

APPEAL SYNOPSIS

Planning Inspectorate APP/Q4625/W/19/3228646, 182 St Bernards Road, Olton, Solihull.

Application Reference: PL/2018/02933/PPFL.

Appeal Decision notice date 24th September 2019. Appeal Dismissed.

Planning permission was refused under delegated powers for the demolition of existing dwelling and the erection of three detached dwellings.

The Inspector considered the main issue to be the effect of the proposal on the character and appearance of the area.

The Inspector noted that appeal site comprised a wide fronted detached dwelling, set back from the road, with a long rear garden which has been cleared of trees and outbuildings. A large mature oak tree, protected by a Tree Preservation Order, sits near to the northern boundary of the front garden. The area in which the appeal property lies has an established residential character. The properties fronting St Bernards Road are predominantly two-storey detached, or semi-detached dwellings set back from the road, with landscaped front gardens, containing mature trees and hedgerows, and long, narrow, rear gardens.

The Inspector considered that the proposed replacement dwelling on plot 1 would be erected on a similar building line to the existing two storey dwelling, and would be of a similar height and would incorporate similar design features to other properties in the road and thus had no objection to this element of the appeal scheme.

However, the proposed dwellings on plots 2 and 3 would result in a linear encroachment of buildings into the open areas between the existing properties in St. Bernards Road and the estates to the north and east, where only a limited number of small single storey outbuildings currently exist. The Inspector considered their close proximity to one another, combined with their height and scale would result in a development of significant mass which would be out of keeping with the existing open character and appearance of the area. Although the dwellings would not be prominent in the street scene, the Inspector considered that they would be very close to the site boundary and visible from neighbouring properties, and therefore the development would be likely to reduce the appreciation nearby occupiers have of the attractive environment within which they live.

The Inspector therefore, concluded that the proposal would result in harm to the character and appearance of the area, and conflict with Policies P5 and P15 of the Solihull Local Plan 2013 - Shaping a Sustainable Future and the provisions within Supplementary Planning Guidance 'New Housing in Context'. The appeal was therefore dismissed.