

Report for information

Appeal made against the refusal of Planning Permission

Appeal Ref: ~~Appeal Ref:~~ APP/P1805/D/12/2178340

Planning Application: 11/0938

Proposal: First Floor Extension.

Location: Vicarage Lodge, Priory Road, Dodford

Decision: The appeal was allowed.

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Discussion

The Inspector found:

- The proposal to be inappropriate development in the GB in the terms of the Framework and LP policies DS2 and S11. Inappropriate development in the GB, by definition, is harmful, and this attracts substantial weight against the scheme.
- The proposed extension would have but a minimal effect on the GB's openness, and would not harm the character and appearance of the host property or the CA.
- The proposed development would not harm the living conditions currently enjoyed by Meadow Bank's residents, particularly their privacy.
- On balance, the inspector concluded that the harm caused by reason of inappropriateness, particularly since there is no other harm, is clearly outweighed by other considerations, so as to amount to the very special circumstances necessary to justify the development.

Appeal Outcome

The appeal was **ALLOWED**.

Recommendation

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