

Report for information

Appeal made against the refusal of Planning Permission

Appeal Ref: APP/P1805/A/12/2170635

Planning Application: 11/0949

Proposal: Change of use to a dwelling

Location: The Stables, Woodland Road, Dodford B61 9BT

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 main issues in this case were:

- i) whether the proposal would constitute inappropriate development in the Green Belt for the purposes of the National Planning Policy Framework and development plan policy;
- ii) the effect of the proposal on the character and appearance of the surrounding area;
- iii) whether the proposal would preserve or enhance the character and appearance of the Dodford Conservation Area; and
- iv) whether any harm by reason of inappropriateness, and other harm, would be clearly outweighed by other considerations, so as to amount to the very special circumstances necessary to justify the development.

The Inspector concluded that:

- The proposal would constitute inappropriate development which, by definition, is harmful to the Green Belt.
- The proposal would have a harmful effect on the character and appearance of the surrounding area.
- The proposal would not preserve or enhance the character and appearance of the Dodford Conservation Area.
- The re-use of this vacant rural building, which appears to have been subject to some vandalism, would bring it back into beneficial use as an addition to the area's housing stock. This would not however clearly outweigh the harm from inappropriateness, and the other harm identified.

Appeal Outcome

The appeal was **DISMISSED**.

Recommendation

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