

**Appeal made against the refusal of planning permission**

<b>Appeal reference</b>	APP/P1805/A/11/2144522
<b>Planning Application</b>	10/0326-DK
<b>Proposal</b>	Proposed demolition of existing dwelling and erection of two detached dwellings (As augmented by Ecological Assessment received 24.05.2010, Phase 1 Habitat Survey and Protected Species Survey Assessment received 21.06.2010 and Arboricultural Report received 02.06.2010 and amended by plans received 02.06.2010, 06.06.2010 and 07.06.2010)
<b>Location</b>	19 Plymouth Road, Barnt Green, B45 8JF
<b>Ward</b>	Linthurst
<b>Decision</b>	Refused by Planning Committee (12th July 2010; refusal notice issued 19th July 2011)

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**Discussion**

The first main issue is the effect of the development on living conditions at neighbouring properties and whether living conditions at the proposed dwellings would be satisfactory.

The layout of the proposed development would result in part of the driveway, the garage and turning area for Plot 2 being located close to this part of the rear garden of 19A. Consequently, this valued area would be particularly affected by the scheme. While there would only be one additional dwelling, the relevant part of the appeal site is currently a quiet rear garden. Thus, the introduction of vehicles to this area would result in a very marked change in its character which would be very noticeable and intrusive in relation to 19A. Although the existing substantial evergreen hedge along the boundary would provide a very effective visual screen, it would have only a limited effect in reducing noise in my view.

For this reason the proposal would have a significant, harmful effect on living conditions at that property.

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

It was noted the differences that have been highlighted between this proposed 'tandem' development and the other types of plot subdivision in the area. However, the forms of development and driveway arrangements in the area are so varied that no specific harm to the character or appearance of the area would arise from this.

**Costs application**

No application for costs was made.

**Appeal outcome**

The appeal was **DISMISSED** (2nd June 2011).

**Recommendation**

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