

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

<b>Appeal reference</b>	APP/P1805/A/11/2149453
<b>Planning Application</b>	10/1097-SC
<b>Proposal</b>	Outline application for a two storey detached house with integral garage, parking/turning area
<b>Location</b>	1 Ashgrove Close, Marlbrook, Bromsgrove, B60 1HW
<b>Ward</b>	Marlbrook
<b>Decision</b>	Refused (delegated decision) - 14th February 2011

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**Discussion**

The main issue of consideration was the effect of the proposed dwelling on the character and appearance of the street scene of Marlbrook Lane.

The proposed dwelling was viewed to be prominent in the street scene of Marlbrook Lane, projecting well beyond the established building line, which is observed by the existing house at 1 Ashgrove Close.

When seen from the south, the proposed dwelling would intrude into the currently open frontage and the enclosure of the site would detract from the spacious character of the street. When seen from the north, the proposed development and enclosure would have less effect owing to the curve in the street and the presence of existing vegetation around 20 Marlbrook Lane. However, this vegetation does not appear to be in the control of the appellant and, if removed or cut back, would result in the proposed development appearing prominent and out of place in the street scene. Finally, when seen from the footway and dwellings opposite, the effect of the dwelling on the street scene would be particularly intrusive since from this location the side elevation of the dwelling would dominate the outlook, appearing incongruous in the context of the characteristic open frontages.

The Inspector concluded that the proposed dwelling as a result of its unsympathetic siting would have a materially harmful effect on the character and appearance and appearance of Marlbrook Lane. This would conflict with policies DS13, S7 and S8 of the Bromsgrove District Local Plan which, taken together, expect new dwellings to protect the areas essential character through a form and layout that is appropriate in its setting and not detrimental to the traditional pattern of development in the area. It also conflicts with the Council's adopted

Residential Design Guide which emphasises the importance of layout respecting the character of the surrounding area.

**Costs application**

No application for costs was made.

**Appeal outcome**

The appeal was **DISMISSED** (5th July 2011).

**Recommendation**

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