

**PLANNING
COMMITTEE**

25th May 2010

Appeal Outcome Report for information

Appeal made against the refusal of planning permission

Planning Application details: 2009/235/FUL

Proposal	Car port to side of existing garage
Location	3 Hillmorton Close, Church Hill North
Ward	Church Hill Ward
Decision	Refusal 7th December 2009

Decision made by officers under delegated authority

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

Discussion

The proposal was to erect a car port attached to the gable end of an existing double garage. The car port would have been of UPVC construction.

Officers considered that the attached canopy structure would represent an incongruous feature in the street-scene by virtue of its design, height and siting and would harm the visual amenities of the area.

The Inspector noted that the appeal site is located on a prominent corner within a development of detached dwellings formed of red brick walls under tiled roofs and that the dwellings had open frontages. It was also noted that in order to accommodate a large motor home within the car port, the structure would be set higher than the eaves at the front of the garage, but lower than the roof apex.

The Inspector considered that the proposed structure, by particular virtue of its height, would appear as an incongruous and prominent addition to the dwelling to the substantial detriment of the character and appearance of the street-scene of Hillmorton Close. He stated that the proposal would be contrary to Policy B(BE).14 of the Borough of Redditch Local Plan No.3 which states that in assessing proposals to alter or to extend existing buildings, the Borough Council will ensure that they, *inter alia*, complement the scale, general massing and materials of the existing building and remain subservient to it.

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Costs application

No application for costs was made.

Appeal outcome

The appeal was DISMISSED.

Recommendation

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