

Appeal made against the refusal of planning permission

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| Appeal reference | APP/P1805/D/11/2151283 |
| Planning Application | 11/0035-RL |
| Proposal | Single storey rear extension (re-submission of 10/0737) |
| Location | 79 Hartle Lane, Belbroughton |
| Ward | Furlongs |
| Decision | Refused (under delegated authority) - 7th March 2011 |

The author of this report is Ruth Lambert who can be contacted on 01527 881373 (e-mail: r.lambert@bromsgrove.gov.uk) for more information.

Discussion

The proposal related to the erection of a single storey rear extension to create a downstairs bedroom extension. The property had already been previously extended and the roof space utilised as living space.

The Inspector considered that the main considerations of the proposal were:

- whether the proposal would represent inappropriate development in the Green Belt for the purposes of Planning Policy Guidance Note 2: Green Belts (PPG2) and development plan policy;
- the effect of the proposal on the openness of the Green Belt and the purposes of including land in it;
- the effect of the proposal on the character and appearance of the Green Belt; and
- if inappropriate development, whether the harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations, so as to amount to the very special circumstances necessary to justify the development.

In paragraph 3.2, PPG2 points out that inappropriate development is, by definition, harmful to the Green Belt and paragraph 1.4 states that the most important attribute of Green Belts is their openness. The Inspector was satisfied in terms of its design and use of materials that the extension would blend in with the existing dwelling and would not be harmful to the visual appearance of the Green Belt. Nor, on its own, would the extension be particularly large. However, when taken together with the previous extensions, it would have a materially harmful effect on the openness of the Green Belt.

The Inspector also considered that whilst a case for Very Special Circumstances had been put forward, enough weight could not be given to this to justify the development.

Costs application

No application for costs was made.

Appeal outcome

The appeal was **DISMISSED**.

Recommendation

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