

Appeal made against the refusal of planning permission

Appeal reference	APP/P1805/D/11/2152822
Planning Application	10/1181-HR
Proposal	Rear two storey extension
Location	Yew Tree Farm, Money Lane, Chadwich, Bromsgrove, B61 0QY
Ward	Woodvale
Decision	Refused (delegated decision) 18th February 2011

The author of this report is Harjap Rajwanshi who can be contacted on 01527 881399 (e-mail: harjap.rajwanshi@bromsgrove.gov.uk) for more information.

Discussion

The appeal site comprises a part single storey and part two-storey dwelling and garage with its own curtilage, known as 'The Old Granary'. The appellant has accepted that the dwelling consists of a former agricultural building that has been converted and that it is located within the Green Belt and Landscape Protection Area (where it is considered that the character of the countryside and quality of the landscape merit special protection). The proposal was to erect a rear two storey extension.

The application was refused on the following grounds:

- The proposal would constitute inappropriate development for the purposes of PPG2. It would result in a large addition to the built development within the Green Belt and the cumulative effect of such extensions would reduce and harm the openness of the Green Belt.
- The proposal would look like a separate building added on to the existing building, due to its overall scale and additional gable with pitched roof. As such, when viewed from the north, the proposal would harm the character and appearance of the original building, which has generally retained its shape during the conversion. It would result in a large addition to the built development within the Green Belt.
- No very special circumstances exist to justify the inappropriate development. As such, the appellant has not put forward other considerations that are sufficient to clearly outweigh the harm the proposal would fail to accord with PPG2 and Bromsgrove District Local Plan policies DS2, C4 and DS13.

- The proposal would add to the density of buildings when viewed across the surrounding countryside, and its roof would be visible from the road through the entrance to Fivewood Barn. As such, it would fail to protect the character and appearance of the surrounding countryside.

Therefore, having regard to all matters raised, the Inspector concluded that the appeal should not succeed.

Costs application

No application for costs was made.

Appeal outcome

The appeal was **DISMISSED** (30th June 2011).

Recommendation

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