

Appeal made against the refusal of planning permission

Appeal reference	APP/P1805/D/11/2164562
Planning Application	11/0552-HR
Proposal	Proposed single storey Orangery extension onto the side elevation of an existing farmhouse
Location	Park Farm, Kidderminster Road, Dodford, Bromsgrove, B61 9AL
Ward	Woodvale
Decision	Refused (Delegated decision) - 18th August 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.

The Proposal

The proposal is to erect a single storey Orangery extension onto the side elevation of an existing farmhouse.

Discussion

The proposal was for a single storey Orangery extension.

The application was determined under delegated powers and refused for the following reason as detailed below:

1. It is considered that the extension to the dwelling is inappropriate development in the Green Belt because the impact of the proposal would constitute a disproportionate addition over and above the size of the original dwelling. The proposal would unacceptably harm the openness of the Green Belt, contrary to policies DS2 and S11 of the Bromsgrove District Local Plan, policy D.39 of the Worcestershire County Structure Plan, the provisions of SPG7, and the guidance contained in PPG2. No arguments have been put forward to support the development that amount to very special circumstances that would outweigh the harm that would be caused to the Green Belt.

The Inspector found the main issue to be its Green Belt location and;

- Whether the proposal constitutes inappropriate development in the Green Belt and, if so, the effect upon the openness of the Green Belt and upon the purposes of including land within the Green Belt; and
- Whether the harm 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.

Park Farm is a farmhouse located in the Green Belt, which has been substantially extended. It is adjoined by former farm buildings which have been converted to dwellings. The proposal is for a small, mainly glazed, extension which would be set into an inset in the wall of the house facing the road.

Planning Policy Guidance Note 2: Green Belts (PPG2) indicates that the extension of dwellings within the Green Belt is not inappropriate if it does not result in a disproportionate addition over and above the size of the original building. This is reflected in County and Local Plan policies, with further guidance contained in SPG7: Extensions to dwellings in the Green Belt, which indicates that, generally, up to a 40% increase in floor area, with a maximum of 140sq.m, would not be considered inappropriate development.

The Inspector notes there is a discrepancy between the Council's information and the appellant's information regarding the size of previous additions to the property. From the site inspection, the Inspector considers the major elements of the building to be original with a two storey extension towards the rear.

The Inspector considers that the position, size and design of the proposed Orangery would not add to the bulk and presence of the house to an unacceptable degree and would not make the house more prominent in the landscape. The proposed Orangery, together with the existing extension would not visually appear as a disproportionate addition over and above the size of the original building. The proposed Orangery would not therefore be inappropriate development within the Green Belt. Its design is suitable for the house and its setting.

In Conclusion

The Inspector concludes on the basis of the above, that the proposal would meet the terms of national PPG2, County and Local Plan policies, and the intentions of guidance contained within SPG7 and should therefore be allowed.

Costs application

No application for costs was made.

Appeal outcome

The appeal was **ALLOWED** (5th January 2012) subject to the following conditions:

1. The development hereby permitted shall begin not later than three years from the date of this decision.
2. The development hereby permitted shall be carried out in accordance with approved Drawing Nos: 534-01, 534-02, 534-03, 534-04 and location plan.
3. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the orangery hereby permitted have been

submitted to and approved in writing by the local planning authority.
Development shall be carried out in accordance with the approved details.

Recommendation

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