

Report for information

Appeal made against the refusal of Planning Permission

Appeal Ref: Appeal Ref: APP/P1805/D/12/2172677

Planning Application: 11/0733

Proposal: Proposed kitchen and bedroom extension.

Location: The Nook, Holy Cross Green, Holy Cross, Stourbridge DY9 0HG

Decision: The appeal was **dismissed**.

The author of this report is Stuart Castle who can be contacted on 01527 881339 (email: s.castle@bromsgrove.gov.uk).

Discussion

The Inspector found the proposal would be detrimental in terms of visual impact and would also detract from the historic significance of the two buildings, notwithstanding the limited extent to which it would be visible from the street. I find therefore that the proposal would have an unacceptably harmful impact in this respect, and that it would neither preserve nor enhance the Conservation Area's character or appearance.

The Inspector also examined the proposal's effect on living conditions at the neighbouring property, Laurel Cottage, in terms of outlook. A tall brick wall separates the two properties, such that the main impact of the proposed extension would be on light to and outlook from first floor windows at Laurel Cottage. However the nearest of these is obscure glazed and, given the relationship that would be created with the more distant window, the proposal's impact would not be so significant as to justify refusal for this reason.

The Inspector concluded that the harm in terms of character and appearance outweighs the lack of harm in terms of living conditions.

Appeal Outcome

The appeal was **DISMISSED**.

Recommendation

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