

Parish and Application No Inspectorate's Ref	Location and Appellant	Proposal	Officer Recommendation	Decision
BRADFIELD 10/02576/FULD PINS Ref 2148289	The Forge, Heath Road, Bradfield Southend, RG7 6HD (Mr and Mrs Ford)	Proposed retirement bungalow on part of the garden belonging to The Forge	Delegated Refusal	Dismissed 26.9.11

This appeal was in respect of the erection of a retirement bungalow within the rear garden of The Forge, Heath Road, Bradfield. The Inspector considered that the main issues to be the effect of the proposed development on the character and appearance of the area as well as the requirement for infrastructure contributions that were directly related to the proposed development and fairly and reasonably related in scale and kind. The site is located within the settlement boundary and AONB.

The Inspector opined that the properties on Heath Road have long, linear rear gardens while the plots within neighbouring Stanbrook Close are squarer in layout with dwellings having clear and legible street frontages.

The Inspector considered that the whilst the views from the public realm would be largely screened by existing buildings and boundary vegetation the impact of a new dwelling in a transitional area at the edge of the settlement would undermine the strong existing development pattern of dwellings with sizable grounds and active street frontages.

Despite the appellants drawing the Inspector's attention to existing tandem development on Southend Road the Inspector considered that this situation was rather different and no such tandem development existed on the southern side of Heath Road.

As such the Inspector opined that the proposal would fail to respect the existing pattern of development, and would intensify the existing residential use of the appeal site to the detriment of its transitional edge-of-settlement character.

In respect of the requirement for developer contributions the Inspector opined that the evidence produced was insufficient to conclude that in this particular case, the financial contributions sought by the Council would be fairly, reasonably and directly related to the proposed development, or necessary to make it acceptable in planning terms.

As such the appeal was dismissed on grounds that the proposed development would have a harmful impact upon the character and appearance of the area.