

APPEAL BY MR R HORNE AGAINST THE DECISION OF THE COUNCIL TO REFUSE PLANNING PERMISISON FOR A TWO STOREY EXTENSION AND ALTERATIONS TO THE REAR OF 22, BOON HILL, BIGNALL END

<u>Application Number</u>	15/00127/FUL
<u>LPA's Decision</u>	Refused by delegated authority on 13th April 2015
<u>Appeal Decision</u>	Dismissed
<u>Date of Appeal Decision</u>	27th October 2015

The appeal site is within the Green Belt and therefore the Inspector considered the main issues to be whether the proposed development would represent inappropriate development in the Green Belt, the effect of the proposal on the openness of the Green Belt and, if it does amount to inappropriate development, whether the harm is clearly outweighed by other considerations so as to amount to the very special circumstances necessary to justify the development.

In dismissing the appeal the Inspector made the following comments:

- The property has previously been extended with the Council stating that the volume increase of previous additions together with the appeal proposal would be approximately 58%. Although there is no definition of a 'disproportionate' addition within the Framework or Local Plan policy, it is considered that given the volume increase, amounting to over half of the original building, the proposal, alongside the previous additions to the dwelling would amount to a disproportionate addition.
- The proposed development amounts to inappropriate development, which is, by definition, harmful to the Green Belt contrary to Policy S3 of the Local Plan and Paragraph 87 of the Framework.
- The proposal would, by its very nature as an additional form of built development, erode the openness of the Green Belt contrary to Paragraph 79 of the Framework.
- Whilst the topographical constraints posed by the sloping nature of the site are noted, the extensions would nevertheless result in disproportionate additions to the original building and therefore the different site levels are a matter to which limited weight is attached.
- Whilst the existing kitchen is small in comparison to the dwelling, the considerations put forward would not be sufficient to clearly outweigh the harm to the Green Belt.
- The appeal must therefore fail.

Recommendation

That the decision be noted.