

Planning Inspectorate APP/Q4625/D/16/3159393: 149 Haslucks Green Road, Shirley, B90 2LG

Application ref: PL/2016/01841/MINFHO

Appeal Decision notice dated 10th January 2017. Appeal Dismissed

Planning permission was refused under delegated powers for a two storey and single storey extension to the side elevation. The property already has the benefit of a two storey extension and this application was to add a further two storey extension therefore increasing the size of the dwelling significantly from its original form. The reason for refusal was that the two storey extension represented a non subservient addition to the property that poorly integrates with the original dwelling and unbalances the pair of Semi's. The appeal was Dismissed.

The Inspector noted that the proposed extension along with the previous extension would significantly increase the massing and bulk of the property and would result in the dwelling being more than twice the width of the original house. Further, in addition to the disproportionate extensions, the creation of a hard edge along the roadside boundary of 11m would substantially diminish the open feeling that currently exists on all four corners of this section of Haslucks Croft. The appellant contended that the medical condition of two of their children should be taken into account.

The Inspector concluded that the proposal would result in significant harm to the character and appearance both on the host property as one half of a pair of semi-detached dwellings and the area focused on Haslucks Green Road and Haslucks Croft. The proposed development would therefore conflict with Policy P15 of the Solihull Local Plan (2013) and the Councils SPD 'House Extension Guidelines' (2010). Furthermore he stated that he found no evidence that the personal circumstances of the appellant are such to outweigh the harm identified.

Planning Inspectorate Ref : APP/Q46254/C/16/3157222

Enforcement Notice Appeal – The Wainhouse, Main Road, Meriden

Appeal Decision Dated 18th January 2017 – Appeal Dismissed

An enforcement notice was issued on 2nd June 2016 against the erection of a 1.8m high wire mesh fence at the above property in the curtilage of Meriden Hall which is a Grade II* listed building. This followed long-running but unsuccessful attempts to secure a remedy through advice and negotiation.

A Ground (c) appeal (that the matters stated in the Notice do not constitute a breach of planning control) was dismissed as the Inspector found the fence to be a building operation and, as a new means of enclosure with the curtilage of a listed building (the latter fact being undisputed), express planning permission was required.

Turning to the Ground (a) appeal (that planning permission should be granted), the Inspector concurred with the Council's view that the fence has an urbanising effect in this semi-rural location and is out-of-keeping with the special architectural interest of the listed building. Whilst the harm caused to the setting of the listed building may be 'less than substantial', he

considered that there is still real and serious harm. The Inspector did not consider that the justification for it (put forward by the appellant) outweighed that harm or that it could be made acceptable in planning terms by the imposition of conditions.

The appeal was therefore dismissed and the enforcement notice upheld, and the 2-month compliance period has now commenced.