

**PLANNING  
COMMITTEE**

2nd November 2011

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**APPEAL OUTCOME REPORT FOR INFORMATION**

**APPEAL MADE AGAINST REFUSAL OF PLANNING PERMISSION**

**PLANNING APPLICATION DETAILS: 2010/227/OUT**

<b>PROPOSAL</b>	<b>OUTLINE PLANNING PERMISSION FOR THE ERECTION OF A REPLACEMENT DWELLING WITH DETACHED GARAGE AND STORE</b>
<b>LOCATION</b>	<b>THE TIN HOUSE, BLAZE LANE, HUNT END</b>
<b>WARD</b>	<b>ASTWOOD BANK &amp; FECKENHAM</b>
<b>DECISION</b>	<b>PLANNING DECISION MADE UNDER DELEGATED POWERS ON 2ND NOVEMBER 2010</b>

The author of this report is Nina Chana, Assistant (DC), who can be contacted on extension 3207 (e-mail: [nina.chana@bromsgroveandredditch.gov.uk](mailto:nina.chana@bromsgroveandredditch.gov.uk)) for more information.

**Discussion**

Outline planning permission was sought for a replacement dwelling with a detached garage and store. The site was located within the Green Belt and there was very little evidence of some form of a building on the site for many years and it was not substantial enough to justify a replacement dwelling application. It was claimed that there was a building on the site at some stage in the past which got burnt down.

The application was assessed against PPG 2 – Green Belts and it was established that such a development would be considered inappropriate development in the Green Belt and the fact that the previous burnt down dwelling was abandoned for a long time, there was not enough justification for a case for a replacement dwelling.

The application was refused, as such a proposal was considered to be contrary to Policy B(RA).1 of the Borough of Redditch Local Plan No 3 and national guidance set out in PPG2- 'Green Belts'.

The applicant appealed against the refusal notice, however, the Inspector concluded that such a development would be considered inappropriate in the Green Belt and no very special circumstances were put forward for a replacement dwelling. She also agreed that such a development would be contrary to Policy B(RA).1 of the Borough of Redditch Local Plan No 3 and national guidance set out in PPG2- 'Green Belts'

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Appeal outcome

The planning appeal was DISMISSED.

Recommendation

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