

Appeal made against the refusal of planning permission

Appeal reference	APP/P1805/D/12/2169122
Planning Application	11/0846-HR
Proposal	Two-storey side extension for additional bedrooms and bathroom
Location	392 Bromsgrove Road, Hunnington, B62 0JN
Ward	Uffdown
Decision	Refused (Delegated decision) - 25th November 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 for a two storey side extension for additional bedrooms and bathroom at 392 Bromsgrove Road, Hunnington, B62 0JN.

Discussion

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

- R1 The proposed extension at first floor level would lead to an over cramping / terracing effect between the application site and the adjoining property which is detrimental to the character of the streetscene. This is contrary to policy CTC.1 of the Worcestershire County Structure Plan, policies DS13 and S10 of the Bromsgrove District Local Plan 2004 and the guidance contained in SPG1, the Council's Residential Design Guidance.

The Inspector found the main issue to be the effect of the proposal on:

- (i) the character and appearance of the street scene.

Main Issue**Character and appearance**

The appeal premises are one of a row of detached and semi-detached dwellings of a variety of designs set behind deep front gardens along a service road off Bromsgrove Road. The proposed development would comprise a second storey above the existing extension, with a hipped roof. The first floor would be set back to align with the main elevation of the house. The side extension would continue beyond the original rear elevation alongside the greater part of the side elevation of No. 394, the eaves being almost at the ridge height of No.394.

The Inspector commented that whilst a gap would remain between the two properties, the bulk of the proposed extension and its full two storey height adjacent to and forward of the roof of the property next door would result in a cramped form of development introducing a terracing effect to the detriment of the character and appearance of the streetscene in conflict with saved policies DS13 and S11 of the Bromsgrove District Local Plan 2004.

The Inspector noted that there are a number of recent side extensions in the vicinity including one allowed on appeal (Ref. APP/P1805/A/09/2104486). In the case of the allowed appeal the relationship between the host dwelling the neighbouring property is substantially different and the circumstances of the other extensions are not known. Each case must be determined on its individual merits and the other extensions in the area do not constitute a precedent.

Other Matters

The Inspector stated that the Council's Officer's Report concluded that whilst the extension constituted inappropriate development, the existence of other extensions in the vicinity represented very special circumstances in terms of the potential impact on the openness of the Green Belt; and that the extension would not be of any harm to the Green Belt. The report stated that the extension could therefore be considered "appropriate".

The Inspector disagreed with the Council's reasoning in this matter. Very special circumstances only exist where the harm to the Green Belt by virtue of inappropriateness, and any other harm, is clearly outweighed by other considerations. In all cases of inappropriate development it is necessary to firstly consider whether there are other considerations which clearly outweigh the totality of the harm, and then (if they do) go on to consider whether very special circumstances to justify the development exist.

In conclusion

For the reasons set out above, the Inspector dismissed the appeal.

Costs application

No application for costs was made.

Appeal outcome

The appeal was **DISMISSED** (15th March 2012).

Recommendation

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