

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr C R Lambert	Proposed Detached Garage 8 Knowesley Close, Bromsgrove, Worcestershire, B60 2RG,	25.11.2015	15/0841

RECOMMENDATION: That planning permission be Granted

Consultations

Consultations were not considered necessary given the scale and nature of the development.

Six neighbours were consulted – No response received.

Relevant Policies

Bromsgrove District Local Plan 2004 (BDLP):

DS13 Sustainable Development
S10 Extensions to Dwellings Outside the Green Belt

Others:

SPG1 Residential Design Guide
NPPG National Planning Practice Guidance
NPPF National Planning Policy Framework

Relevant Planning History

None

Assessment of Proposal

The site lies within the Residential Area as defined by Bromsgrove District Local Plan where extensions are considered acceptable in principle, subject to the detailed design, impact on the character of the host building and the streetscene.

Although Policy S10 relates to extensions to dwellings in residential areas, given that the garage is within the curtilage of a dwelling the main objectives of Policy S10 remain relevant. The main considerations for this application are therefore; the effect of the development on residential amenity and, its impact on the streetscene.

The proposal is for a single garage in the rear garden of Number 8 Knowesley Close. The application site is on a corner and therefore the proposed structure is sited alongside Number 6 Knowesley Close. The proposed garage would be 400mm from the boundary to Number 6 and would be 3.3 metres in height with a pitched roof. It is noted that the applicant could build a garage of 2.5 metres in height in the same location under

Permitted Development. Although the proposed garage would be in close proximity to Number 6 Knowesley Close, it is considered that the height and siting are such as not to raise any issues around overshadowing or over bearing effect on that adjoining dwelling. No objections have been received from neighbours.

There would be a limited view from the streetscene, as the proposed garage would be partially screened by the existing gates and boundary treatments. Also the distance from the main highway is noted as being 10 metres, further reducing the prominence of the structure. It is considered therefore that the proposal would not have a detrimental impact on the streetscene. The proposal is therefore policy compliant and is considered acceptable.

Proactive engagement by the Local Planning authority was not necessary in this case as the proposed development was considered acceptable as initially submitted.

RECOMMENDATION: That planning permission be Granted

Conditions:

- 1) The proposal must be started within 3 years from the date of this notice.

Reason: To comply with National Legislation.

- 2) The proposal shall be carried out as shown on the plans, schedules and other documents listed below;

Location Plan Received 30/09/2015

Proposed Floor and Elevations Drg No 0703/001 Received 30/09/2015

Reason: To make sure the development is carried out exactly as shown on the plans, to ensure that it relates to the area in which it is being built and protects how that area looks, in order to comply with policy DS13 of the Bromsgrove District Local Plan January 2004.

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