrounding CA.
6. I conclude that the proposed development would neither preserve nor enhance the character or appearance of the Welshpool Conservation Area, contrary to Policies SP7 and DM13 of the Powys Adopted Local Development Plan (LDP) and the guidance in Planning Policy Wales, Edition 10 and Technical Advice Notes 12 (Design) and 24 (Historic Environment) which seek, amongst other matters, to ensure that development is of a good quality design which respects local character and preserves or enhances the character or appearance of the Conservation Area.

Listed Building

7. The adjacent listed building's main architectural and historical interest lies to its front, nevertheless there is still significant interest to the rear by virtue of the building's roofscape, chimneys, fenestration and brick detailing which are clearly visible from Bowling Green Lane. By reason of its unsympathetic design and predominantly Upvc finish, the proposed addition would adversely alter the imposing elevation of the appeal building which contributes towards the streetscene of Bowling Green Lane and thus the setting of the nearby listed buildings. Whilst I acknowledge that a condition could be imposed regarding external materials, there are limited details before me regarding what materials would be acceptable to the appellant and as I have already explained the predominant use of Upvc irrespective of colour would not be acceptable. In any event, given the sensitivity of the appeal site's location in a CA and its proximity to listed buildings, the external finish is an important material consideration that should be addressed before planning permission is granted.
8. The Council also raised concerns regarding the effect of the proposal on the setting of Christ Church, a grade II* listed building that is partially visible from Bowling Green Lane. However, due to the distance and limited angles of view between buildings I do not consider that the development would adversely affect the setting of the Church.
9. I conclude that the proposal would fail to preserve the setting of the adjacent listed buildings contrary to the objectives of Policies SP7 and DM13 of the LDP which seek to ensure that new development does not have an unacceptable adverse impact on Powys' historic environment designations.

Conclusion

10. In reaching my decision, I have taken into account the requirements of sections 3 and 5 of the Well Being of Future Generations (Wales) Act 2015. I consider that this decision is in accordance with the Act's sustainable development principle through its contribution towards the Welsh Ministers' well-being objectives of driving sustainable growth and building resilient communities.
11. For the aforementioned reasons, and taking into account all matters raised, I conclude that the appeal should be dismissed

H C Davies

INSPECTOR