

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

<b>Appeal reference</b>	APP/P1805/A/11/2162589
<b>Planning Application</b>	11/0127-DK
<b>Proposal</b>	Conversion of existing brick built bull pens to form eleven dwellings, with associated parking and access
<b>Location</b>	Robin Hill Farm, Hanbury Road, Bromsgrove, B60 4DW
<b>Ward</b>	Stoke Prior
<b>Decision</b>	Refused by Planning Committee - 23rd May 2011

The author of this report is David Kelly who can be contacted on 01527 881345 (e-mail: d.kelly@bromsgrove.gov.uk) for more information.

**Discussion**

The main issues were:

- (a) whether or not the proposed development would constitute inappropriate development in the Green Belt;
- (b) the effect of the proposed development on the character and appearance of the surrounding area; and
- (c) if the proposed development is inappropriate development, whether or not 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.

The Inspector was concerned that the buildings were not capable of conversion without substantial alteration. The conversion works would involve the removal of the pens' existing, shallow asbestos roofs and their replacement by tiled roofs at a much steeper pitch. Although the replacement of roof coverings and timbers is a common feature of rural building conversions, it was unusual for the pitch of the roof to be radically altered. In this case, however, there would be a substantial increase in the roof pitch, and a consequent need to build up the gable-end walls. This would have the effect of making the overall volume of each range of buildings considerably greater.

The Inspector opined that there were no very special circumstances put forward which would outweigh the harm to the Green Belt.

**Costs application**

No application for costs was made.

### **Appeal outcome**

The appeal was **DISMISSED** (9th March 2012).

### **Recommendation**

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