

Appeal made against the refusal of planning permission

Appeal reference	APP/P1805/D/11/2157054
Planning Application	11/0320-RL
Proposal	Loft conversion and a new staircase to loft
Location	17 Middlefield Road, Bromsgrove, B60 2PW
Ward	Charford
Decision	Refused (delegated decision): 1st June 2011

The author of this report is Mr. Tim Collard who can be contacted on 01527 881243 (e-mail: t.collard@bromsgrove.gov.uk) for more information.

Discussion

The proposal was for a Loft conversion to include a new staircase to loft.

The inspector considered that main issue was the effect of the development on the character and appearance of its surroundings.

The Inspector noted that the proposal represented an amendment of a rejected scheme, in that a Juliette balcony has replaced the rear open balcony proposed before. It was considered that this amendment has successfully overcome the Council's previous concerns as to overlooking.

The Inspector considered that the Council's sole concern relates to the side extension, which would be built over the narrow path to the side of the house, to the appeal property's side boundary. The Inspector noted that this has the potential, in the Council's view, to cause a 'terracing effect' contrary to provisions of its Residential Design Guide.

The Inspector considered the Council appears to have attached little weight to the fact that the appeal property is comprised within a terrace of 4 properties, that is, a terrace effect already exists. The Inspector commented that terraces are not an uncommon feature in the street as another lengthier terrace incorporates numbers 25-35 Middlefield Road.

The Inspector noted that the proposed modest side extension would be very narrow, so that the existing terrace would only be extended marginally. The gap between the extended appeal property and the two-storey element of the next-door property at No. 15 would not be affected significantly, and a clear and distinct separation between the two storey elements of the terrace and No. 15 would remain. It was noted that the side extension would also display an

interesting arched feature, designed to maintain pedestrian access to the rear of the property.

The Inspector this did not share the Council's design concerns, and therefore concluded that the proposal would sit acceptably in its visual context without harming the character and appearance of its surroundings, in conformity with the provisions of policy S10 of the Bromsgrove District Local Plan requiring extensions to dwellings outside the Green Belt to be of a matching design to the host dwelling, and subservient to it.

The Inspector imposed a condition as to materials, in the interests of local visual amenity. Otherwise the Inspector allowed the appeal as set out in accordance with the approved plans, for the avoidance of doubt and in the interests of proper planning.

Finally the Inspector considered that no other matter raised outweighs the considerations which led the Inspector to conclude that the appeal should succeed.

The appeal was therefore allowed.

Costs application

No application for costs was made.

Appeal outcome

The appeal was **ALLOWED**.

Recommendation

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