

Appeal made against the refusal of planning permission

Appeal reference	APP/P1805/D/12/2170424
Planning Application	11/0829-HR
Proposal	Alterations to garage roof and proposed first floor windows
Location	Holt Farm, Holt Lane, Romsley, B62 0ND
Ward	Uffdown
Decision	Refused (Delegated decision) - 17th 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 the alteration to the garage roof and proposed first floor windows to the garage.

Discussion

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

- R1 The appearance of the proposal would not respect the appearance of the converted rural building as the proposal would result in the incongruous domestication of the building and the surrounding area of land which is rural in appearance. Therefore, the proposal would be contrary to policies CTC.1, D.38 and D.39 of the Worcestershire County Structure Plan, policies C27C, DS2 and DS13 of the Bromsgrove District Local Plan and the guidance of SPG4 and PPG2.
- R2 The proposal would be harmful to the visual amenities of the Green Belt and no very special circumstances have been put forward to justify it. Therefore, the proposal would conflict with policies CTC.1, D.38 and D.39 of the Worcestershire County Structure Plan, policies C27C, DS2 and DS13 of the Bromsgrove District Local Plan and the advice of SPG4 and PPG2.

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

- (i) whether the proposal is inappropriate development in the Green Belt, and
- (ii) the effect of the proposal on the character and appearance of the area.

Main Issues

The existing building is a very large timber clad garage with a mono-pitched tin roof and is used as garaging on the ground floor with domestic storage on the first floor. A dual

pitched roof is proposed at the same height as the existing roof along with the insertion of two windows at first floor level.

The Inspector is of the view that the proposed alterations to the garage can be treated in the same way as an extension to the dwelling for the purposes of assessing the proposal against PPG 2. This is because the garage is the closest of the existing outbuildings to the house and was previously linked to the main dwelling by an underground passageway.

PPG2 states that a limited extension or an alteration of an existing dwelling is not inappropriate development provided that it does not result in a disproportionate addition over and above the size of the original building. The Inspector does not deem the detrimental impact to the visual amenity of the Green Belt to be inappropriate development.

The Inspector notes that the proposed alteration to the roof of the garage is a very minor alteration to the garage and would not therefore result in a disproportionate addition over and above the size of the existing garage.

With regard to the effect of the proposal on the character and appearance of the area, the Inspector explains that with no information as to the original appearance of the garage, an assessment must be based on its current appearance. It is considered that the minor alteration would not have any adverse impact on the landscape within which it is located or conflict with any of the purposes of including land in the Green Belt. In addition it would not result in any harm to the openness of the Green Belt.

The Inspector is of the opinion that the proposed change to the roof would, in visual terms, assist in assimilating the garage into its surroundings as it would match the other nearby outbuildings which already have dual pitched roofs.

With regard to the insertion of two windows at first floor level, as the windows are on the inside elevation they would not be seen from any public vantage point. The Inspector considers that they are the minimum number necessary to allow natural light into the first floor area thus allowing it to be used as a games room. It is the Inspector's view that the provision of first floor windows would improve the appearance of the garage by breaking up the vast expanse of wood cladding.

In conclusion

In conclusion the Inspector is of the view that the proposal taken as a whole would not harm the plain, simple and utilitarian appearance of the garage.

The proposal would not result in the incongruous domestication of the garage, or have any adverse effect on the surrounding area, or harm the visual amenities of the Green Belt, and would not harm the character or appearance of the area.

For these reasons, the Inspector allowed the appeal.

Costs application

No application for costs was made.

Appeal outcome

The appeal was **ALLOWED** (26th March 2012).

Recommendation

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