

Report for information

Appeal made against the refusal of Planning Permission

Appeal Ref: APP/P1805/D/12/2175579

Planning Application: 11/1074

Proposal: Demolish existing dilapidated single storey flat roof garage and replace with new triple garage with habitable accommodation above

Location: Woodlands, 363 Bromsgrove Road, Hunnington, Halesowen, West Midlands, B62 0JL

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 proposed garage would replace a former flat roof triple garage and would be positioned further forward within the plot. It would have habitable accommodation within the attic. This would not be the same use as the previous building. The ridge height would be some 5.9 metres high, significantly higher than the previous flat roof. Due to the proposed height and subsequent bulk of the building, it was considered that this would be materially larger than the building it would replace. For these reasons, the Inspector found that it would be inappropriate development, which the Framework states is, by definition, harmful to the Green Belt.
- The proposed building would be screened from public view. Nevertheless, it would introduce further built form into the countryside with the dormer window and roof height and design creating a residential appearance. Due to the bulk, design and height of the proposed building I consider it would not be in keeping with the open rural character of the surrounding Green Belt.
- The inspector concluded that there were no material factors that would amount to the very special circumstances needed to clearly outweigh the presumption against inappropriate development in the Green Belt.

Appeal Outcome

The appeal was **DISMISSED**.

Recommendation

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