



Appeal Decision

Site Visit made on 2 December 2020

by M Russell BA (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 22 December 2020

Appeal Ref: APP/P1805/D/20/3258650
7 Harrow Close, Bromsgrove B60 3QT

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr & Mrs Bird against the decision of Bromsgrove District Council.
 - The application Ref 20/00274/FUL, dated 27 February 2020, was refused by notice dated 25 June 2020.
 - The development proposed is first floor side extension and single storey rear extension.
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Decision

1. The appeal is allowed and planning permission is granted for proposed first floor side extension and single storey rear extension at 7 Harrow Close, Bromsgrove B60 3QT in accordance with the terms of the application, Ref 20/00274/FUL, dated 27 February 2020, subject to the following conditions:
 - (1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
 - (2) The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing Nos 1893-03 (Site location plan) and 1893-02A (Plans as proposed).

Procedural Matter

2. The appellant's appeal submission includes drawing No 1893-02B. The appellant has confirmed that this is a drawing that was prepared at the pre-application stage but was not their preferred option and was not the drawing that was before the Council when they determined the planning application. Accordingly, I have assessed the proposal against the drawings on which the Council based its decision.

Main Issue

3. The main issue is the effect of the first floor side extension on the character and appearance of the area.

Reasons

4. No 7 Harrow Close is located within a close-knit residential area which is predominantly characterised by two-storey detached dwellings. No 7 and many of the other dwellings in the area are similarly proportioned and often have

shared characteristics such as attached garages and porches which project slightly forward of their principal elevations. However, some of the dwellings in the area have been altered or extended meaning the dwellings are not of a uniform design. The neighbouring dwelling at No 9 Harrow Close has contrasting features to the appeal dwelling including a forward projecting first floor gable. There is a grassed area of public open space next to the other side boundary of the appeal site.

5. The proposals would differ from the guidance in the Bromsgrove District Council High Quality Design Supplementary Planning Document (2019) (SPD) insofar as this requires amongst other things that side extensions should be clearly set down from the ridge of the dwelling and set back from the principal elevation. However, the guidance also confirms that each application will be considered on its merits to ensure that the design of the side extension is appropriate to that property and its surroundings.
6. The single storey front projection would be retained and would sit forward of the side extension. This would ensure that the continuation of the first-floor front façade would not result in a bland linear front elevation. The extension would also sit to the side of the dwelling closest to the boundary with the open space and would complement the scale, general massing and materials of the original dwelling. Therefore, the specific design of the proposal and the degree of spacing around the host dwelling would ensure the extension would be appropriate to the host property and its surroundings. In that regard the development would enhance the character and local distinctiveness of the local area in this particular instance.
7. I conclude that the proposal would not be harmful to the character and appearance of the dwelling or its surroundings. In that regard the development would comply with the parts that seek good design and enhancement to the character and local distinctiveness of an area in Policy BDP19 (High Quality Design) of the Bromsgrove District Plan (2017), the National Planning Policy Framework and the Council's SPD.

Conditions

8. I attach the standard timescale condition. The submitted drawings confirm that the extensions would be completed in materials to match the existing dwelling. I therefore attach a condition confirming the approved plan numbers in the interests of certainty.

Conclusion

9. For the reasons given I conclude that the appeal should succeed.

M Russell

INSPECTOR