

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

<b>Appeal reference</b>	APP/P1805/A/11/2163771
<b>Planning Application</b>	11/0178-DK
<b>Proposal</b>	Proposed three bedroom bungalow
<b>Location</b>	42 Old Birmingham Road, Lickey End, Bromsgrove, B60 1DE
<b>Ward</b>	Marlbrook
<b>Decision</b>	Refused (Delegated decision) - 17th 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 in this case were the effect of the proposal on the character and appearance of the area and on the visual amenity of the adjoining Green Belt. The proposed bungalow would be situated to the rear of No. 42 Old Birmingham Road and it would be accessed via a driveway extension, following demolition of the current side garage at the property.

This part of Old Birmingham Road and the adjoining Staple Flat is characterised by relatively linear and uniform residential development set along the road frontage.

The proposed bungalow would be located a substantial distance behind the line of frontage dwellings, towards the rear of the large L-shaped garden of No 42. It would occupy a relatively isolated, open and visually exposed position and there were no nearby examples of similarly located dwellings. This stand-alone position of the development would emphasise the incongruity of the dwelling in its surroundings.

The proposal was considered to be contrary to policies S7 and S8 of the Bromsgrove District Local Plan and the advice in the Council's Supplementary Planning Guidance Note 1, *Residential Design Guide*. Collectively these seek to ensure an appropriate form and layout of development and to protect the character of an area.

**Costs application**

No application for costs was made.

**Appeal outcome**

The appeal was **DISMISSED** (21st March 2012).

**Recommendation**

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