



**FINAL COMMENTS
OF
SOUTH STAFFORDSHIRE DISTRICT COUNCIL**

**S174 APPEAL
PLANNING INSPECTORATE REFERENCE
APP/C3430/C/24/3336376**

**APPEAL BY: MR STUART MALONEY
APPEAL SITE: 1, BROOMHALL COTTAGES,
HORSEBROOK FARM LANE,
BREWOOD,
STAFFORDSHIRE ST19 9LD**

LOCAL AUTHORITY REFERENCE: 22/00350/BOC

1. INTRODUCTION

- 1.1 These brief Final Comments have been prepared in response to the Appellants Statement of Case (“the Appellants Statement”) in relation to the appeal in respect of respect of land, (“the Land”) at 1, Broomhall Cottages, Horsebrook Farm Lane, Brewood ST19 9LD. They should be read in conjunction with the LPA’s Statement of Case (SoC) and associated appendices.

2. THE GROUND A APPEAL

- 2.1 The Appellant states at paragraph 3.8 of his statement that it is not considered that there would be any greater impact on the Green Belt however then contradicts this at paragraph 4.5 in which he states:

‘It is undeniable that the single storey extension has a different visual influence than a two-storey structure, however, as indicated within this statement, the property is a well-established structure and is not creating a new visual impact.’

- 2.2 The Council’s position is that the greater impact on the Green Belt by the retention of the two storey dwelling required to be removed under condition Condition 5 of Planning Permission Reference 18/00338/FUL is acerbated not only by the presence of the replacement dwelling, but by the visual impact on the openness of the Green Belt by it’s retention. It is a two storey property that cannot be comparable to a rear single storey extension. As a result, the view of the council is that, even if the rear single story extension was removed the two storey dwelling would represent inappropriate development within the Green Belt and would be refused permission.