



Appeal Decision

Site visit made on 19 January 2021

by Julie Dale Clark BA (Hons) DipTP MCD DMS MRTPI

an Inspector appointed by the Secretary of State

Decision date: 11/02/2021

Appeal Ref: APP/R1845/W/20/3259466

Land to the rear of 5 Adam Street, Kidderminster DY11 6PS

- 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 S Greybanks, Central Buildings Design Ltd against the decision of Wyre Forest District Council.
 - The application Ref 20/0466/FUL, dated 17 June 2020, was refused by notice dated 25 August 2020.
 - The development proposed is proposed two bedroom bungalow.
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Decision

1. The appeal is dismissed.

Main Issues

2. I consider that the main issues are the effect of the dwelling on:-
 - the character and appearance of the area; and
 - the living conditions of the occupiers of neighbouring properties.

Reasons

Character & Appearance

3. The appeal site is an area of land to the rear of Nos 5, 6, 6a and 6b Adam Street. Access to the site is from a tarmac drive running between Nos 4 and 5 Adam Street and the site includes a garage block, a tarmac parking area and an area of grass. The land rises in levels from Adam Street so that the position of the proposed bungalow would be elevated from the properties fronting Adam Street.
4. Core Strategy Policy CP11¹ establishes that new development should sensitively connect to the surrounding streets, spaces and communities. Local Plan Policy SAL.UP7² sets out criteria for quality design and local distinctiveness. Further design guidance is set out in the Council's SPD³.
5. The proposed bungalow would be modest in size with two bedrooms, a bathroom and an open plan lounge/kitchen. It would however be awkwardly sited towards the north-western corner of the site with small garden areas. The

¹ Wyre Forest District Council Core Strategy (2006 – 2026) Adopted December 2010.

² Wyre Forest District Council Site Allocations and Policies Local Plan 2006 – 2026 Adopted July 2013.

³ Wyre Forest District Council Design Guidance Supplementary Planning Document. Adopted June 2015.

land in front of the bungalow would be taken up with car parking spaces for the proposed dwelling as well as for Nos 6, 6a and 6b Adam Street. Parking provision for No 5 Adam Street is also shown on the plans.

6. Overall, the combination of the position of the dwelling and the parking and manoeuvring space which would dominate the area in front of the bungalow, would create a poor arrangement. Although the proposed bungalow would be sited behind the houses on Adam Street, it would be at odds with the prevailing linear layout of dwellings in the area. I consider that this would conflict with the objectives of policies CP11 and SAL.UP7 and the SPD.
7. On this issue therefore, I conclude that the proposal would have a harmful effect on the character and appearance of the area.

Living Conditions

8. Although the proposed bungalow would be single storey, due to its elevated position it would appear dominant from the neighbouring houses on Adam Street. The angle of the bungalow in relation to its neighbours and the distance between them would lessen any overlooking but it would still be possible to look directly towards the private garden areas and upper floor rooms of the neighbouring houses. This would conflict with the design principles set out in the policies referred to above and in particular to the principles for residential development set out in the SPD which should include layouts that supports amenity for residents.
9. On this issue therefore I conclude that the proposed bungalow would have a harmful effect on the living conditions of the occupiers of neighbouring properties.

Conclusion

10. I have considered all other matters raised but none alter my conclusion. I conclude that the proposed bungalow would have a harmful effect on the character and appearance of the area and on the living conditions of the occupiers of neighbouring properties. It would conflict with the objectives of the policies and guidance referred to and therefore the appeal fails.

J D Clark

INSPECTOR