
Appeal Decision

Site visit made on 5 September 2023

by Rebecca McAndrew, BA Hons, MSc, PG Dip Urban Design, MRTPI

an Inspector appointed by the Secretary of State

Decision date: 22 September 2023

Appeal Ref: APP/P1805/D/23/3326923

6 St Catherines Road, Worcestershire, Blackwell B60 1BN

- 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 Dr Emma Suggett against the decision of Bromsgrove District Council.
 - The application Ref 23/00434/FUL, dated 7 April 2023, was refused by notice dated 16 June 2023.
 - The development proposed is a detached outbuilding comprising of a garage with a storage area to the first floor.
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Decision

1. The appeal is dismissed.

Main Issue

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

Reasons

3. The appeal site is located on an area of St Catherines Road which is characterised by large family homes with good sized front gardens, open frontages and a regular building line. The site includes a large, detached dwelling which is set back within the plot. Whilst the proposed outbuilding would be constructed of materials to match the existing house, it would be a substantial structure between the front elevation of the existing dwelling and the boundary with the highway. As such it would be an incongruous development which would undermine the spacious character of the area. I note that the existing boundary hedgerow would help screen the lower part of the structure within the streetscene. However, due to its overall bulk, mass and height the outbuilding would protrude significantly to the front of the existing property and would be overly prominent in the streetscene. Consequently, this visual intrusion would unacceptably harm the character and appearance of the area.
4. I have considered other examples of development in the area cited by the appellant. Based on the information before me, it appears that those properties differ from the appeal site. Whilst the nearby school sits close to the highway, it is of a different character to the surrounding residential properties. No 6A St Catherine Road includes a detached garage which, due to its backland position, is not visible within the streetscene. Nos 1A and 11 St Catherine Road

and Nos 19, 29 and 32 Station Road all sit in areas where there is a greater variation in building line than in the vicinity of the appeal site. As a consequence of these different circumstances, and also taking into account that each proposal must be considered on its own merit, I attach limited weight to these developments in making my decision.

5. Taking all these matters into consideration, I conclude that the scheme would be contrary to the requirements of Policy BDP19 of the Bromsgrove District Plan 2011-2030 (2017) Paragraph 3.6.3 of Bromsgrove District Council High Quality Design SPD (2019), Policy BD2 of the Lickey and Blackwell and Cofton Hackett Neighbourhood Plan and Paragraph 130 of the National Planning Policy Framework. Taken together, these seek to achieve high quality development through good design which responds to the site and area.
6. For all the above reasons, the appeal is dismissed.

Rebecca McAndrew

INSPECTOR