

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mrs Alex Dentith	Front, rear and side extensions 43 Westfields, Catshill, Bromsgrove, Worcestershire, B61 9HJ	01.05.2017	17/0186

RECOMMENDATION: That planning permission be **Refused**

Consultations

Catshill and North Marlbrook Parish Council

The Parish Council neither objected nor supported the application.

Public Consultation Response

A representation has been received raising concerns which are summarised as follows:

- Over-development of the property
- Front extension is inappropriate
- The rear extension is very large and would cause overshadowing

Relevant Policies

Bromsgrove District Plan

BDP19 High Quality Design

Others

NPPF National Planning Policy Framework
SPG1 – Residential Design Guide

Relevant Planning History

B/18110/19	Porch and bedroom extensions.	Approved	10.07.1989
------------	-------------------------------	----------	------------

Site Description

43 Westfields is set within a residential cul-de-sac accessed off Stourbridge Road, Catshill. The dwelling is situated in an elevated position with the whole of Westfields sloping steeply up from its junction with Stourbridge Road. The majority of the dwellings that comprise Westfields are of a similar age and whilst there is a variety of style of dwellings, largely designed to account for the prevailing topography throughout the cul-de-sac, there are clear groups of similar style dwellings. In the case of number 43, the property appears from the highway to be a two-storey property, however, the accommodation is arranged across four floors to account for the slope upwards from front

to back. The land to the rear of the property is extensively elevated and in essence the property is set in a 'hillside' position.

Assessment of Proposal

The application site is situated within a residential area of Bromsgrove where there is a general presumption in favour of domestic extensions where the proposals contribute positively to the local character of the area and where the development proposed does not impinge upon the amenities enjoyed by the occupiers of nearby residents.

While all development proposals still have to be assessed on their own merits, the 45 degree rule complements the guidance on the scale extensions and aims to avoid the problem of overshadowing and loss of outlook. I am satisfied that the proposed rear and side extensions would comply with the 45 degree rule having regard to the rear windows at no. 45 Westfields and would not cause an unacceptable loss of light to the neighbouring occupiers.

With regards to the proposed front extension, which would create three larger bedrooms, I consider that the proposed extension forward of the dominant building line which this part of Westfields is characterised by would disturb the harmony to the run of the seven similar styled houses. I consider that this would not contribute positively to the local character of this section of Westfields and the design does not reflect or complement the local surroundings, which is largely devoid of such extensions. The extension would have a detrimental impact harming the visual amenity of the of the area contrary to BDP 19 of the Bromsgrove Local Plan together with the guidance contained with Paragraph 64 of the National Planning Policy Framework which states that permission should be refused for developments of poor design that fail to take the opportunities available for improving the character and quality of the area and the way it functions.

RECOMMENDATION: That planning permission be Refused

Reasons for Refusal

- 1) The proposed lower ground floor single storey front extension would project forward of the dominant building line which forms the character of this part of Westfields. The proposal would therefore appear prominent within the street scene and would not enhance the character and distinctiveness of the local area of Westfields. As such, the development would be contrary to BDP19 of the adopted Bromsgrove District Plan.

The guidance contained in Paragraph 64 of the National Planning Policy Framework states that permission should be refused for developments of poor design that fail to take the opportunities available for improving the character and quality of the area and the way it functions

Case Officer: Sue Lattimer Tel: 01527 881336
Email: s.lattimer@bromsgroveandredditch.gov.uk