

Name of Applicant	Proposal	Plan Ref.
Mrs Louise Walters	Retrospective application for retention of garden store The Woodlands, Woodland Road, Dodford, Bromsgrove, B61 9BS	2016/0915

Councillor May has requested that this application be considered by Planning Committee rather than being determined under delegated powers

RECOMMENDATION: that planning permission is **REFUSED**

Consultations

Conservation Officer Consulted 21.09.2016

Objection

The siting of the new shed will not preserve or enhance the character of or appearance of the Conservation Area. In addition in terms of the NPPF I do not think the harm to the heritage asset, in this case the Conservation Area, has been justified.

As the harm would be less than substantial, Paragraph 134 of the NPPF has to be considered, and I do not consider that there are any public benefits which outweigh the harm.

Dodford with Grafton Parish Council Consulted 21.09.2016

Dodford with Grafton Parish Council would question the location of the new garden store being on the boundary and not away from the boundary as shown in the existing site plan drawing and with regards permitted development the Parish Council would also question that the garden shed is in front of the house.

Public Comments

Two letters sent 21.09.2016 (expired 12.10 2016): no response received

Site notice displayed 26.10.2016 (expired 16.11.2016): no response received

Press notice 04.11.2016 (expired 18.11.2016): no response received

Councillor May: response received 18.10.2016

The application should be discussed and determined at Planning

Committee, if the recommendation is for refusal as there is a lot of community interest.

Relevant Policies

Bromsgrove District Local Plan 2004 (BDLP):

DS2 Green Belt Development Criteria

DS13 Sustainable Development

S35A Development in Conservation Areas

Emerging Bromsgrove District Plan 2011-2030

BDP4 Green Belt

BDP20 Managing the Historic Environment

NPPF National Planning Policy Framework

Paragraphs 87-90, 132, 134.

Relevant Planning History

B/2004/0177 Extensions to the rear of dwelling. Replacement ancillary outbuilding- Resubmission of B/2003/1062. Approved 22.06.2004.

B/2003/1168 Demolition of outbuilding, renovation works to dwelling. Consent. 16.10.2003

B2003/1062 Extensions to the rear of dwelling. Replacement ancillary outbuilding. Withdrawn 11.11.2003

B/2001/1426 Residential extension Refused 12.02.2002

B13161/1985 Porch Approved: 12.08.1985

B12617/1984 Roof replacement and new entrance. Approved 18.02.85

Assessment of Proposal

Site Description

The application site is on the north western side of Woodland Road, Dodford, within the Dodford Conservation Area. It comprises an extended detached bungalow with detached double garage. The site has a level front garden between the bungalow and Woodland Road, and a steeply sloping extending towards Chaddesley Wood to the rear. The site is located in the Green Belt.

Proposed development

The application is retrospective for the retention of a garden store, The building is 9.5 metres long by 5.6 metres wide by 4 metres high to ridge built in brick clad in waney edge timber boarding, with a pitched slate effect roof The building is positioned in the side garden of the property towards the boundary with the adjoining bungalow,

'Woodbury', but projecting in front of the application bungalow. The building has two timber faced up and over doors.

Planning considerations

The main consideration in this location is whether the proposal would be inappropriate development in the Green Belt and the impact on the character and appearance of the Dodford Conservation Area having regard to the National Planning Policy Framework (NPPF), the Bromsgrove District Local Plan 2004 and the Emerging Bromsgrove District Plan.

Paragraph 89 of the NPPF states that, a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Policies DS2 and DS13 of the Bromsgrove District Local Plan and BDP4 of the emerging Bromsgrove District Plan reflect national policy. Paragraph 87 of the NPPF indicates that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in 'very special circumstances'. Paragraph 88 of the NPPF advises that 'very special circumstances' will not exist unless the potential harm to the Green Belt, by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations. When considering any planning application local planning authorities should ensure that substantial weight is given to any harm within the Green Belt. In the submitted supporting statement the applicant the applicant contends that the garden store has a similar volume to the three sheds it replaced, is sited further from Woodland Road than the demolished larger wooden shed, the design is 'visually more suitable' and the steeply sloping levels to the rear of the bungalow prevent the siting of the garden store in that area.

Openness is identified in paragraph 79 of the NPPF as one of the two essential characteristics of the Green Belt i.e. openness and permanence. The original sheds have been removed and no weight can be given to this in determining this application. Any such building in this situation would have a detrimental impact on the openness of the Green Belt and would constitute substantial harm and an inappropriate development. The siting, scale and design and design of the building is considered harmful and detrimental to the visual amenity of the Green Belt.

With regard to the Conservation Area the siting of the garden store it does not contribute to the preservation or enhancement of the Conservation Area. There are no public benefits to outweigh harm to the Conservation Area. The garden store is contrary to policies C35A, and C36 of the District Local Plan and BDP20 of the emerging District Plan in that it does not preserve, nor enhance the conservation area. Additionally it is not sympathetic nor compatible with the design and character of the existing dwelling.

It is necessary to consider the effect on the openness of the Green Belt and assess whether any considerations that amount to the very special circumstances required

to justify it. Whilst I note the applicants claim that the new structure replaced three previous structures, Members will be aware that the application is retrospective and thus I apply no weight to this. The garden store is situated in an isolated position but close to the boundary with 'Woodbury', forward of the front of the existing dwelling and 25 metres from a double garage, approved in 2004. Given the position of the garden store between the principal elevation of the existing bungalow it cannot be classified as permitted development and therefore there is no fall-back position in this case. The siting, scale and design of the building is therefore considered harmful to the openness and visual amenity of the Green Belt. No very special circumstances have been put forward or exist to outweigh the harm to the Green Belt.

Conclusion

The development is unacceptable for the above reasons.

RECOMMENDATION That planning permission is refused

Reasons for Refusal

- (1) The development does not fall within any of the categories of appropriate development specified at Policy DS2 of the Bromsgrove District Local Plan, Policy BDP4 of the Bromsgrove District Plan or at paragraph 90 of the National Planning Policy Framework. Thus the proposal constitutes an inappropriate form of development in the Green Belt which harms the Green Belt by virtue of inappropriateness and harm to openness. No very special circumstances exist or have been put forward to outweigh the harm that would clearly outweigh the identified harm to the Green Belt. This is contrary to Policy DS2 of the Bromsgrove District Local Plan 2004, Policy BDP4 of the Bromsgrove District Plan and the provisions of the NPPF.
- (2) The design, architectural detailing, scale and siting of the structure would cause material harm to the character and appearance of the designated Conservation Area, contrary to Policies DS13 and S35a of the Bromsgrove District Local Plan, Policy BDP20 of the Bromsgrove District Plan and the provisions of the NPPF.

Case Officer

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