

**PLANNING
COMMITTEE**

8th May 2013

APPEAL OUTCOME REPORT FOR INFORMATION

APPEAL MADE AGAINST REFUSAL OF PLANNING PERMISSION

PLANNING APPLICATION DETAILS: 2012/257/FUL

PROPOSAL ERECTION OF A DORMER BUNGALOW

**LOCATION LAND TO THE REAR OF
247 TO 249 EVESHAM ROAD, REDDITCH**

WARD HEADLESS CROSS & OAKENSHAW

**DECISION DECISION MADE BY OFFICERS UNDER DELEGATED
POWERS ON 21ST NOVEMBER 2012**

The author of this report is Steven Edden, Planning Officer (DM), who can be contacted on extension 3206 (e-mail: steve.edden@bromsgroveandredditch.gov.uk) for more information.

Discussion

The case related to an application for the erection of a dormer bungalow in a backland location to the eastern side of Evesham Road.

The planning application was refused for the following reasons:

1. The proposed dormer bungalow, by virtue of its siting, design and appearance, would represent an incongruous form of development, failing to harmonise with the prevailing character, appearance and pattern of existing ribbon development along this part of Evesham Road. The proposals would fail to respond to local distinctiveness, and would have a harmful, adverse impact upon the visual amenities of the area. The proposals therefore conflict with Policies B(HSG).6 and B(BE).13 of the Borough of Redditch Local Plan No.3, and the Council's adopted Supplementary Planning Guidance 'Encouraging Good Design'.
2. The proposed development would result in detriment to and loss of residential amenity to occupiers of nearby properties by reason of an overbearing impact and loss of privacy. The proposal would therefore be contrary to Policy B(BE).13 of the Borough of Redditch Local Plan No.3 and the Council's adopted Supplementary Planning Guidance 'Encouraging Good Design'.

Officers sought to defend these reasons for refusal through written representations to the Planning Inspector.

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With respect to the first refusal reason, the Inspector did not consider that the erection of the dormer bungalow would materially obstruct views of soft landscaping or wider views of the surroundings further to the east. Whilst noting that the prevailing pattern of development in the area is that of houses with long rear gardens, the Inspector noted that the recent permitted development of two new houses behind numbers 253 and 255 Evesham Road had resulted in reduced sized back gardens for numbers 253 and 255. Although he conceded that although a dormer bungalow would be a different form of dwelling to the permitted houses behind 253 and 255, he did not consider that it would result in incongruous development in relation to them.

With respect to the second refusal reason, the Inspector considered that the development of the dormer bungalow would not unduly impose into the outlook from neighbouring properties.

The Inspector noted the Council's concerns with respect to the positioning of two windows to the proposed north facing elevation of the dwelling, one of which would serve a bathroom and the other, a landing area. However, provided obscure glazing was used he considered that there would be no unacceptable overlooking impact that would harm the living conditions enjoyed by occupiers of nearby dwellings.

Appeal outcome

The planning appeal was ALLOWED. Costs were neither sought nor awarded.

Further issues

In allowing the appeal, the following (summarised) conditions were attached:-

- 1 Development to commence within 3 years
- 2 Samples of materials for external surfaces to be submitted and approved
- 3 Plans approved defined
- 4 Parking area to be surfaced, laid out and drained in accordance with details to be submitted and approved
- 5 Plan showing slab levels relating to a fixed datum point to be submitted and approved
- 6 Landing and bathroom windows to be obscurely glazed in perpetuity
- 7 Working hours during construction period to be restricted
- 8 No burning on site

Recommendation

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