

Report for information

Appeal made against the refusal of Planning Permission

Appeal Ref: APP/P1805/A/11/2165983/NWF

Planning Application: 11/0353

Proposal: Access drive and two dwellings (As amended by plans received: 03.06.2011, 08.06.2011).

Location: 41 Sandhills Road, Barnt Green, Birmingham, Worcestershire, B45 8NP

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 to develop two detached dwellings in the rear garden of the appeal site, served by a driveway to the east side of the plot, following the demolition of the existing garage.

The proposed development of the appeal site would run contrary to the existing building pattern and the characteristic low building density of the area. The proposed dwellings would appear cramped on the site in comparison with their surroundings. There were no other examples of similar residential development in the rear gardens of neighbouring dwellings in Sandhills Road. The subdivision of the existing plot and the development of dwellings to the rear of the existing house would be significantly different to the prevailing traditional street frontage-based layout of the surrounding area. Therefore important elements of the existing character and appearance of the neighbourhood would be lost and the proposed dwellings would be incongruous with their surroundings.

The Inspector considered that the proposal would significantly affect the living conditions of the adjoining residents of No. 43 and it would therefore be contrary to the objectives of Local Plan Policies S7 and DS13 and the advice in the Council's SPG Note 1. Together these seek to safeguard the quality of life and the amenity of adjoining occupiers. The objectives of the policies and guidance in the Local Plan and SPG, insofar as they relate to living conditions were considered to be consistent with those of the new National Planning Policy Framework.

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.