

**Planning Application Reference: PL/2023/01333/MINFOT**  
**Land Adjoining 8 Belle Vue Terrace, Hampton-In-Arden, Solihull**  
**Proposal to replace single garage with double garage.**

Hampton in Arden Parish Council fully support the decision of SMBC to refuse the above planning application and would urge the Appeal Hearing to uphold that decision.

Eleven residents of the street objected to this proposal with none in favour.

### **Context**

Belle Vue Terrace is a **short narrow cul-de-sac** commanding magnificent local **views** over the Blythe Valley. Its centrepiece is a late **Victorian terrace** which is **locally listed** and therefore a non-designated **heritage asset**, close to the historic village centre of the **Conservation Area**.

The open space adjacent to the terrace was divided into a series of narrow plots, conceived originally as garden/allotment space for the terraced properties which have no rear gardens. These now mostly contain modest domestic garages or garden plots.

This plot was purchased some years ago as an investment opportunity. However, a proposal to build a house on the site was rightly rejected. An existing modest prefabricated domestic garage on the plot has been allowed to fall into dereliction. This proposal seeks to replace it with a substantial new double garage.

Our concerns are based on;

- **Scale-** The proposed garage is four times larger and twice as high as the domestic garage it would replace. It has a high-pitched roof with dormer windows. As such it has the dimensions of a small house and could at a future point be converted into one. The building abuts the pavement and thus is out of line with the building lines of the other properties.
- **Damage to Heritage** – The style and size of the proposed construction at the end of a locally listed Victorian terrace would be out of character. It offers no public benefit and would be a precedent for violation of the Conservation Area principles, the Village Neighbourhood Plan and Village Design Guide.
- **Damage to Protected Views** – The views from here across the Blythe valley were highlighted in the 2013 residents survey which preceded the development of the Village Neighbourhood Plan, and that plan identified it as one of two priority views from the village to be protected. The Neighbourhood Plan was adopted by Solihull Council in 2017. This proposal seriously detracts from the outlook from Belle Vue

Terrace. It presents no public benefits that would outweigh the harm to the protected view identified.

- **Potential Change of Use**-The stated purpose is to create both internal and external storage space for commercial/industrial vehicles and equipment to support the applicant's landscaping business. Effectively we regard this a change to commercial use involving daily movement and manoeuvring of industrial plant and equipment. Allowing this plot to be developed in this way could enable all plots over time to be repurposed for commercial storage use.
- **Access** – The road is a narrow cul-de-sac, and the terrace relies on on-street parking. Delivery vans already struggle to gain access or turn and most of the refuse lorries and some emergency vehicles struggle to get down the road at all. The daily use of this plot for commercial vehicle manoeuvres would make a difficult situation even worse.