



Appeal Decision

Site visit made on 27 January 2023

by L Fleming BSc (Hons) MRTPI

an Inspector appointed by the Secretary of State

Decision date: 31st January 2023

Appeal Ref: APP/P1805/D/22/3304582

1a St Catherine's Road, Blackwell, Worcestershire B60 1BN

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant [outline] planning permission.
 - The appeal is made by Mr David Jones against the decision of Bromsgrove District Council.
 - The application Ref 22/00483/FUL, dated 1 April 2022, was refused by notice dated 16 May 2022.
 - The development is a detached double garage.
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Decision

1. The appeal is allowed and planning permission is granted for a detached double garage at 1a St Catherine's Road, Blackwell, Worcestershire B60 1BN 5QX in accordance with the terms of the application Ref 22/00483/FUL, dated 1 April 2022 and subject to the following condition:
 - 1) The development shall be retained strictly in accordance with the following application plans, drawings and documents hereby approved: Proposed Detached Garage March 22, 1:500 Block Plan March 22 and 1:1250 Location Plan.

Procedural Matter

2. At the time of my site visit the development was already in place. I have considered the appeal accordingly.

Main Issue

3. The main issue is the effect of the development on the character and appearance of the area.

Reasons

4. The appeal property is a detached one and a half storey dwelling set in a spacious plot. It is within a residential area characterised by dwellings of a variety of sizes and styles set in well landscaped plots with buildings positioned varying distances from the road. Overall, the residential area has a varied and verdant character and appearance.
5. The garage has a pitched roof and a small dormer window. It is positioned close to the road at the junction of St Catherine's Road and Green Hill and noticeable in the street scene. However, the pitch, tiles and dormer window match the tiles, pitch and dormer windows of the appeal dwelling. The garage is also tucked into the corner of the plot and softened by thick hedging along

the appeal site boundary. Furthermore, buildings in the area are notably of a variety of styles and positioned varied distances from the road edge. Moreover, the building has a relatively modest footprint and appears as a subservient domestic outbuilding closely related in form and finish to the appeal dwelling.

6. For these reasons, I find the development does not harm the varied and verdant character and appearance of the area. It therefore accords with the development plan, particularly, Policy BDP19 of the Bromsgrove District Plan 2011-2030 (2017) and Policy BD2 of the Lickey & Blackwell and Cofton Hackett Neighbourhood Plan (2019) which taken together seek to achieve high quality design. For the same reasons, I also find no conflict with the good design aims of both the Council's High Quality Design Supplementary Planning Document (2019) and the National Planning Policy Framework, particularly paragraph 130.

Conditions

7. As suggested by the Council I have imposed a condition specifying the relevant drawings as this provides certainty.

Conclusion

8. For the reasons set out above, the development accords with the development plan and therefore having had regard to all other matters raised the appeal should be allowed.

L Fleming

INSPECTOR