



Planning Committee

Astwood Bank and Feckenham Ward

14 July 2009

INFORMATION ITEM

(Report of Acting Head of Planning and Building Control)

1. Purpose of Report

To receive an item of information in relation to an outcome of an appeal against a planning decision.

2. Recommendation

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

3. Financial, Legal, Policy and Risk Implications

3.1 There are no financial, legal, policy or risk implications for the Council.

Report

4. Background

4.1 Planning Application file.

5. Consultation

5.1 There has been no consultation other than with relevant Borough Council Officers.

6. Other Implications

There are no perceived impacts on Community Safety, Human Resources, Social Exclusion or Sustainability.

7. Author of Report

The author of this report is Ruth Bamford (Acting Head of Planning & Building Control), who can be contacted on extension 3219 (email: ruth.bamford@redditchbc.gov.uk) for more information.

11. Appendices

Appendix 1 - Outcome of Appeal against a Planning Decision

OUTCOME OF APPEAL AGAINST A PLANNING DECISION

Reference: 2008/265/FUL

Proposal: Demolition of existing dwelling and erection of four new dwellings
Land at Uphill, Sambourne Lane, Astwood Bank, Redditch

(Astwood Bank & Feckenham Ward)

This appeal was against the Council's decision to refuse full planning permission (under delegated powers afforded to officers) for the above development. The proposal was to erect two detached dwellings, near to the site of the detached bungalow 'Uphill' Sambourne Lane, which was to be demolished as part of the scheme. In addition, a proposed access road would have served two new detached dwellings to be sited immediately behind the two new dwellings fronting Sambourne Lane.

The reason for refusal related to the perceived incongruous appearance of the proposed development which was considered to be out of keeping with the prevailing character and appearance of the locality and pattern of the existing ribbon and frontage development along this part of Sambourne Lane.

The Inspector noted that the proposed dwellings to the rear of the site would appear visually prominent, representing an intrusion into open land and being uncharacteristic in form and out of context with its surroundings and detrimental to the character and appearance of the open nature of the area. He considered the appeal proposals to be at odds with Policy B(HSG).6 of the Local Plan which seeks to avoid such development. No objections were raised to the architectural form of the four dwellings and the Inspector considered that they would all have adequate garden space and separation from adjacent dwellings. Nevertheless the Inspector found that this was insufficient to outweigh the harm that the two dwellings to the rear would cause to the character and appearance of the area.

The appeal was therefore DISMISSED