

Name of Applicant Type of Certificate	Proposal	Map/Plan Policy	Plan Ref. Expiry Date
MR. M. WORKMAN 'A'	New pitched roof to replace existing to create bedrooms in the loft space / Brick screen wall and metal access gates - 5 Park Road, Hagley	RES	09/0520 - SP 25.08.2009

Councillor S. R. Colella has requested that this application be considered by the Committee, rather than being determined under delegated powers.

RECOMMENDATION: that planning permission be **GRANTED**.

Consultations

WH	Consulted - views received 27.07.2009: <ul style="list-style-type: none"> No objection.
Hagley PC	Consulted - views received 23.07.2009: <ul style="list-style-type: none"> Concerns regard the loss of bungalows in the Hagley area resulting in reduced provision for increasing numbers of elderly residents.
Publicity	55 letters sent 09.07.2009 (expire 30.07.2009): no response received. 1 site notice posted 22.07.2009 (expires 13.08.2009): no response received.

The site and its surroundings

The property is a detached bungalow and separate garage located on an elevated sloping site on Park Road, almost opposite Lodge Crescent, close to the junction with Worcester Road. It is a substantial plot with the dwelling situated adjacent to the eastern side and detached garage to the west. The driveway has dual access either side of a retaining wall. The property has a hipped roof and flat roof extensions on both sides and is in need of repair and improvement.

The site is located in an established residential area.

Proposal

The proposal involves a complete re-roofing of the property to include the flat roof extensions which will be hipped at both sides. The additional roof space will provide three bedrooms and a bathroom. Three pitched roof dormer windows are included at the front of the dwelling and five rooflight windows to the rear. The existing garage is proposed to be removed and replaced with gates and a wall to secure the rear garden.

Relevant Policies

WMSS	QE3
WCSP	CTC.1
BDLP	DS13, S10
Others	PPS1, SPG1

Relevant Planning History

None.

Notes

The main issues in the consideration of this application are the scale, design and impact on the street scene and the impact on residential amenity.

Scale and design and impact on street scene

The proposals are considered to be in accordance with the guidance contained in SPG1, which gives specific advice on the design, size and scale of extensions and a requirement for dormer windows to be as small as possible, respect roof lines and be in character with the house.

In this instance, there is a significant increase in the upper floor area but partly within the existing roof space and partly by removing the flat roof sections by enlarging the hipped roof. The scale is acceptable given the overall size of the plot and space around the building, while being set back from the road in an elevated position, it is considered that the impact within the street scene would not be obtrusive or cause an adverse impact. The window details are 3 small pitched roof dormers with gable roofs that replace the two more prominent gables that exist over the bays. At the rear of the dwelling, the roof contains a row of five small rooflight windows flush with the roof plane.

The materials are in matching bricks and render and a new roof in grey tiles, with new windows throughout. As such, these are in keeping with the general design of the property and will provide an improvement to the frontage which is need of attention.

Proposals are also shown for new hard and soft landscaping and a new wall and gates, and it is considered that this would add to the improved nature of the scheme overall. The wall has a height of 2.2 metres (with pillars at 2.5 metres). The gates have a height of 2.2 metres.

Residential amenity

The extension has no direct impact on residential amenities as it is situated a good distance from neighbours on both sides who also enjoy large plots. The properties at the rear in Rooks Meadow and St. Saviours Court are also good distances away with fencing and tree screening between. From all boundaries, the proposals will, improve general visual amenities of nearby neighbours as well as the view in the street scene. As such, the scheme complies with policy S10 and the guidance in SPG1.

Other matters

I note the views of the Parish Council regarding the loss of bungalows in the Hagley area resulting in reduced provision for an increasing numbers of elderly residents. Although I acknowledge these concerns, Members will be aware that unless planning policy specifically requires it, the addition of extensions to the roof cannot be refused simply on that basis. The Local Plan does not contain any such policies. The application is a

householder extension that follows policy guidance and, if the design is acceptable and no amenity issues are raised, the application should be approved.

Conclusions

Given all material considerations, I am of the view that the proposals would comply with policies DS13 and S10 of the Bromsgrove District Local Plan January 2004.

RECOMMENDATION: that planning permission be **GRANTED**.

1. C001 (time limit).
2. C002 (matching materials).

Notes

This decision has been taken having regard to the policies within the West Midlands Spatial Strategy (Regional Planning Guidance Note 11), Worcestershire County Structure Plan (WCSP) June 2001 and the Bromsgrove District Local Plan January 2004 (BDLP) and other material considerations as summarised below:

WMSS QE3
WCSP CTC.1
BDLP DS13, S10
Others PPS1, SPG1

It is the Council's view that the proposed development complies with the provisions of the development plan and that, on balance, there are no justifiable reasons to refuse planning permission.