

**PLANNING  
COMMITTEE**

27th April 2011

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**APPEAL OUTCOME REPORT FOR INFORMATION**

**APPEAL MADE AGAINST REFUSAL OF PLANNING PERMISSION**

**PLANNING APPLICATION DETAILS: - 2011/142/FUL**

**PROPOSAL FIRST FLOOR REAR EXTENSION AND REPLACE HIPPED  
ROOF WITH NEW GABLED ROOF INCLUDING DORMER  
WINDOW**

**LOCATION 1232 EVESHAM ROAD, ASTWOOD BANK**

**WARD ASTWOOD BANK & FECKENHAM**

**DECISION REFUSED UNDER POWERS DELEGATED TO HEAD OF  
PLANNING AND REGENERATION**

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**Discussion**

The application was for a first floor rear extension and the replacement of the hipped roof with a new gabled roof including a dormer window facing the side. When the application was assessed the Certificate of Lawfulness which was submitted and agreed to be lawful prior to this application, was taken into consideration. The Certificate of Lawfulness included the addition of dormer extensions to the side of the dwelling. The appeal proposal was then refused on the grounds of the dominating and adverse effect it would have on the design, character and appearance of the dwelling contrary to Policies B(BE).13 and B(BE).14 of the Borough of Redditch Adopted Local Plan No 3 and the Borough of Redditch Supplementary Planning Guidance on Encouraging Good Design.

The inspector did acknowledge the proposals carried which were lawful, and he did also agree that the house would become significantly larger if this application were to be allowed, but he stated that the proposal would not have a detrimental impact upon the street scene and would therefore accord with Policies B(BE).13 and B(BE).14 of the Borough of Redditch Adopted Local Plan No 3 and opted to allow the appeal.

**Appeal outcome**

The appeal was ALLOWED

**Recommendation**

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