

Appeal made against the refusal of planning permission

Appeal reference	APP/P1805/D/11/2146480
Planning Application	10/1062-HR
Proposal	Formation of habitable rooms in roofspace with new raised roofline
Location	169 Old Birmingham Road, Marlbrook, Bromsgrove, B60 1DQ
Ward	Marlbrook
Decision	Refused under delegated powers 21.12.2010

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Discussion

This application relates to a detached bungalow on the west side of Old Birmingham Road, Marlbrook, Bromsgrove which is located within the 'Residential' allocation.

The proposal was to raise the height of the roof from 4.9m (H) max to 6.9m (H) max, adding and three separate dormers with a partial 'dutch barn' style hip roof to the front elevation and a large dormer with a mono pitch roof design to the rear elevation to allow the roof space to be converted into four bedrooms and a bathroom. The ground floor would be unchanged, except for the creation of internal stairs to lead to the proposed first floor.

The application was refused on the basis that the proposed dormers would be out of proportion and overly large in relation to the existing house design and surrounding character of the street scene and would thus be contrary to policy S10 of the BDLP and para 4.1(f) of SPG1 Residential Design Guide.

The proposed development would result in a cramped form of building which would undermine the existing character of the street scene and would thus be contrary to policy S10 of the BDLP and para 4.1(a) and 4.2(a) of SPG1 Residential Design Guide.

At the Appeal stage, the Inspector was satisfied that the proposal would have no adverse effect on the street scene or the character and appearance of the area and this outweighs the conflict with Local Plan policy S10 in regard to the extension being overdominant to the original building. The proposed building would result in a height greater than that of the neighbouring dwellings Nos. 171/173 but less than that of No. 167. It would provide a transition between

the 2-storey dwellings to the south and the bungalows to the north and would not appear incongruous or out of place within the run of these adjacent buildings.

Costs application

No application for costs was made.

Appeal outcome

The appeal was **ALLOWED** (17.03.2011)

Recommendation

The Committee is asked to RESOLVE that the item of information be noted.