



Appeal Decision

Site Visit made on 7 June 2021

by Mr Ben Plenty BSc (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 11 June 2021

Appeal Ref: APP/J3720/W/21/3270947

40 Castle Road, HENLEY-IN-ARDEN B95 5LS

- 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 Richard Hewins against the decision of Stratford-on-Avon District Council.
 - The application Ref 20/03045/FUL, dated 18 October 2020, was refused by notice dated 18 January 2021.
 - The development proposed is the erection of a wooden post, 3.7 metres high overall, bearing a ladder and cast-iron fitting and railway signal arm and spectacle vintage 1894.
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Decision

1. The appeal is allowed and planning permission is granted for the erection of a wooden post, 3.7 metres high overall, bearing a ladder and cast iron fitting and railway signal arm and spectacle vintage 1894 at 40 Castle Road, HENLEY-IN-ARDEN B95 5LS in accordance with the terms of the application, Ref 20/03045/FUL, dated 18 October 2020, and the plans submitted with it, subject to the following conditions:
 - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
 - 2) The development hereby permitted shall be carried out in accordance with the following approved plans/details: location plan (3/5/19), block plan (May 2019) and accompanying design and access statement.

Preliminary matters

2. I have adjusted the description of development from the text within the application form to remove those elements that do not describe development.

Main issue

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

Reasons

4. Castle Road is a residential street that consists of two-storey semi-detached and maisonette properties. Buildings are set back from the highway behind low walls and hedging that create a suburban setting. The appeal site is part of a maisonette block that contributes to the clearly defined perimeter block pattern of development within the estate. The frontage of the appeal site is a landscaped garden. This forms an open and green buffer between the building and the highway. The front boundary of the garden consists of a combination of

- low fencing and taller hedging. The landscaped nature of the site is consistent with the appearance of the surrounding area. This therefore makes a positive contribution to the character and appearance of the area.
5. Views of the proposed railway signal would be evident from the highway including the junction of Castle Close and Arden Road but would be partially screened by boundary planting. This would make a unique contribution to the streetscene, being different it would be an innovative addition to the street.
 6. The National Planning Policy Framework seeks to encourage innovative design provided it would complement the overall form and layout of an area. The street includes telegraph poles and relatively tall television aerial poles, indicating that vertical features are relatively common in the immediate area. The proposal would complement these features to some extent. It would integrate well with the local streetscene and would be partially screened by existing boundary planting. Furthermore, being around four metres tall, the proposal would not dominate existing built form. Instead, it would be a subservient addition to the local context of buildings and landscaping. Moreover, being a feature of interest, it would lift the local environment.
 7. The proposed signal would therefore create an interesting addition to the street with some landmarking value, without harming the open landscaped character of the site. Therefore, whilst the proposed railway signal sign would be ahead of the building line, it would be readily assimilated into the local streetscene.
 8. Consequently, the proposed feature would add interest to the area and make a positive contribution to its character and appearance. Accordingly, the proposal would satisfy policies CS.9 and CS.20 of the Stratford-on-Avon Core Strategy 2011-2031 (2016). These seek, among other matters, to encourage innovative design that would complement an area and for modifications to housing to be subservient to the existing building.
 9. I have considered the use of conditions in line with the guidance set out in the Planning Practice Guidance (PPG). No conditions have been suggested by the Council. However, I have imposed the standard conditions in relation to time limit and approved plans in accordance with the PPG. The temporary or personal conditions, offered by the appellant, are not necessary as I have found no harm to the character and appearance of the area.
 10. There are no material considerations that indicate the application should be determined other than in accordance with the development plan. For the reasons given above, I therefore conclude that the appeal should be allowed, and planning permission granted.

Mr Ben Plenty

INSPECTOR