

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr S Rowland	Two storey front and side extension. Single storey rear extension and replacement detached garage.  80 Rock Hill, Bromsgrove, Worcestershire, B61 7HX.	16.04.2018	18/00190/FUL

**RECOMMENDATION:** That planning permission be Refused

**Councillor Thompson has requested that this application be considered by Planning Committee rather than being determined under delegated powers**

### **Consultations**

No formal consultations were required for this proposal

### **Public Consultation Response**

Six neighbours consulted –period expired 12.03.2018.

Two representations have been received, one in support and one regarding utility supplies and property ownership. The supporter feels the property will be more in keeping with surrounding properties. The latter representation addressed property ownership and changes to utility supplies as a result of building operations, these are not considered to be material planning matters.

Ward Member

Councillor Thompson has requested members be given the opportunity to discuss this proposal given the contentious issues surrounding this application.

### **Relevant Policies**

#### **Bromsgrove District Plan**

BDP1 Sustainable Development Principles  
BDP19 High Quality Design

### **Others**

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

### **Relevant Planning History**

None

### **Assessment of Proposal**

The property sits in a large plot off a private cul-de-sac containing four extended, detached properties with varying design styles. The property sits forward of its nearest neighbour, number 82 and can partially be seen from Rock Hill, B4091. The site is located within the residential area of Bromsgrove as defined by the Bromsgrove District Plan where a presumption in favour of development exists.

## **The Proposed Development**

The proposed extension encompasses the two storeys of the front and side of the existing dwelling, changing the rendered facia to brickwork. It is also proposed to add a flat roof rear garden room and replacement garage. These elements are considered below.

### **Two storey front and side**

Policy 19 of the Bromsgrove District Plan (2011 - 2030) (BDP) and Supplementary Planning Guidance note (SPG1) 1 4.1 (d) require extensions to be subordinate to the original dwelling in order to provide a design break between the old and new and retain the character of that original building. The proposed extension fully conceals the front and side of the current dwelling. The original roof form is lost and the proposed gable projection to the front of the property is visually dominant and not in keeping with the design of the current house. The proposal is therefore not considered to be policy compliant owing to its non-subordinate design.

Policy BDP 19 also requires extensions make a positive impact by ensuring that development enhances the character and distinctiveness of the local area. The existing dwelling has a pleasing scale and proportions which complement surrounding properties. The proposal would result in a property which does not respect the scale or design of the existing dwelling. The applicant has contended that a replacement dwelling of this size and design could be constructed on the site. However, any replacement dwelling would need to be of a similar size and design so as to enhance the character and distinctiveness of the local area. That proposal is not before the council at this time and would need to be considered on its merits. This comment does not in your officers' view represent a fall-back position of such a weight as to override the identified issues.

### **Rear garden room**

The flat roof rear extension extends 4 metres beyond the rear wall and is 3.2 metres in height. This element of the proposal has a strong Permitted Development fall-back position where an extension of up to 6 metres beyond the rear and 4 metres in height could be achieved under the Householder Prior Notification Scheme Schedule 2 Part 1 Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015. Additionally, by virtue of the property's position within the plot and detached nature adequate space is available for the purposes of privacy and amenity. Therefore the rear single storey extension element of this proposal is acceptable.

### **Replacement garage**

The current garage is a large wooden, substandard structure in need of repair. The garage sits forward of the principal elevation adjacent to the highway off the private cul-de-sac. Under the proposal this would be replaced by a larger brick built construction. Although this development will be forward of the principal elevation, your Officers consider given the size of the plot and its position on a private cul-de-sac that the proposal would not affect the main highway, reduce the openness or impact negatively upon the character of the street scene. Therefore this is an acceptable replacement garage which could be conditioned for incidental use only.

In conclusion the replacement garage and single storey rear extension elements are acceptable as they are policy compliant and do not detract from the character of the local area.

However, the two storey front and side extensions are not considered to be subordinate in relation to the original dwelling and as a result are visually dominant and out of keeping with the character of the area. The development therefore fails to comply with Policy 19 of the BDP and Guidance within SPG1 the scheme is therefore unacceptable.

**RECOMMENDATION:** That planning permission be Refused

### **Reason for Refusal**

The proposed extensions by virtue of their scale, siting and design represent an overly large and dominant addition to the dwelling. The development is therefore harmful to the character of the original dwelling, the appearance of the street scene and to the visual amenity of the area. The development therefore fails to comply with Policy BDP19 (High Quality Design), the Residential Design Guide SPG and Section 7 of the NPPF which requires high quality design.

### **Informative**

The local planning authority has worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with this planning application through negotiation and amendment. However, both parties have been unable to reach a compromise on the proposed scheme and therefore the decision has been made as soon as possible to give the applicants the opportunity to utilise their right of appeal.

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