



Appeal Decision

Site visit made on 22 March 2010

by **Paul Crysell BSc (Hons) MSc MRTPI**

an Inspector appointed by the Secretary of State
for Communities and Local Government

The Planning Inspectorate
4/11 Eagle Wing
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

☎ 0117 372 6372
email: enquiries@pins.gsi.gov.uk

Decision date:
1 April 2010

Appeal Ref: APP/R1845/D/10/2122274

Bissell Lodge, Deansford Lane, Blakedown Worcestershire DY10 3NN

- 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 Amanda Bailey against the decision of Wyre Forest District Council.
- The application Ref 09/0677/FULL, dated 18 September 2009, was refused by notice dated 23 November 2009.
- The development proposed is alterations and an extension to form a boot room and en suite and rebuilding of front entrance and boundary wall.

Decision

1. I dismiss the appeal.

Main issues

2. The main issues in this case are:
 - whether the proposed development would constitute inappropriate development in the Green Belt and, if so, whether there are any very special circumstances to clearly outweigh the harm by reason of inappropriateness, and any other harm;
 - the effect of the development on the character and appearance of the existing property; and,
 - whether the proposal would affect highway safety.

Reasons

3. The appeal property is a relatively isolated dwelling lying on the south-western side of Deansford Lane within the West Midlands Green Belt. The proposal would involve the construction of a two storey extension on the south-eastern side of the existing dwelling. This would be set back from the front of the property and set down from the ridge line of the dwelling.
4. National planning guidance contained in PPG2¹, says that the extension of a dwelling is not inappropriate in the Green Belt providing it does not result in a disproportionate addition over and above the size of the original dwelling (paragraph 3.6). The extension would cover an additional 6.7sq m. of floor area which, according to the appellant, would represent about 10% of the existing footprint.

¹ Planning Policy Guidance Note 2 *Green Belts* (PPG2)

5. Despite the limited scale of work proposed, the development would add to the size of the original dwelling which has been extended on previous occasions. This would detract from the openness of the Green Belt which, as PPG2 points out, is its most important attribute. From the information available I concur with the Council that the current scheme would constitute inappropriate development in the Green Belt when considering the cumulative increase in the size of the original dwelling. In this respect the scheme would fail to comply with policy GB.1 of the Adopted Wyre Forest District Local Plan (LP) which accords with the principles in PPG2.
6. I have had regard to whether there are any other matters which would outweigh the harm that would arise, by definition, to the Green Belt. I have considered carefully the personal circumstances put forward by the appellant but these do not justify inappropriate development in the Green Belt. I have also been referred to other nearby schemes in the Green Belt where approval has been given. I have not been provided with any detail of these cases most of which appear to relate to equestrian activities. Consequently, I have determined the appeal on the information before me and I conclude that very special circumstances do not exist to support the development.
7. The Council is also concerned that the extension would fail to be visually subservient to the original dwelling contrary to policy D.17 of the LP and advice in its Supplementary Planning Guidance². I have not been provided with a copy of the latter and I am not convinced it would have the adverse impact suggested. The extension would be set both down and back from the main dwelling and its appearance would be partly masked by the presence of the double garage towards the front of the site. When approaching the site along Deansford Lane from the south east, views of the extension would be limited by the hedgerow fronting the lane.
8. I consider the extension would be subservient to the original dwelling and not overwhelm it as suggested by the Council. I am therefore satisfied that the proposal would accord with policy D.17 of the LP which sets out the principles involved in the design of residential extensions.
9. The application involves building up and extending the existing wall at the front of the property. One of the two access points would also be removed and gates introduced at the remaining entrance. The Highway Authority is concerned that the width of the new access and the piers proposed to either side would reduce visibility. Furthermore, the siting of gates within 5 metres of the lane would obstruct the free flow of traffic while they were being opened and closed. Consequently, this element of the scheme would detract from highway safety, contrary to policy TR.9 of the LP. Similar concerns about access to the site were raised by Churchill and Blakedown Parish Council although it had no objection to the proposal in principle.
10. The appellant has indicated she no longer wishes to pursue this element of the scheme and I note the relevant plan has been annotated to confirm this point. Having regard to the 'Wheatcroft' principles³ I consider this amendment would not materially alter the nature of the application and that no one who would

² Supplementary Planning Guidance - *Design*

³ *Bernard Wheatcroft Ltd v Secretary of State for the Environment and Another*

normally have been consulted would be prejudiced by the change because the access would remain unaltered. It would, however, overcome the highway objection.

11. No objections have been raised by other parties and while I have considerable sympathy for the personal circumstances of the appellant such considerations do not clearly outweigh the harm to the Green Belt which would result from inappropriate development.
12. For the reasons given above and having regard to all other matters, I dismiss the appeal.

P R Crysell

INSPECTOR