
Appeal Decision

Site visit made on 22 March 2024

by S. Hartley BA (Hons) Dist.TP (Manc) DMS MRTPI MRICS

an Inspector appointed by the Secretary of State

Decision date: 05 April 2024.

Appeal Ref: APP/Q4625/D/23/3335585

11 Apsley Grove, Dorridge, Solihull B93 8QP.

- 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 Rob Crellin against the decision of Solihull Metropolitan Borough Council.
 - The application ref PL/2023/01884/MINFHO dated 7 September 2023 was refused by notice dated 6 December 2023.
 - The development proposed is the extension of a garage with a new first floor extension above and internal alterations. Resubmission of approved application PL/2023/01047/MINFHO to seek elevational changes to allow 1 no. additional study space.
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Decision

1. The appeal is allowed, and planning permission is granted for the extension of a garage with a new first floor extension above and internal alterations. Resubmission of approved application PL/2023/01047/MINFHO to seek elevational changes to allow 1 no. additional study space at 11 Apsley Grove, Dorridge, Solihull, B93 8QP in accordance with the terms of the application ref PL/2023/01884/MINFHO dated 7 September 2023, and subject to the following conditions: -
 - i. The development hereby permitted shall begin no later than three years from the date of this decision.
 - ii. The development hereby permitted shall be carried out in accordance with the following approved plans: 5976/01G (existing and proposed plans and elevations) and 5976/02B (Location and block plans).
 - iii. The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building.

Procedural Matters

2. A revision to the National Planning Policy Framework 2023 (the Framework) was published on 19 December 2023. The amendments made did not have a bearing on the issues in this appeal, and it was therefore not necessary to seek comments from the main parties upon it. Where I have referred to the Framework, it is that of the December 2023 version.

The Main Issue

3. The main issue is the effect of the development upon the character and appearance of the host property and area.

Reasons

4. The appeal property is a detached, brick built, modern, two-storey dwelling in a landscaped setting in a residential area. It includes an existing single storey garage in the same house style.
5. The appeal proposal is for the extension of the garage to include a first-floor addition. A planning approval for a similar development, albeit to a different design, was approved on 30 August 2023, and as it is an extant approval, I afford it very significant weight in the decision making process¹.
6. The extant approval and the appeal proposal would have approximately the same footprint and would be comparable in their overall heights. The bulk and mass of the extended garage would be similar, and the external materials would be the same. In the circumstances, there would be little or no discernible difference in terms of the subordination of the extension to the host property.
7. The basic difference is that the main roof to the extension would be re-orientated by 90 degrees. In so doing, the front elevation of the extant approval, which is dominated somewhat by an expanse of roof and two dormers, would be replaced by a roof to include a pitched gable with one window at first floor level, all of which would form an attractive addition to the host property.
8. So far as the wider area is concerned, the housing includes properties to varying designs, albeit the area is characterised by two storey dwellings with landscaped gardens, and which add positively and distinctively to its character and appearance.
9. Overall, the proposed development would assimilate well, both within the area and with the host property and especially when the extant permission is taken into account.
10. Therefore, I conclude that the proposal would accord with policy P15 of the Solihull Local Plan 2013 which requires that all development achieves good quality and which conserves and enhances local character, distinctiveness and streetscape quality in terms of scale, massing, density, layout, materials and landscape. For similar reasons, it would accord with the design principles in the Council's House Extensions Guidelines Supplementary Planning Document (2010), with policy D1 of the Knowle, Dorridge and Bentley Heath Neighbourhood Plan (2019), and with chapter 12 of the Framework.

Conditions

11. I have imposed the standard time condition and a condition to ensure that the development is in accordance with the approved plans in the interests of certainty. In the interests of good design, it is necessary to impose a condition relating to external materials.

¹ Application PL/2023/01047/MINFHO

Conclusion

12. For the reasons outlined above, I conclude that the appeal should be allowed.

S. Hartley

INSPECTOR