

Report for information

Appeal made against the refusal of Planning Permission

Appeal Ref: APP/P1805/A/11/2167400/NWF

Planning Application: 11/0333

Proposal: Proposed two bedroom bungalow.

Location: Land to rear of 51+ 53 Twatling Road, Barnt Green, Worcestershire
B45 8HS

Decision: The appeal was dismissed.

The author of this report is David Kelly who can be contacted on 01527 881345 (email: d.kelly@bromsgrove.gov.uk).

Discussion

The proposal was for a single detached dwelling directly to the rear of No. 51 Twatling Road.

The main issues in this case were:

- (i) the effect of the proposal on the character and appearance of the surrounding area; and
- (ii) whether the proposal would have a harmful effect on the living conditions of the occupiers of No 49 Twatling Road in relation to whether there would be any visual intrusion.

The proposal would introduce a further dwelling to the rear of No 51. It would be situated in close proximity to those behind Nos. 49a and 53 and the resulting group would have a closer relationship to one another than the others described in the representations and seen at the site visit. The resulting tighter urban form would be uncharacteristic of the immediate area around the site. This tighter form would be accentuated by the vehicle manoeuvring area between the existing house behind No 51, the house behind No 53 and the proposed bungalow. Whilst the principle of residential development in this area is accepted by the Council, the spacing of the dwellings in and around the appeal site would not be in keeping with the local character in conflict with the Council's SPGN12. The proposed density would therefore be inappropriate for the area, in conflict with LP Saved Policy S7.

It was also concluded that the proposal would have a harmful effect on the living conditions of the occupiers of No 49 Twatling Road in relation to visual intrusion. I further conclude that it would thus conflict with Local Plan Saved Policies S7 and DS13 together with the Council's SPGN1.

Costs Application

No application for costs was made.

Appeal Outcome

The appeal was **DISMISSED**.

Recommendation

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