



BROMSGROVE DISTRICT COUNCIL

VIRTUAL MEETING OF THE PLANNING COMMITTEE

MONDAY 12TH APRIL 2021
AT 6.00 P.M.

MEMBERS: Councillors R. J. Deeming (Chairman), P. J. Whittaker (Vice-Chairman), A. J. B. Beaumont, G. N. Denaro, S. P. Douglas, A. B. L. English, M. Glass, S. G. Hession, J. E. King, P. M. McDonald and P.L. Thomas

AGENDA

1. To receive apologies for absence and notification of substitutes
2. Declarations of Interest

To invite Councillors to declare any Disclosable Pecuniary Interests or Other Disclosable Interests they may have in items on the agenda, and to confirm the nature of those interests.
3. To confirm the accuracy of the minutes of the meeting of the Planning Committee held on 1st March 2021 (Pages 1 - 8)
4. Updates to planning applications reported at the meeting (to be circulated prior to the start of the meeting)
5. 20/01392/FUL - Conversion of former Nursing Home into 15 No. apartments - The Hall Nursing Home, Old Station Road, Bromsgrove, Worcestershire, B60 2AS - Morrison Nash Developments (Pages 9 - 20)
6. 20/01393/LBC - Conversion of former Nursing Home into 15No. apartments - The Hall Nursing Home, Old Station Road, Bromsgrove, Worcestershire, B60 2AS - Morrison Nash Developments (Pages 21 - 36)

7. 20/01402/FUL - Single storey front extension and single and two storey rear extensions - 32 Gleneagles Drive, Blackwell, Bromsgrove, Worcestershire, B60 1BD - Mr. A. Brown (Pages 37 - 54)
8. 21/00254/FUL - Two storey rear extension to the existing house - 27 Shaw Lane, Stoke Prior, Bromsgrove, Worcestershire, B60 4DS - Mr. R. Hunter (Pages 55 - 74)
9. To consider any other business, details of which have been notified to the Head of Legal, Equalities and Democratic Services prior to the commencement of the meeting and which the Chairman considers to be of so urgent a nature that it cannot wait until the next meeting.

K. DICKS
Chief Executive

Parkside
Market Street
BROMSGROVE
Worcestershire
B61 8DA

30th March 2021

If you have any queries on this Agenda please contact

**Pauline Ross
Democratic Services Officer**

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BROMSGROVE DISTRICT COUNCIL

PLANNING COMMITTEE

GUIDANCE ON VIRTUAL MEETINGS AND PUBLIC SPEAKING

Due to the current Covid-19 pandemic Bromsgrove District Council will be holding this meeting in accordance with the relevant legislative arrangements for remote meetings of a local authority. For more information please refer to the Local Authorities and Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police Crime Panels meetings) (England and Wales) Regulations 2020.

The meeting is open to the public except for any exempt/confidential items. Where a meeting is held remotely, “open” means available for live viewing. Members of the public will be able to see and hear the meetings via a live stream on the Council’s YouTube channel, which can be accessed using the link below:

[Live Streaming of Planning Committee](#)

Members of the Committee, officers and public speakers will participate in the meeting using Microsoft Teams, and details of any access codes/passwords will be made available separately.

If you have any questions regarding the agenda or attached papers please do not hesitate to contact the officer named above.

PUBLIC SPEAKING

The usual process for public speaking at meetings of the Planning Committee will continue to be followed subject to some adjustments for the smooth running of virtual meetings. For further details a copy of the amended Planning Committee Procedure Rules can be found on the Council’s website at [Planning Committee Procedure Rules](#).

The process approved by the Council for public speaking at meetings of the Planning Committee is (subject to the discretion and control of the Chair), as summarised below:

- 1) Introduction of application by Chair
- 2) Officer presentation of the report
- 3) Public Speaking - in the following order:-
 - a. objector (or agent/ spokesperson on behalf of objectors);
 - b. applicant, or their agent (or supporter);

- c. Parish Council representative (if applicable);
- d. Ward Councillor

Each party will have up to a maximum of 3 minutes to speak, subject to the discretion of the Chair.

Speakers will be called in the order they have notified their interest in speaking to the Democratic Services Team and invited to unmute their microphone and address the committee via Microsoft Teams.

- 4) Members' questions to the Officers and formal debate / determination.

Notes:

- 1) Anyone wishing to address the Planning Committee on applications on this agenda must notify the Democratic Services Officer on 01527 881406 or by email at p.ross@bromsgroveandredditch.gov.uk before 12 noon on Thursday 8th April 2021.
- 2) Advice and assistance will be provided to public speakers as to how to access the meeting and those registered to speak will be invited to participate via a Microsoft Teams invitation. Provision has been made in the amended Planning Committee procedure rules for public speakers who cannot access the meeting by Microsoft Teams, and those speakers will be given the opportunity to submit their speech in writing to be read out by an officer at the meeting. Please take care when preparing written comments to ensure that the reading time will not exceed three minutes. Any speakers wishing to submit written comments must do so by 12 noon on Thursday 8th April 2021.
- 3) Reports on all applications will include a summary of the responses received from consultees and third parties, an appraisal of the main planning issues, the case officer's presentation and a recommendation. All submitted plans and documentation for each application, including consultee responses and third party representations, are available to view in full via the Public Access facility on the Council's website www.bromsgrove.gov.uk
- 4) It should be noted that, in coming to its decision, the Committee can only take into account planning issues, namely policies contained in the Bromsgrove District Plan (the Development Plan) and other material considerations, which include Government Guidance and other relevant policies published since the adoption of the Development Plan and the "environmental factors" (in the broad sense) which affect the site.

- 5) **Although this is a public meeting, there are circumstances when the Committee might have to move into closed session to consider exempt or confidential information. For agenda items that are exempt, the public are excluded and for any such items the live stream will be suspended and that part of the meeting will not be recorded.**

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Planning Committee
1st March 2021

BROMSGROVE DISTRICT COUNCIL

VIRTUAL MEETING OF THE PLANNING COMMITTEE

MONDAY 1ST MARCH 2021, AT 6.00 P.M.

PRESENT: Councillors R. J. Deeming (Chairman), P. J. Whittaker (Vice-Chairman), A. J. B. Beaumont, S. P. Douglas, A. B. L. English, M. Glass, S. G. Hession, J. E. King, P. M. McDonald, P.L. Thomas and S. A. Webb (substituting for Councillor G. N. Denaro)

Officers: Mr. A. Hussain, Mr. D. M. Birch, Mr. G. Boyes, Ms. S. Williams and Mrs. P. Ross

89/20 **TO RECEIVE APOLOGIES FOR ABSENCE AND NOTIFICATION OF SUBSTITUTES**

An apology for absence was received from Councillor G. N. Denaro with Councillor S. A. Webb in attendance as the substitute Member.

90/20 **DECLARATIONS OF INTEREST**

Councillor J. E. King declared in relation to Agenda Item 5, (Minute No 93/20), in that she was a Parish Councillor at Lickey and Blackwell Parish Council; and Ward Councillor for Lickey Hills.

During Agenda Item No. 6 (Minute No. 94/20), Councillor S. G. Hession asked for it to be noted that she had just realised that the Applicant was the son of the Chairman of Wythall Parish Council, on which she was a Parish Councillor. Councillor Hession stated that she was not aware of the relationship until now, however, she had not discussed the application with anyone.

91/20 **MINUTES**

The minutes of the Planning Committee meeting held on 1st February 2021, were received.

RESOLVED that the minutes of the Planning Committee meeting held on 1st February 2021, be approved as a correct record.

92/20 **UPDATES TO PLANNING APPLICATIONS**

It was noted that there were no Committee Updates.

93/20

TREE PRESERVATION ORDER (14) 2020 - TREE(S) ON LAND AT 11 PLYMOUTH ROAD, BARNT GREEN, B45 8JE

The Committee considered a report which detailed proposals to confirm, without modification, Tree Preservation Order (No.14) 2020, relating to trees on land at 11 Plymouth Road, Barnt Green, B45 8JE.

Officers provided a detailed presentation.

Officers drew Members' attention to the recommendation, as detailed on page 13 of the main agenda report.

Officers informed the Committee that the trees in question were 3 yew trees and a pine tree.

Officers drew Members' attention to the objection received and the officer's comments in relation to the points raised within the objection, as detailed on page 14 of the main agenda report.

Officers further informed the Committee that a Tree Evaluation Method for Preservation Orders (TEMPO) assessment of the group of trees was carried out to aid the decision-making process of evaluating the trees suitability for protection. The group of trees scored 18, as detailed at Appendix 3. Anything over a score of 14 under this method was deemed suitable for Tree Preservation Order protection.

The group of trees were highly prominent to users of Plymouth Road and therefore offered a high degree of visual amenity to passers-by, both pedestrian and road users. The trees added greatly to the character of the street and the area.

In response to Members questions, officers explained that the trees on the opposite side did not have TPO's, however, then trees in the distance, shown on the presentation slides were protected.

Officers further highlighted that with regard to pruning / pollarding the trees, that pruning options on the Pine tree would be very limited because of the tree species as they did not handle pruning very well. There could be some sympathetic level to the pruning of the Yew trees, that would be acceptable, but not to the level of pollarding, as pollarding was a heavy form of pruning.

RESOLVED that Tree Preservation Order (No.14) 2020 relating to trees on land at 11 Plymouth Road, Barnt Green, B45 8JE, be confirmed without modification, as detailed in the Provisional Order on Appendix 1 to the report.

94/20

20/01281/FUL - FIRST STOREY EXTENSION TO PROVIDE SELF CONTAINED FLAT TO BE USED WITH EXISTING BUSINESS AS EXTENDED FAMILY ACCOMMODATION - HYLTON HOUND HOTEL, MIDDLE LANE, KINGS NORTON, WORCESTERSHIRE, B47 6LD - MR.

D. TAYLOR

Officers clarified that the Application had been brought to the Planning Committee for consideration at the request of Councillor G. Denaro, Ward Councillor.

Officers presented the report and in doing so informed the Committee that the application was for a first storey extension to provide a self-contained flat to be used with the existing business as extended family accommodation.

Officers referred to the following presentation slides:-

- Site location plan and block plan
- Existing ground floor plan
- Existing elevations
- Proposed ground floor plan

The site formed part of a dog kennel business with dog grooming facility that operated from the premises. The site had off street car parking for the business, a large grassed area that formed part of the site, was used to exercise the dogs in boarding.

Permission was being sought for an extension to provide self-contained residential accommodation above the existing business premises.

The applicant had indicated that the accommodation was needed in association with the existing business use. However, given the self-contained nature of the new accommodation, the absence of any documentation accompanying the application that would link the use of the new accommodation to the business and lastly, the retention of the existing flat for the business, officers considered that the scheme equated to the formation of a new dwelling.

The site lay within the Green Belt as designated under policy BDP4 of Bromsgrove District Plan and was outside of any settlement. Therefore, the main issues to consider in the determination of the application were:-

- Whether the proposal would be inappropriate development in the Green Belt having regard to the policies of the Bromsgrove District Plan and the National Planning Policy Framework (NPPF).
- If the proposal was inappropriate development, would the harm by reason of inappropriateness, and any other harm, be clearly outweighed by other considerations so as to amount to the very special circumstances required to justify the proposal.

The NPPF identified that the fundamental aim of the Green Belt Policy was to prevent urban sprawl and that inappropriate development was harmful to the Green Belt and should not be approved except in very special circumstances.

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Officers further informed Members that the existing building was single storey with a shallow pitch roof and an approximate floor area of 135 sqm. The proposed extension would comprise of a first floor extension providing 3 bedroomed self-contained residential accommodation, as detailed on page 32 of the main agenda report.,

Whilst the roof would be hipped, two large dormers would be provided to achieve useable floorspace within the loft area.

Officers highlighted that the total floor area of the extension would amount to approximately 181 sqm, resulting in a 134.5% increase in floorspace. Given the scale of the works proposed, the additional floorspace would be excessive in comparison to the original floorspace, and as such would result in a disproportionate addition over and above the size of the original building.

Due to the self-contained nature of the proposed extension, officers were of the view that the scheme equated to the formation of a new dwelling.

Policy BPD4 allowed for limited infilling in Green Belt settlements, as detailed on page 32 of the main agenda report.

The site was located next to a road that was unlit, with no footpaths, meaning occupiers of the proposed dwelling would have to rely on private transport to get to nearby amenities and services given its unsustainable location.

Officers further highlighted that Worcestershire County Council Highways had raised an objection to the application due to the unsustainable location of the scheme.

The new self-contained accommodation would be above the existing building and being two storey, the proposed unit would be substantially taller than the existing single storey building currently on site.

Due to the scale and design of the self-contained accommodation, the resultant building would be materially larger than the existing building, having an effect on the openness and purposes of the Green Belt.

The NPPF indicated that openness was an essential characteristic of the Green Belt.

The proposal did not fall within the closed exceptions set out in NPPF paragraph 14 and would be contrary to Policy BDP4 of the Bromsgrove District Plan; and would be inappropriate development in the Green Belt.

Officers further drew Members' attention to 'Very Special Circumstances' and the applicant's statement regards the challenging times for the

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business due to the Covid-19 pandemic, as detailed on pages 33 and 34 of the main agenda report.

Officers had noted the arguments put forward by the applicant and whilst officers understood the exceptional circumstances that the business had had to deal with due to the Covid-19 pandemic; officers still considered that they did not amount to very special circumstances that would outweigh the harm identified to the Green Belt.

Officers referred to page 35 of the main agenda report and the detailed reasons for refusing planning permission.

At the invitation of the Chairman, Mr. D. Taylor the Applicant and Mr. M. Cano, the Applicant's agent addressed the Committee. Councillor G. N. Denaro, Ward Councillor also addressed the Committee.

The Committee then considered the Application, which had been recommended for refusal by Officers.

Members referred to the comments made by Mr. D. Taylor in his address to the Committee, in terms of a business need as he was expanding the dog care facilities and would be open 24 hours a day, 365 days a year; in order to maintain a safe environment for the dogs and employees whilst on site.

In response to questions from Members, the Development Management Manager clarified that no documentation had been submitted by the applicant showing the linkage between the use of the residential accommodation and the business use.

There was no legal agreement to tie these two entities together, therefore should Members be minded to approve the application, a legal agreement would be required to be agreed and signed by the applicant, that there was some degree of association. If there was no legal agreement in place, the residential dwelling could be occupied by any other person / persons not associated with the business.

The Development Management Manager further reiterated that each application should be considered on its own merit; and he would remind Members that they must determine the details of the application as presented.

There was no specific percentage for non-domestic buildings in the Local Plan, however, Members should consider the balance; of approving an application that would result in a 134.5% increase in floorspace, and if that balance outweighed the harm to the Green Belt.

Members commented that they fully understood and appreciated that officers were following planning guidance and legislation and had put forward some really good points in the report.

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Members continued to debate as to who would be affected by the harm to openness in the Green Belt and its unsustainable location, other than the family members and staff employed at the business. Members commented that, in their opinion, they did not agree that the site was unsustainable as there were other larger businesses and residential dwellings located within close proximity.

Having considered the Officer's report, the information provided by the public speakers, Members supported the application, as it was an established family business.

Members were of the view that the business and the potential employment opportunities offered by the business should be encouraged and supported. Members further stated that local businesses and families should be encouraged to stay in the district. The longevity of the business would benefit the local rural economy and that the business was located in an area that was less likely to be problematic on the environment with any potential noise emanating from the dogs.

However, Members also noted the information provided by officers and the Council's Legal Advisor that a suitable legal agreement would be required that inextricably linked the business to the proposed dwelling, and that the proposed dwelling could not be sold separately to the business.

Members had carefully considered all matters presented to them but stated that the proposed dwelling would not cause harm to the openness of the Green Belt or the Street Scene. Furthermore, Members were of the view that the proposed dwelling was in a sustainable location. Therefore, all of these constituted to very special circumstances and Members were therefore minded to approve the application.

RESOLVED:

- (a) that delegated powers be granted to the Head of Planning and Regeneration to approve the application following the receipt of a suitable and satisfactory legal mechanism in relation to the following matters:-
 - (i) The accommodation shall inextricably linked to the dog kennel business and cannot be sold independently to the land or business enterprise;
 - (ii) The accommodation hereby permitted shall be limited to the applicant (and their immediate family) or someone employed in connection with the dog kennel business;
 - (iii) Planning Obligation Monitoring Fee: £TBC

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Revised Regulations have been issued to allow the Council to include a provision for monitoring fees in Section 106 Agreements to ensure the obligations set down in the Agreement are met. The fee/charge is subject to confirmation following authorisation to proceed with this provision at the meeting of Full Council on 25 September 2019.

And

- (b) that delegated powers be granted to the Head of Planning and Regeneration to agree the final scope and detailed wording and numbering of conditions:-

Conditions

- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The development hereby permitted shall be carried out in accordance with the Approved Plans/ Drawings/ Documents listed in this notice: (to be finalised).

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3) All new external walls and roofs shall be finished in materials to match in colour, form and texture those on the existing building.

Reason:- To ensure that the development is satisfactory in appearance, to safeguard the visual amenities of the area and in accordance with Policies in the Local Plan.

- 4) Details of appropriate cabling and an outside electrical socket to be supplied for each property to enable ease of installation of an electric vehicle charging point (houses with dedicated parking) shall be submitted to and approved by the Local Planning Authority. For developments with unallocated parking i.e. flats/apartments 1 EV charging point per 10 spaces (as a minimum) should be provided by the developer to be operational before occupation. The charging point must comply with BS7671. The socket should comply with BS1363 and must be provided with a locking weatherproof cover if located externally to the building. The approved scheme shall be implemented before the building(s) hereby permitted are first occupied.

Reason: In the interests of sustainability.

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- 5) The Development hereby permitted shall not be first occupied until sheltered and secure cycle facilities has been provided in accordance with Site Layout Plan (Dwg. No. to be finalised) and thereafter the approved cycle parking shall be kept available for the parking of bicycles only.

Reason: To comply with the Council's parking standards.

The meeting closed at 7.18 p.m.

Chairman

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Morrison Nash Developments	Conversion of former Nursing Home into 15 No. apartments The Hall Nursing Home, Old Station Road, Bromsgrove, Worcestershire, B60 2AS	30.12.2020	20/01392/FUL

RECOMMENDATION:

- (a) MINDED to GRANT full planning permission
- (b) That DELEGATED POWERS be granted to the Head of Planning and Regeneration to determine the application following the receipt of a suitable and satisfactory legal mechanism in relation to the following matters:-
- (i) £36,181.00 as a contribution towards enhancements to open space facilities at Aston Fields Recreation Grounds for the scheme.
 - (ii) £ 4,738.00 as a contribution towards improved facilities at New Road Surgery.
 - (iii) Planning Obligation Monitoring Fee: £TBC. Revised Regulations have been issued to allow the Council to include a provision for monitoring fees in Section 106 Agreements to ensure the obligations set down in the Agreement are met.
- (c) And that DELEGATED POWERS be granted to the Head of Planning and Regeneration to agree the final scope and detailed wording and numbering of conditions as set out in the list at the end of this report

Consultations

Arboricultural Officer

No objection to the proposed development regarding any tree related matters subject to conditions.

Housing Strategy

No comments to make due to Vacant Building Credit effectively bringing the affordable housing contribution down to zero.

Open Space/Parks

The landscaping on site is functional and provides a small community open space and parking whilst retaining the existing tree stock with some reduction to height as consulted and requested by neighbour properties. Subject to requirement of the open space and play contribution calculation, Leisure Services would seek off site provision to improve the open space/play element at Aston Fields Recreation Grounds which is within easy walking distance to the development.

Waste Management

No objection.

Worcestershire Archive and Archaeological Service

The application impacts a designated heritage asset, recorded on the County Historic Environment Record as a Grade II listed timber-framed house of 16th century origin. The likely impact on the historic environment caused by this development may be offset by

the implementation of a conditional programme of archaeological work. Recommend appropriate conditions.

Conservation Officer

No objection to the principle of this scheme. It is not considered that the proposed works will harm the significance of the listed building. Recommend appropriate conditions.

Highways - Bromsgrove

Worcestershire County Council acting in its role as the Highway Authority has undertaken a full assessment of this planning application. Based on the appraisal of the development proposals and the additional information which has been submitted the Transport Planning and Development Management Team Leader on behalf of the County Council, has no objection subject to conditions.

North Worcestershire Water Management

The site falls within flood zone 1 (low risk of fluvial flooding) and has a low risk of surface water flooding. While we do hold reports of flooding nearby, we hold no reports of flooding at this address. No objections as there will be no drainage implications.

NHS/Medical Infrastructure Consultations

The proposed development is likely to have an impact on the services of 1 GP practice. The existing GP practice - New Road Surgery, does not have capacity to accommodate the additional growth resulting from the proposed development. The development will generate an additional 30 residents and subsequently increase demand upon existing constrained services.

In its capacity as the primary healthcare commissioner, Herefordshire and Worcestershire CCG has identified that the development will give rise to a need for additional primary healthcare provision to mitigate impacts arising from the development. The capital required through developer contribution would form a proportion of the required funding for the provision of capacity to absorb the patient growth generated by this development.

NHS Acute Hospitals Worcestershire

No comments submitted.

Red Kite Network Nat Healy (Ecology)

The Preliminary Bat and Bird Assessment (August 2020) and Bat Emergent and Re-Entry Survey (September 2020) have been reviewed. The conclusions of the reports confirmed that bats are not present within the structure and that a European Protected Species license is not required. No objections and recommend conditions to enhance local biodiversity.

Community Safety Project Officer Community Safety

Note that this development entails substantial works on a Grade 2 listed building and that there is a stated intention to conduct the development sympathetically, to retain and in some cases to restore particular heritage features. Would encourage security measures to be in place during construction, the provision of appropriate external lighting and careful marking of allocated car spaces for the flats. Reference is also made to boundary treatment and cycle storage.

Education Authority

The proposal as submitted is for 5 x one bed dwellings and 10 x two bed dwellings. The development will yield one pupil per year group on average in the Early Years phase of education and less than one pupil per year group on average in mainstream education and therefore, is considered to have low impact on education provision. No contributions to be sought on this occasion.

Public consultation

Site Notice erected on site on 11.12.20 (expired 4.1.21).

Press Notice 27.11.20 (expired 14.12.20).

2 separate sets of public consultation (24.11.20 (expired 18.12.20) and 25.02.21 (expired 14.3.21) have taken place over the processing of the application which is reflected in the number of comments received.

22 representations

1 letter of support

3 representations

18 objections

Comments summarised as follows:-

- Welcome the development as the site has become a magnet to a range of unsociable activities.
- Inadequate arrangement of car parking.
- New access from Warwick Hall gardens will result in a loss of two car spaces within the layby.
- Increase in traffic, danger for children in the area.
- Happy that trees are to be retained as part of scheme, but hope they are maintained.
- Cars will park on the road resulting in a narrow access into Warwick Hall Gardens.

Relevant Policies

Bromsgrove District Plan

BDP1 Sustainable Development Principles

BDP2 Settlement Hierarchy

BDP3 Future Housing and Employment Development

BDP6 Infrastructure Contributions

BDP7 Housing Mix and Density

BDP8 Affordable Housing

BDP16 Sustainable Transport

BDP19 High Quality Design

BDP20 Managing the Historic Environment

BDP21 Natural Environment

BDP22 Climate Change

Others

NPPF National Planning Policy Framework (2019)

NPPG National Planning Practice Guidance

Bromsgrove High Quality Design SPD

Relevant Planning History

The site contains an extensive planning history relating to various planning applications and Listed Building Consent applications relating to extensions and alterations.

The most recent applications have been reported for the reference of Members.

20/01393/LBC	Conversion of former Nursing Home into 15 No. apartments.	Pending	
17/01259/LBC	2 storey extension linking to south-east corner of existing nursing home, to provide additional bedrooms and associated facilities. Application is a renewal of lapsed permissions Ref: 12/0412 and 12/0413	Approved	15.02.2018
17/01258/FUL	2 storey extension linking to south-east corner of existing nursing home, to provide additional bedrooms and associated facilities. Application is a renewal of lapsed permissions Ref: 12/0412 and 12/0413 as amended by plans received	Approved	15.02.2018
12/0413	2 storey extension linking to south-east corner of existing nursing home, to provide additional bedrooms and associated facilities. Application is a renewal of lapsed permissions Ref's: 2006/0812 & 2006/0813 - Listed Building Consent	Approved	13.08.2012
12/0412	Two storey extension linking to south-east corner of existing nursing home, to provide additional bedrooms and associated facilities. Application is a renewal of lapsed permissions Ref's: 2006/0812 & 2006/0813	Approved	13.08.2012

Proposal Description

Permission is sought to convert the former nursing home into 7 No. one bedroom and 8 No. two bedroom apartments with amenity provision and off street car parking. Existing structures are to remain apart from low quality additions such as lean tos and conservatories. Existing openings will be reused as much as possible. Minimal works are proposed to the original 16th century and 18th Century buildings except to remove the modern additions. All repairs will be carried out with like for like materials. No additional extensions are proposed as part of the conversion.

Site Description

Warwick Hall, formerly known as The Halls Nursing Home, is located off Warwick Hall Gardens, close to the A38 and 0.7 miles walk from Bromsgrove Station. Warwick Hall is a Grade II listed building which has been extensively extended. The building has previously been used as a Nursing Home and has since closed down. The building has fallen into disrepair and becoming damp due to break-ins and theft of pipework. The windows have been boarded up and the site is substantially overgrown.

Assessment of Proposal

Principle

The original buildings date back to the 16th Century, and late 18th and early 19th century. They originally formed part of Warwick Hall or Warwick Hall Farm. The setting of the buildings has been lost due to the number of modern extensions to create the nursing home, constructed in the latter part of the 20th century, and the development of the modern houses around the site which were constructed in the middle of the 20th century. Few historic features of interest remain internally following the various works to create the Nursing Home. The Nursing Home became vacant a couple of years ago and has remained unused since then, deteriorating as well as experiencing unsocial behaviour.

The site is within an area designated as Residential in the Bromsgrove District Plan and given its close proximity to public transport links and within walking distance to the town centre, the principle of residential development in this sustainable location would be acceptable complying with Policy BDP1 of the District Plan.

Policy BDP7 of the District Plan applies and encourages mixed and vibrant communities with a focus on 2-3 bedroom dwellings. However, with schemes comprising 10 or more units, a wider mix of dwelling types is required. Whilst the proposed conversion scheme includes the removal of modern additions, conversion works are limited internally due to the status of the building to ensure that the character of the building is maintained. Given the previous use of the building the conversion works lend themselves towards 1 and 2 bedroom accommodation. The provision of 1 and 2 bedroom units in this location would be acceptable and complies with Policy BDP7.

The scheme provides sufficient functional space for residential development and incorporates appropriate amenity space for the occupiers complying with Policies BDP19 of the District Plan, the provisions of the NPPF, and the Council's SPD on High Quality Design.

Conservation

The Conservation Officer has no objection to the principle of this scheme. The proposed use would enable this designated heritage asset to be brought back into use, and as such save the asset from further decline. It is considered that the proposed works will not harm the significance of the listed building. The County Archaeological Service has also raised no objection to the scheme, subject to a suitable recording condition. The proposal complies with the requirement of the 1990 Act, Policy BDP20 of the District Plan, and the NPPF.

Highways

The site is located in a residential location off an unclassified road, the site benefits from an existing vehicular access, footpaths and streetlighting. It is noted a parking bay is located 60m from the proposed development on Warwick Hall Gardens which has the ability to park up to 6 vehicles. The site is located within walking distance of amenities, bus route and bus stops which are located approx. 300m. Bromsgrove Railway Station is located close to the proposed development.

Concerns have been raised by the residents with regards to highways and parking. Further evidence has been provided via a Highway Technical Note that has deemed the parking arrangements to be acceptable in this instance. With regards to visitor parking spaces these are permitted to be counted within the street due to their short-term duration and infrequent occurrence.

The proposal does not fully comply with Streetscape Design Guide in terms of parking provision. The guidance recommends 1 space per 1 bed dwelling and 2 spaces per 2 bed dwelling (7 x 1 bed and 8 x 2 bed) which equates to a total of 23 car parking spaces. The applicant has provided 18 car parking spaces, resulting in a shortfall of 5 car parking spaces which is acceptable in this instance based on the justification in the Technical Note, as well as noting that the majority of the amenities/facilities are also accessible via bus and a short cycle ride, and the site is located within a sustainable location. It is important to note that each apartment has at least one car space and electric charging point too. Cycle parking has been provided on site in accordance with WCC cycle parking standards.

The Highway Authority has undertaken a robust assessment of the planning application. Based on the analysis of the information submitted the Highway Authority conclude that there would not be an unacceptable impact and therefore there are no justifiable grounds on which an objection could be maintained and as such recommend suitable highway conditions.

Sustainability

As mentioned above, the application site is located close to a regular bus route that provides a prompt public transport route to the Town and wider area. The proposed development therefore benefits from the NPPF's "presumption in favour of sustainable development" and also complies with the NPPF's objective of significantly boosting the supply of housing. In addition, the scheme meets the NPPF's requirement to make "effective use" of under-utilised land in a relatively sustainable location.

Members will be aware that the Council cannot demonstrate a 5 year supply of housing land within the District. Para. 11 of the NPPF says that in such circumstances relevant policies for the supply of housing should not be considered up-to-date. The so called tilted balance as advocated by the NPPF is engaged and the presumption in favour of sustainable development, as set out in the NPPF applies. Where relevant policies are out of date Para. 11 advises that permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole. Therefore, significant weight should be afforded to the fact that the scheme would make a meaningful contribution to the Councils housing figures where the Council cannot demonstrate a 5 year supply of housing land as required under the NPPF.

Trees

There are a number of mature trees and shrubs lining the Northern side of the existing drive entrance and parking area at the front of the building. Work is required to some of the trees such as dead wooding and general tidying up of canopies as well as reducing the height of the line of mature Leylandii conifers that are positioned along the southern boundary with Warwick Hall Gardens. It is intended that the overall height of these trees will be reduced to maintain the quality of the trees, allow more light into the site, as well as maintain a valuable screen for the site for the other residents of Warwick Hall Gardens.

The proposed car parking and bin collection area is likely to be within the RPA of several mature trees within the site. Therefore, the new proposed parking bays will need to be installed by use of a suitable grade of No Dig construction over the existing ground levels to ensure that the development has no adverse impact on these trees. The Council's Arboricultural Officer recommends appropriate conditions.

Waste

Originally the bin store for the development was located at the entrance of the site. Whilst this would have been practical, it would have also been highly visible from the streetscene. The bin storage area has now been relocated to closer to the parking area within the site. It is intended that the building's management team will move the full bins to a collection point at the entrance of the site on the appropriate bin collection day. The design of the bin store is to be conditioned.

Ecology

A Preliminary Bat and Bird Assessment (August 2020) and Bat Emergent and Re-Entry Survey (September 2020) have been submitted to support the application with conclusions that bats are not present within the structure and that a European Protected Species license is not required. The Council's Ecology Advisor raises no objections to the proposal but recommends suitable conditions to enhance local biodiversity.

Neighbour objections

Whilst there is 1 letter supporting the proposal, the majority of objections submitted relate to car parking issues in the area, and that the scheme will hinder existing on street car parking provision.

A parking bay exists within the cul de sac of Warwick Hall Gardens and the original site layout showed this car parking bay being split to enable access from the south of the site to provide car parking for the scheme. The scheme has since been amended to remove this provision and therefore, the existing car parking bay will not be affected by the development. Other objections relate to car parking issues for the potential occupiers; however, these have been addressed above in this report.

Planning obligations

Due to the scale of the development a Section 106 Agreement is proposed for this scheme to cover the following matters:-

The site lies within the practice area of New Road Surgery. They are fully utilising all of their clinical rooms and would therefore have no capacity to provide services to the cumulative number of residents that will move into the apartments close to their practice

area. Therefore, a financial contribution will be sought to enable additional primary healthcare provision for the surgery to mitigate impacts arising from the development.

Whilst some limited amenity provision would be available on site, Leisure Services seek an off site provision to improve the open space/play facilities at Aston Fields Recreation Grounds.

County Highways will not be looking for IDP Contributions in this instance, since the proposed residential development would generate fewer trips than the former nursing home as confirmed within the Technical Note submitted by the applicant.

In respect to waste collection, given the building was formerly used as a nursing home, it already has communal bins provided for the site. Therefore, a contribution towards communal bins will not be sought on this occasion.

Section 106 monitoring fee, as of 1 September 2019, revised Regulations were issued to allow the Council to include a provision for monitoring fees in Section 106 Agreements to ensure the obligations set down in the Agreement are met.

The applicant is agreeable to the Heads of Terms and a Section 106 Agreement is in the process of being drafted.

It should be noted that Policy BDP8 of the BDP comments that applications for 'major' development will be expected to provide a proportion of affordable dwellings on site. As a 'brownfield' site, Policy BDP8 requires that up to 30% of the total number of units be provided as affordable units. In this case, this would equate to 5 units in total.

Paragraph 63 of the NPPF states that: "To support the re-use of brownfield land, where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount." (equivalent to the existing gross floorspace of the existing buildings) Further guidance to that contained within Paragraph 63 of the NPPF which allows for a 'Vacant Building Credit' to be applied to any such proposals can be found at Paragraph 21 (reference ID:23b-021-20160519) of the National Planning Policy Guidance which states: "National policy provides an incentive for brownfield development on sites containing vacant buildings. Where a vacant building is brought back into any lawful use, or is demolished to be replaced by a new building, the developer should be offered a financial credit equivalent to the existing gross floorspace of relevant vacant buildings when the local planning authority calculates any affordable housing contribution which will be sought".

Accordingly, the Guidance requires a 'credit' to be applied which is the equivalent of the gross floorspace of any vacant building being re-used as part of the scheme and deducted from the overall affordable housing calculation. As such, no affordable housing provision is sought in this case.

Conclusion

The proposed use is acceptable in this sustainable location. The proposed use would enable the reuse of a Grade II listed building and prevent from declining into a dilapidated condition. Whilst there may not be the full provision of car parking for the intended use, it is in close proximity to public transport facilities. The location of the site to public transport

links to a wide range of facilities within the Town Centre and beyond means the site is ideally located for residential development, and benefits from the NPPF's presumption in favour of sustainable development.

RECOMMENDATION:

- (a) MINDED to GRANT full planning permission
- (b) That DELEGATED POWERS be granted to the Head of Planning and Regeneration to determine the application following the receipt of a suitable and satisfactory legal mechanism in relation to the following matters:-
 - (i) £36,181.00 as a contribution towards enhancements to open space facilities at Aston Fields Recreation Grounds for the scheme.
 - (ii) £ 4,738.00 as a contribution towards improved facilities at New Road Surgery.
 - (iii) Planning Obligation Monitoring Fee: £TBC. Revised Regulations have been issued to allow the Council to include a provision for monitoring fees in Section 106 Agreements to ensure the obligations set down in the Agreement are met.
- (c) And that DELEGATED POWERS be granted to the Head of Planning and Regeneration to agree the final scope and detailed wording and numbering of conditions as set out in the list at the end of this report

Conditions:

- 1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the grant of this permission.

Reason:- In accordance with the requirements of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The development hereby approved shall be carried out in accordance with plans (to be inserted) including Heritage Statement.

REASON: To provide certainty to the extent of the development hereby approved in the interests of proper planning.

- 3) Prior to their first installation, details of the form, colour and finish of materials to be used externally on the walls and roofs shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason: To ensure that the development is satisfactory in appearance, to safeguard the visual amenities of the area.

- 4) Prior to any demolition work, a method statement in respect to the demolition of the modern additions, and appropriate finishing works shall be submitted to and approved by the LPA. The approved method statement shall be implemented before the development is first brought into use.

Reason: To ensure that the works are made good following the removal of the modern additions in order to preserve the Listed Building.

- 5) Prior to their first installation, details of the colour finish of the bin store and storage compound shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason: To ensure that the development is satisfactory in appearance, to safeguard the visual amenities of the area.

- 6) The Development hereby approved shall not be occupied until the first 5 metres of the access into the development, measured from the edge of the carriageway, has been surfaced in a bound material.

REASON: In the interests of highway safety.

- 7) The Development hereby permitted shall not be first occupied until the proposed dwellings car parking spaces (1 per dwelling) have been fitted with an electric vehicle charging point. The charging points shall comply with BS EN 62196 Mode 3 or 4 charging and BS EN 61851 and the Worcestershire County Council Streetscape Design Guide. The electric vehicle charging points shall be retained for the lifetime of the development unless they need to be replaced in which case the replacement charging point(s) shall be of the same specification or a higher specification in terms of charging performance.

REASON: To encourage sustainable travel and healthy communities.

- 8) The Development hereby permitted shall not be first occupied until sheltered, safe, secure and accessible cycle parking to comply with the Council's adopted highway design guide has been provided in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority and thereafter the approved cycle parking shall be kept available for the parking of bicycles only.

REASON: To comply with the Council's parking standards.

- 9) The Development hereby approved shall not be occupied until the access, parking and turning facilities have been provided as shown on drawing No. (to be defined).

Reason: To ensure conformity with submitted details.

- 10) Prior to first installation, a hard and soft landscaping details shall be submitted to and approved by the LPA. The approved works shall be carried out in accordance with the approved details prior to the occupation of any part of the development or in accordance with a programme agreed in writing by the local planning authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar sizes or species unless the local planning authority gives written approval to any variation.

Reason:- In the interests of the visual amenity of the area.

- 11) The proposed parking spaces at the front of the site within the canopy spread of existing trees shall be installed by use of a suitable grade of No Dig construction over the existing ground levels. Prior to their first installation a plan and specification of the method of construction to be used shall be submitted to and approved by the LPA. The development shall then be carried out in accordance with the approved details.

Reason: In order to protect the trees which form an important part of the amenity of the site.

- 12) All retained trees and their Root Protection Areas must be protected during clearance and construction phase in accordance with BS5837:2012, using suitable protective fencing and/or ground protection as appropriate. No storage of plant/materials within the Root Protection Areas of any retained trees. This fencing and /or ground protection shall be constructed in accordance with the guidance in the British Standard BS5837:2012 and shall remain as erected until the development has been completed.

Reason: In order to protect the trees which form an important part of the amenity of the site.

- 13) Development shall not begin until an arboricultural method statement and protection plan shall be submitted to and approved by the LPA in respect to works to be carried out on the retained trees. The development shall then be carried out in accordance with the approved details.

Reason:- In order to protect the trees which form an important part of the amenity of the site.

- 14) No development shall take place until a programme of archaeological work including a Written Scheme of Investigation, has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:
- a) The programme and methodology of site investigation and recording.
 - b) The programme for post investigation assessment.
 - c) Provision to be made for analysis of the site investigation and recording.
 - d) Provision to be made for publication and dissemination of the analysis and records of the site investigation
 - e) Provision to be made for archive deposition of the analysis and records of the site investigation
 - f) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

Reason: To ensure that any below-ground archaeological interests are properly discovered and protected to avoid any possible damage

- 15) The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme

set out in the Written Scheme of Investigation and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: To protect any below-ground archaeological interests.

- 16) Prior to implementation of the proposed development, details shall be submitted shall include [bird nesting boxes, bat roosting boxes, amphibian/reptile refugia, and appropriate native species planting to take account of the need to recreate habitat for wildlife and biodiversity in accordance with the Worcestershire Biodiversity Action Plan. The details thus approved shall be fully implemented prior to first use or occupation of the development.

Reason:- To ensure the creation of wildlife habitat and wildlife corridors within development and minimize impact of the development on the biodiversity

- 17) Prior to first installation, a “lighting design strategy for biodiversity” shall be submitted to and approved in writing by the local planning authority. The strategy shall:

a) identify those areas/features on site that are particularly sensitive for bats and that are likely to cause disturbance in or around their breeding sites and resting places or along important routes used to access key areas of their territory, for example, for foraging; and

b) show how and where external lighting will be installed (through the provision of appropriate lighting contour plans and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using or having access to their breeding sites and resting places.

The strategy shall be in compliance with Institution of Lighting Professionals' Guidance Note 08/18. All external lighting shall be installed in accordance with the specifications and locations set out in the strategy, and these shall be maintained thereafter in accordance with the strategy. The approved strategy shall be implemented before the development is first brought into use.

Reason: In the interests of protecting and enhancing biodiversity in the area.

Case Officer: Sharron Williams Tel: 01527 534061 Ext 3372
Email: sharron.williams@bromsgroveandredditch.gov.uk

Agenda Item 6

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Morrison Nash Developments	Conversion of former Nursing Home into 15No. apartments. The Hall Nursing Home, Old Station Road, Bromsgrove, Worcestershire, B60 2AS	30.12.2020	20/01393/LBC

RECOMMENDATION: That **LISTED BUILDING CONSENT** be **GRANTED**

Consultations

Conservation Officer

No objection to the principle of this scheme. It is not considered that the proposed works will harm the significance of the listed building. Recommend appropriate conditions.

Public consultation

Site Notice erected on site on 11.12.20 (expires 4.1.21).

Press Notice 27.11.20 (expires 14.12.20)

41 letters sent 24.11.20 (expire 18.12.20).

Relevant Policies

Bromsgrove District Plan

BDP20 Managing the Historic Environment

Others

NPPF National Planning Policy Framework (2019)

NPPG National Planning Practice Guidance

Bromsgrove High Quality Design SPD

Relevant Planning History

The site contains an extensive planning history relating to various planning applications and Listed Building Consent applications relating to extensions and alterations.

The most recent applications have been reported for the reference of Members.

20/01392/FUL	Conversion of former Nursing Home into 15 No. apartments.	Pending	
17/01259/LBC	2 storey extension linking to south-east corner of existing nursing home, to provide additional bedrooms and associated facilities. Application is a renewal of lapsed permissions Ref: 12/0412 and 12/0413	Approved	15.02.2018
17/01258/FUL	2 storey extension linking to south-east corner of existing nursing home, to provide additional bedrooms and	Approved	15.02.2018

associated facilities. Application is a renewal of lapsed permissions Ref: 12/0412 and 12/0413 as amended by plans received

12/0413	2 storey extension linking to south-east corner of existing nursing home, to provide additional bedrooms and associated facilities. Application is a renewal of lapsed permissions Ref's: 2006/0812 & 2006/0813 - Listed Building Consent	Approved	13.08.2012
12/0412	Two storey extension linking to south-east corner of existing nursing home, to provide additional bedrooms and associated facilities. Application is a renewal of lapsed permissions Ref's: 2006/0812 & 2006/0813	Approved	13.08.2012

Proposal Description

Permission is sought to convert the former nursing home into 7 No. one bedroom and 8 No. two bedroom apartments with amenity provision and off street car parking. Existing structures are to remain apart from low quality additions such as lean tos and conservatories. Existing openings will be reused as much as possible. Minimal works are proposed to the original 16th century and 18th Century buildings except to remove the modern additions. All repairs will be carried out with like for like materials. No additional extensions are proposed as part of the conversion.

Site Description

Warwick Hall, formerly known as The Halls Nursing Home is located off Warwick Hall Gardens, close to the A38 and 0.7 miles walk from Bromsgrove Station.

Warwick Hall is a Grade II listed building which has been extensively extended. The building has previously been used as a Nursing Home and has since closed down. The building has fallen into disrepair and becoming damp due to break-ins and theft of pipework. The windows have been boarded up and the site is substantially overgrown.

Assessment of Proposal

The original buildings date back to the 16th Century, and late 18th and early 19th century. They originally formed part of Warwick Hall or Warwick Hall Farm. The setting of the buildings has been lost due to the number of modern extensions to create the nursing home, constructed in the latter part of the 20th century, and the development of the modern houses around the site which were constructed in the middle of the 20th century. Few historic features of interest remain internally following the various works to create the Nursing Home. The Nursing Home became vacant a couple of years ago and has remained unused since then, deteriorating as well as experiencing unsocial behaviour.

The proposed use would enable this designated heritage asset to be brought back into use. Whilst the proposed conversion scheme includes the removal of modern additions, conversion works are limited internally due to the status of the building to ensure that the character of the building is maintained. Given the previous use of the building the conversion works lend themselves towards 1 and 2 bedroom accommodation.

The scheme provides sufficient functional space for residential development and the removal of later inappropriate additions will enhance the character of the listed building. However, it is important that the few historic features which remain are maintained as indicated in the submitted Heritage Statement accompanying the application.

The Conservation Officer has raised no objection to the principle of this scheme, and it is considered that the proposed works will not harm the significance of the listed building. The proposal complies with the requirement of the 1990 Act, Policy BDP20 of the District Plan, and the NPPF.

RECOMMENDATION: That **LISTED BUILDING CONSENT** be **GRANTED**

Conditions:

- 1) The works to which this Listed Building Consent relates must be begun not later than the expiration of three years beginning with the date of the grant of this permission.

Reason:- In accordance with the requirements of Section 18 of the Listed Buildings and Conservation Areas Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The development hereby approved shall be carried out in accordance with plans and drawings (to be inserted) including Heritage Statement.

Reason:- To provide certainty to the extent of the development hereby approved in the interests of proper planning.

- 3) Prior to their first installation, details of the form, colour and finish of materials to be used externally on the walls and roofs shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason: To ensure that the development is satisfactory in appearance, to safeguard the visual amenities of the area.

- 4) Prior to their first installation, general joinery details (scale 1:5) and finish for doors, windows, shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason: To ensure that the development is satisfactory in appearance, to safeguard the visual amenities of the area.

- 5) Prior to any demolition work, a method statement in respect to the demolition of the modern additions, and appropriate finishing works shall be submitted to and approved by the LPA. The approved method statement shall be implemented before the development is first brought into use.

Reason: To ensure that the works are made good following the removal of the modern additions in order to preserve the Listed Building.

Case Officer: Sharron Williams Tel: 01527 534061 Ext 3372
Email: sharron.williams@bromsgroveandredditch.gov.uk

20/01392/FUL and 20/01393/LBC

The Hall Nursing Home, Old Station Road, Bromsgrove

Conversion of former Nursing Home into 15No.
apartments.

Recommendation: Delegate to Head of Service to GRANT
planning permission subject to a legal mechanism and
conditions

And

GRANT listed building consent subject to conditions

Site Location Plan



Satellite View of the Site



Entrance to the Site



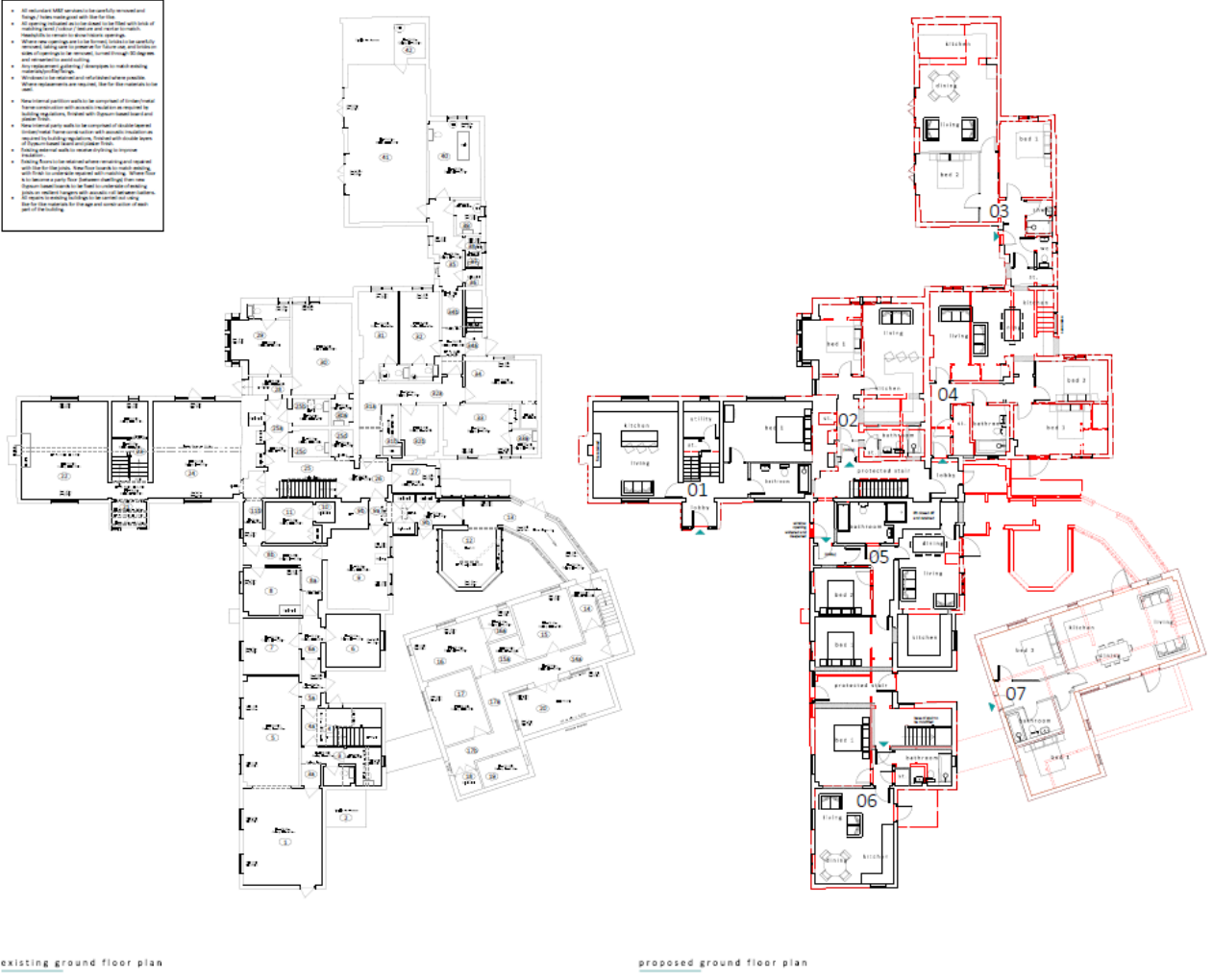
Photos of the Building



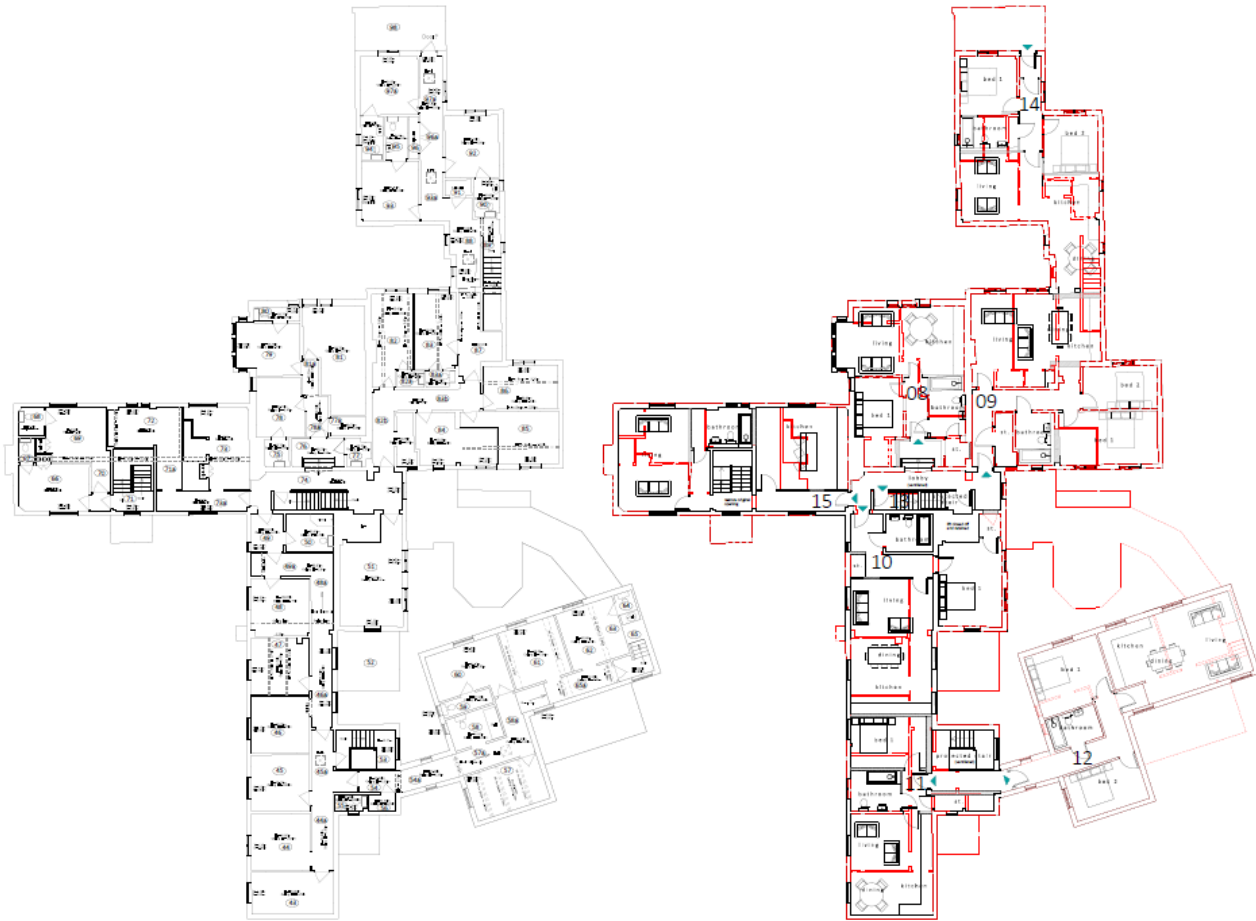
Site Layout Plan



Existing and Proposed Ground Floor Plan



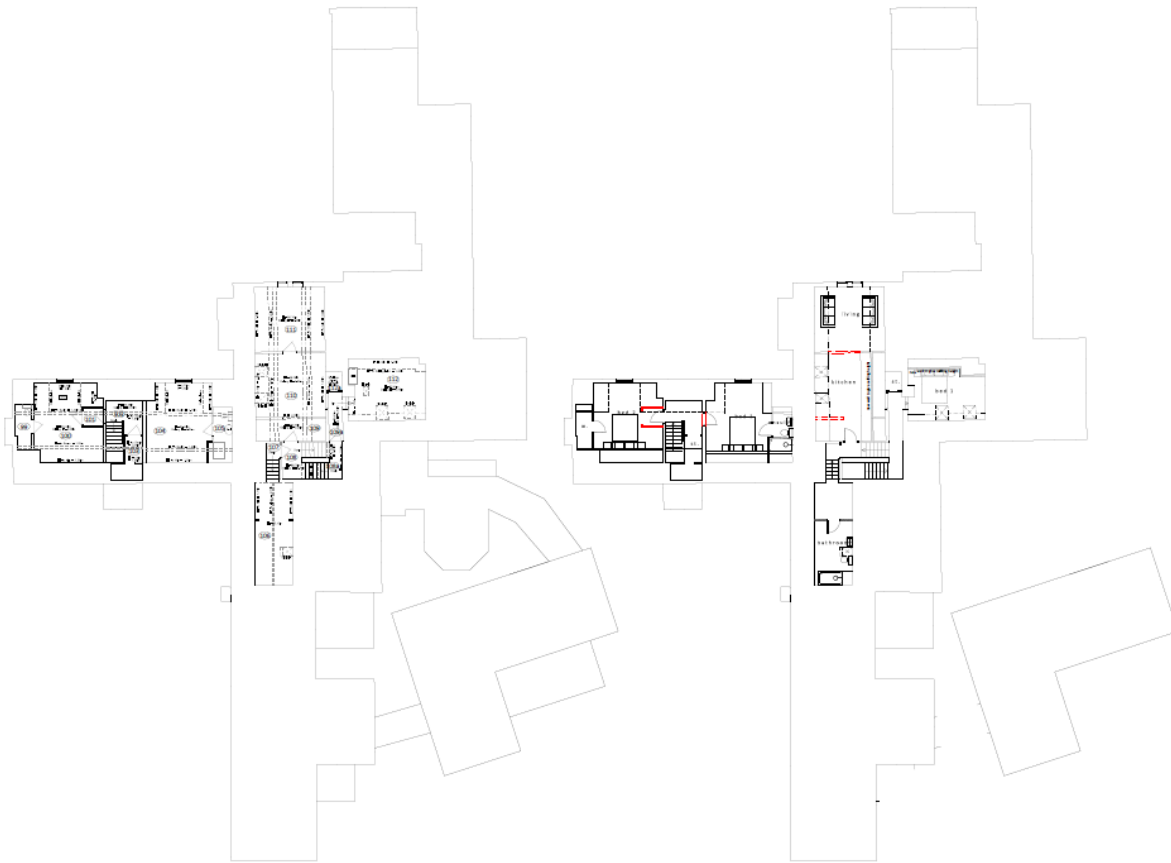
Existing and Proposed First Floor Plan



existing first floor plan

proposed first floor plan

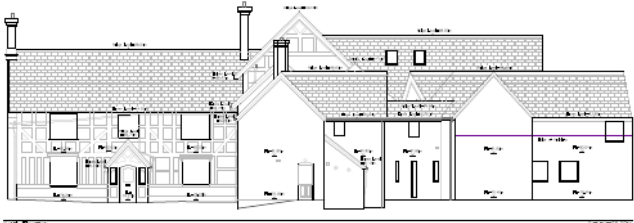
Existing and Proposed Second Floor Plan



existing second floor plan

proposed second floor plan

Existing Elevations



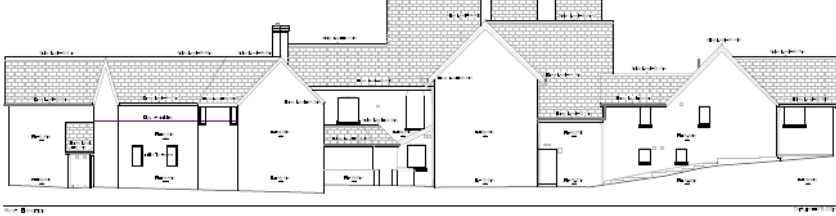
elevation A-A



elevation B-B



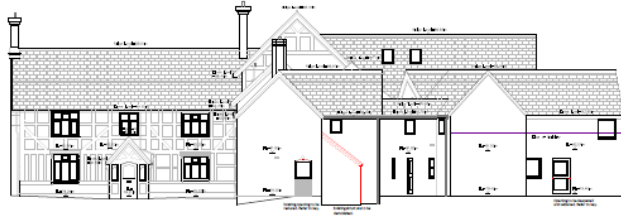
elevation C-C



elevation D-D



Proposed Elevations



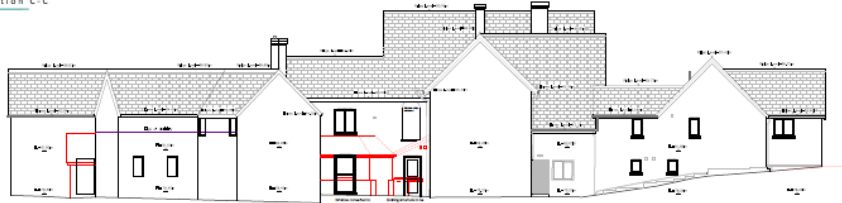
elevation A-A



elevation B-B



elevation C-C



elevation D-D



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Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr Adam Brown	Single storey front extension and single and two storey rear extensions. 32 Gleneagles Drive, Blackwell, Bromsgrove, Worcestershire, B60 1BD.	01.01.2021	20/01402/FUL

Councillor King has requested that this application is considered at Planning Committee rather than being determined under Delegated Powers.

RECOMMENDATION: That planning permission be **Granted**

Consultations

Lickey and Blackwell Parish Council

No objection to this application.

Publicity

Eight Neighbours consulted 19.01.2021 Expired 12.02.2021

Amended Plans neighbours re-consulted 16.02.2021 Expired 05.03.2021

Five representations received in objection to the application, raising comments as summarised below:

- In accurate plan – Not showing the two storey element
- A 3 bed property has been extended to a 5 bed dwelling
- Small gardens will lead to overshadowing of neighbour's properties
- A single storey extension would be acceptable
- The front extension exceeds the building line
- Overlooking into neighbour's gardens, downstairs rooms/conservatories
- Loss of light to rooms
- Loss of privacy in garden
- Garden will feel hemmed in and loss of sunlight during the day
- Overlooking into garden, shadow and block sunlight to garden

Cllr J. E. King

Objects to this application and request that it be called in for consideration by the BDC Planning Committee on the following grounds:

1. I am concerned that the proposed elevations plan 545.06 is incorrect. The rear extension, which is the cause of neighbours' objections to the application, is actually two storeys.
2. The two storey rear extension is an addition to an already extended house. A three bedroom house has already become a five bedroom house.
3. The distance between the houses on this estate is narrow and the gardens are small ; thus rear extensions lead to overshadowing of neighbouring properties and this proposal will certainly take light from the Hollyers' home and reduce the

openness of their garden.

4. A single storey extension would be acceptable and could provide the extra space, which a growing family needs.

5. The front extension exceeds the building line but not excessively.

Relevant Policies

Bromsgrove District Plan

BDP1 Sustainable Development Principles

BDP19 High Quality Design

Others

Lickey & Blackwell and Cofton Hackett Neighbourhood Plan Jan 2020

Bromsgrove High Quality Design SPD

National Design Guide

NPPF National Planning Policy Framework (2019)

NPPG National Planning Practice Guidance

Relevant Planning History

B/2001/0295	Two-storey side extension.	Granted	02.05.2001
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Assessment of Proposal

Site Description

This application relates to a detached residential property, located at the end of a cul-de-sac and within a residential area. Number 34 Gleneagles Drive is situated to the west of the site, number 30 Gleneagles Drive abuts the southern side of the site, whilst the north side of the dwelling abutts the rear gardens of properties situated in Linthurst Newtown, namely numbers 18 -24 Linthurst Newtown.

This part of the cul-de-sac consists of 7 dwellings. These properties are detached and similar in design, with modest front garden areas and parking provided by a mixture of driveway spaces and garages. Some of the dwellings have extended garages to the frontage.

Proposal Description

The application seeks permission for a single storey front extension. At the rear a part single storey and part two storey extension is proposed.

The front extension will provide for a store in a position forward of what is currently the garage. This area will be brick built with a pitched roof over and will extend for a depth of 1.9m. A garage style door will form the front elevation. Other internal alterations, not

requiring consent, will provide an office and playroom in what is the existing garage. Some fenestration alterations are also proposed on the south facing elevation.

To the rear an existing conservatory will be removed and replaced with the single storey extension which will project 2.9m from the rear of the existing dwelling. This will provide for an extended kitchen and add a new playroom. This area will be treated with a mono pitch roof and will be brick built.

The first-floor rear extension will extend the existing bedroom by 1.9m. The extension is set back and set down from the ridge of the roof. The proposals will use materials to match existing. There are no windows proposed at first floor in the side of this extension.

The resultant dwelling will remain a five bedroomed unit. There is no increase in bedroom numbers as a consequence of the development.

Application Assessment

The site is located within a residential area where the principle of residential development is acceptable, subject to the satisfaction of Policy BDP19 of the Bromsgrove District Local Plan, relevant policies of the Lickey & Blackwell and Cofton Hackett Neighbourhood Plan Jan 2020 and the guidance in the Bromsgrove High Quality Design SPD.

Policy BDP19.1 sets out the importance of High-Quality Design through a list of criteria a) to v). Of note is criteria e) '*ensuring development enhances the character and distinctiveness of the local area*' and m) '*encouraging residential developments to provide sufficient functional space for everyday activities, meet people's needs and expectations from their homes, and to enable flexibility and adaptability*'.

The issues raised by the development are focussed upon the design and appearance of the additions and any associated impact upon residential amenity.

The applicant's agent has taken the opportunity to respond to the matters raised through the public consultation exercise and sets out ;

- drawings submitted with the application omitted the first-floor extension on the side elevations. An amended drawing (54506 A) was submitted on 1.3.21 addressing this issue
- A check survey was carried out to confirm the relationship between No 30 and No 32. Drawings accurately reflecting the relationship between the properties were submitted on 10.2.21.
- Given the orientation and relationship of No 30/No 32 any shadows cast by the sun will be cast from No 30 onto No 32 (not the other way around) The proposed extension will not block any direct sunlight from No 30, or its roof window. Any evening sun will be blocked by the existing houses and not the extension.
- The 45-degree rule, which is designed to protect neighbouring properties from overshadowing from proposed extensions, also protects existing views from neighbouring windows. This proposed extension complies with your 45-degree rule.

- Potential overlooking onto the garden of No 30; this would be at an angle from the extension bedroom window and is no different to looking out of the existing bedroom window at the same angle.
- Overlooking to garden of No 26 Gleneagles Drive; the first-floor extension has been reduced in size and the rear wall is now over 10.5m away from the boundary of No 26. This complies with the SPD paragraph 4.2.29.
- The ground floor rear wall of the extension is 9.8m from the boundary of No 26; slightly less than the 10.5m in the SPD but the extension does not face a flank wall and the resulting rear garden area of No 32 is 99sqm, more than the 70sqm required by para 4.2.29.
- Overlooking to No 26; that the extension at the adjacent property (No 30) is closer to the boundary of No 26 than the ground floor element of the proposed extension.

Officers consider the extension to the front of the dwelling is modest in scale, being less than 2m in depth and single storey in form. The position of the addition is not considered to be incongruous or overly dominant in the street scene, especially given the siting of the unit at the end of a cul-de-sac and is noted to reflect similar structures in the locality namely at no. 30 and 28 Gleneagles Drive. In terms of residential amenity, given the scale and location of the proposal, any impact would be limited to the dwelling to the immediate south; number 30 Gleneagles Drive. Officers are satisfied that this arrangement would not give rise to any concerns relating to overbearing, overshadowing or lack of privacy to that occupier.

Turning to the development to the rear, Members will be aware that two storey extensions are assessed against the 45 degree guidance contained within the Council's Supplementary Planning Document (SPD): High Quality Design where a 45 degree line is drawn from the closest edge of the nearest habitable window of the neighbouring property, in the direction of a proposed two storey extension. During the processing of the application the proposed first floor extension has been reduced in depth from 2.5m to 1.9m and as a consequence now complies with the 45 degree code as drawn from number 30, to the south. Officers also note the presence of a 2.2m gap between the proposed extension with a fence along the boundary with that dwelling. Taking these matters into account and considering the orientation of the plot, the proposal is not considered to be harmful to residential amenity of number 30 by virtue of overshadowing or overbearing effects. Given the garden length dividing the application site from those dwellings on Linthurst Newtown, there is no negative impact upon the amenity of the occupiers of those dwellings arising from overbearing, overshadowing, or overlooking issues.

In terms of the design of the proposals to the rear, the two-storey element is set down in relation to the main ridge and is of scale and proportion reflective of the host dwelling. The scale, materials, appearance, and design of the additions proposed to the rear are considered to reflect the advice in the SPD and represent an acceptable form of development.

Conclusion

As officers have set out overall the proposal is considered to be acceptable as the design, appearance and scale are sympathetic to the main house and would not harm the amenities enjoyed by the occupiers of adjoining residents.

The extensions proposed are in accordance with the Council's SPD: High Quality Design; Policies BDP.1 and BDP.19 of the Bromsgrove District Plan and the provisions of the National Planning Policy Framework. As such the application can be supported.

RECOMMENDATION: That planning permission be **Granted**

Conditions:

- 1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the grant of this permission.

Reason: In accordance with the requirements of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The development hereby approved shall be carried out in accordance with the following plans and drawings:

545.01A - Location/Block Plan

505.02A - Existing Plans

545.03 - Existing Elevations

545.04A - Proposed Ground Floor Plan

545.05A - Proposed First Floor Plan

545.06A - Proposed Elevations

Materials in accordance with question 5 of the application form

Reason: To provide certainty to the extent of the development hereby approved in the interests of proper planning.

Informatives

- 1) In dealing with this application the local planning authority have worked with the applicant in a positive and proactive manner, seeking solutions to problems arising from the application in accordance with the NPPF and Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The authority has helped the applicant resolve technical issues such as:
 - o impact of the development upon amenity of neighbours,
 - o improving the design of the proposed development.

The proposal is therefore considered to deliver a sustainable form of development that complies with development plan policy.

Plan reference 20/01402/FUL

Case Officer: Tara Ussher Tel: 01527 64252 Ext. 3220
Email: tara.Ussher@Bromsgroveandredditch.gov.uk

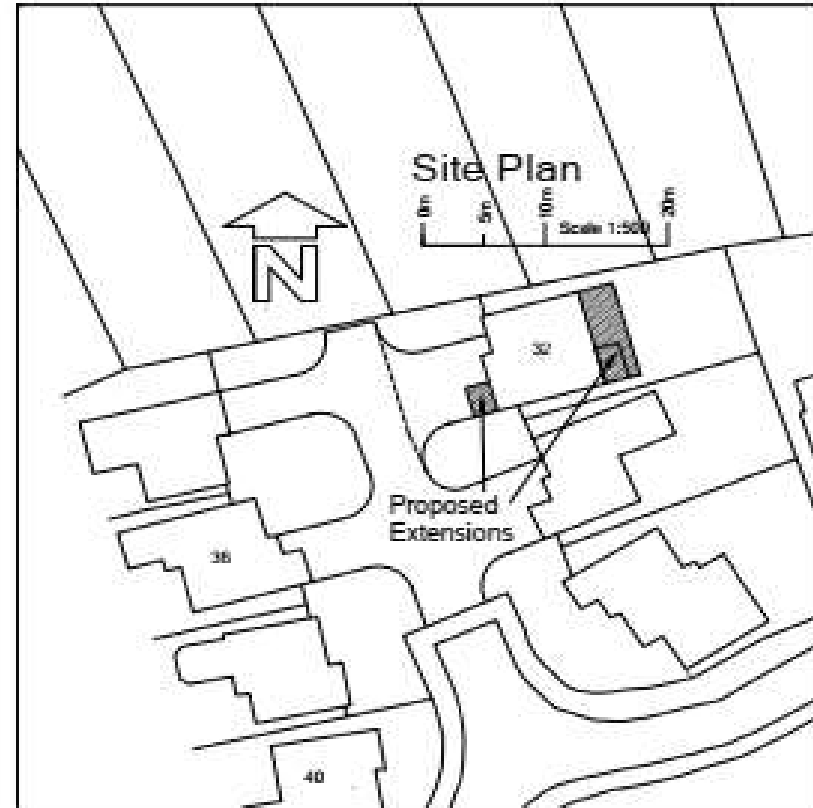
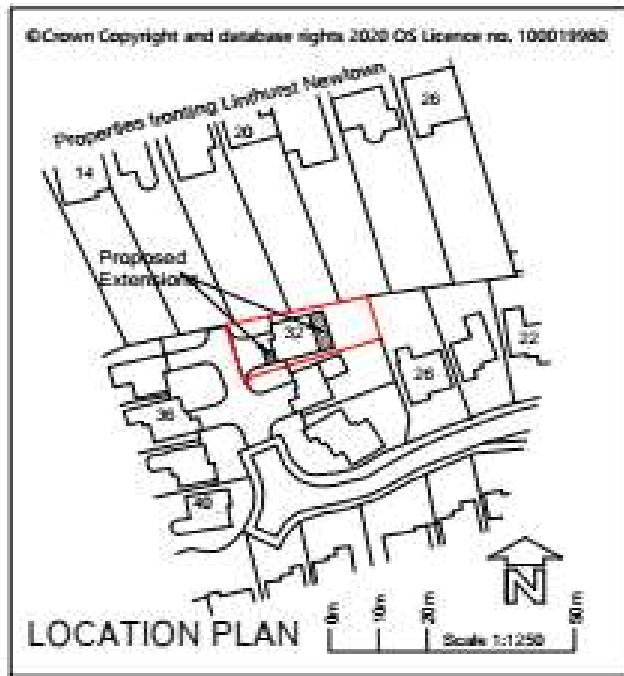
20/01402/FUL

Single storey front extension and single and
two storey rear extensions

32 Gleneagles Drive, Blackwell, Bromsgrove

Recommendation: Approve

Site Block/Location Plan



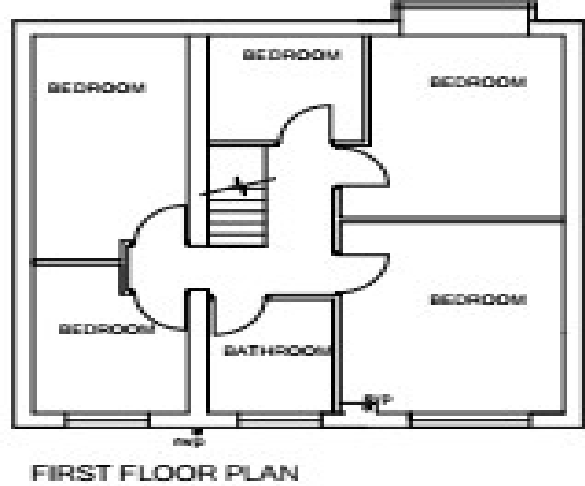
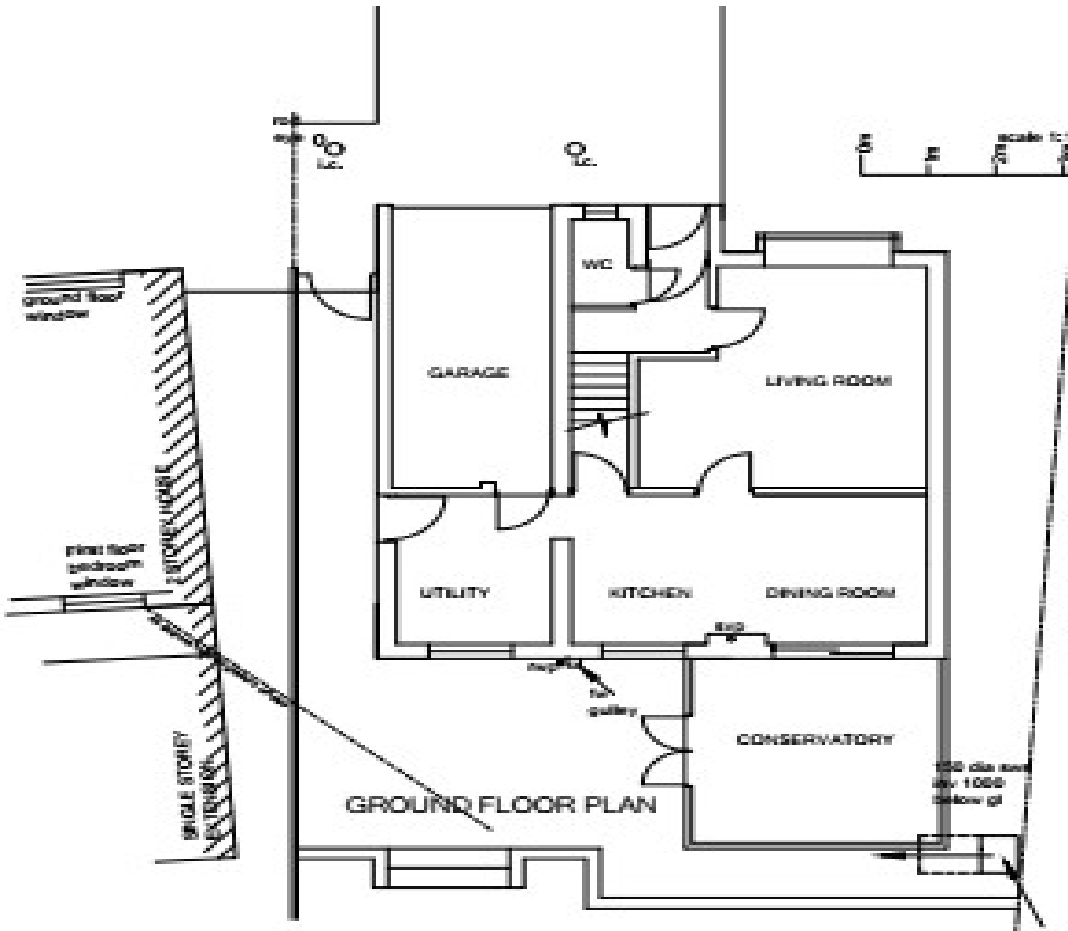
Satellite View



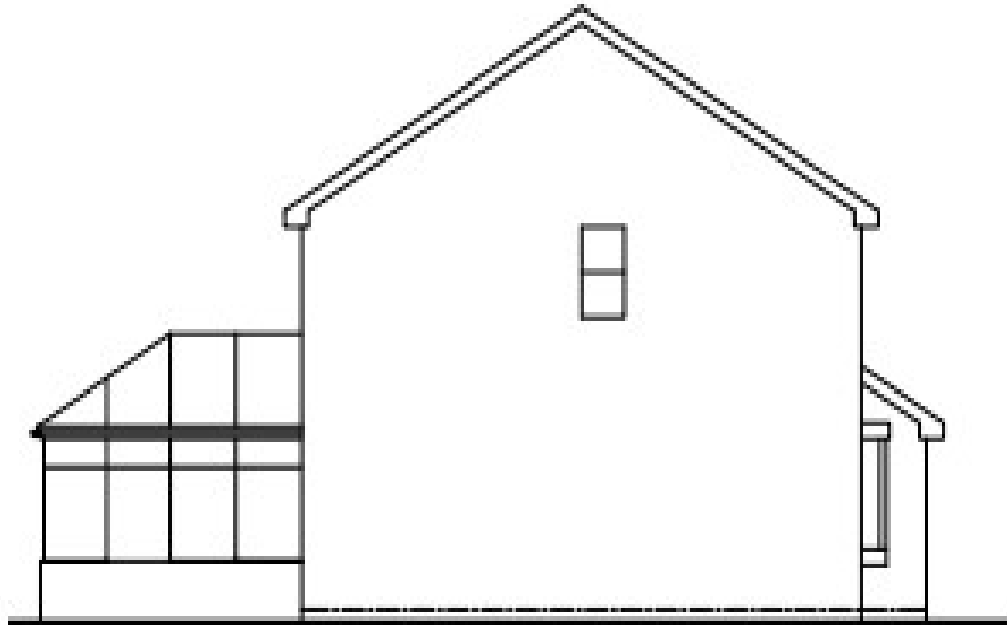
Front of Property



Existing Plans



Existing Elevations



SIDE ELEVATION

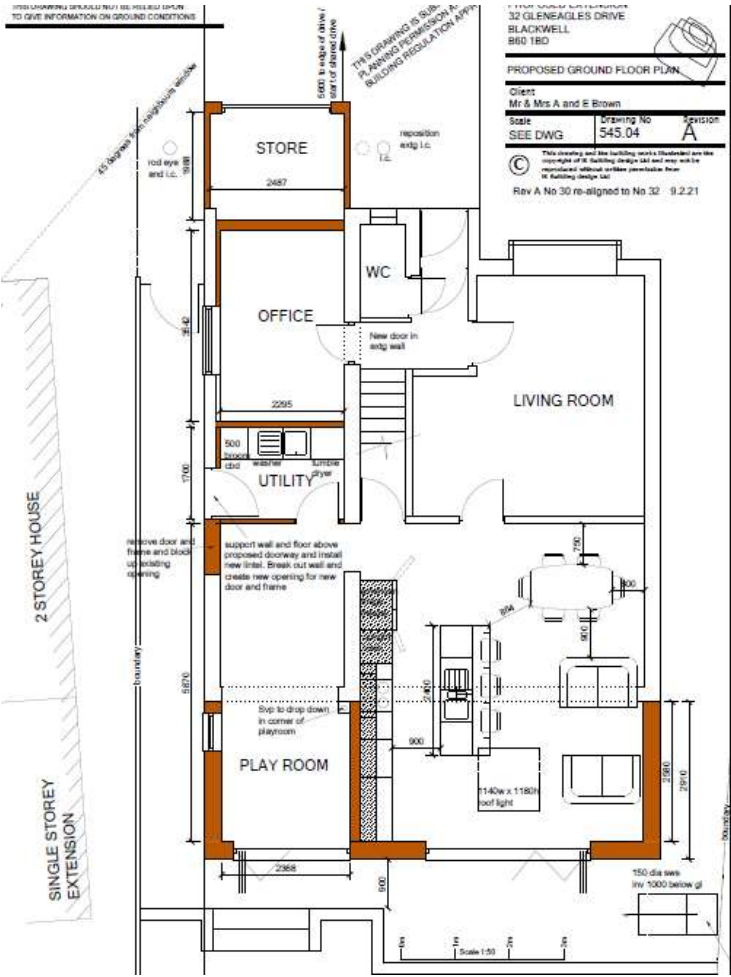


FRONT ELEVATION

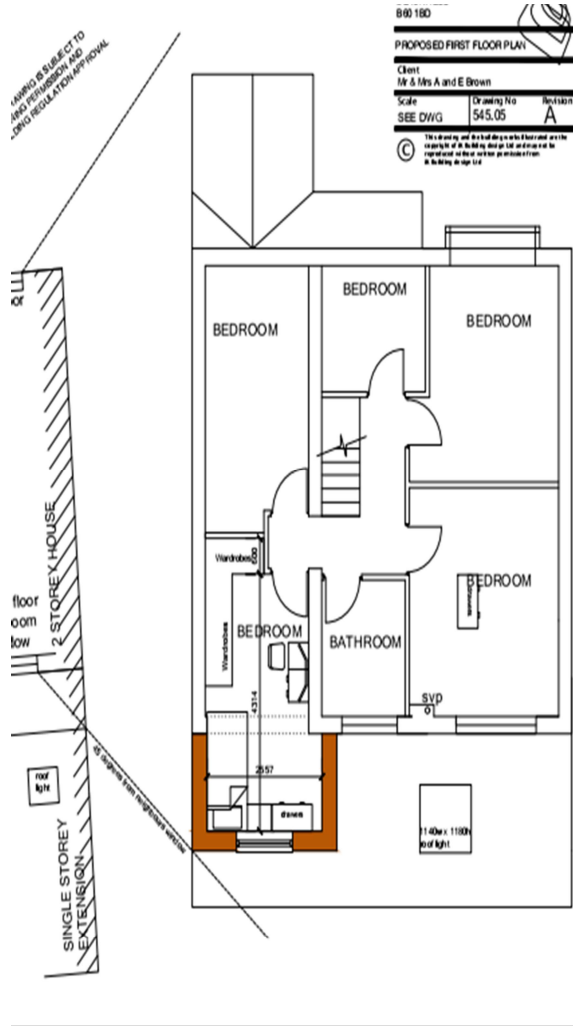
Existing Elevations



Proposed Ground Floor



Proposed First Floor Plan



Proposed Elevations



Proposed Elevations

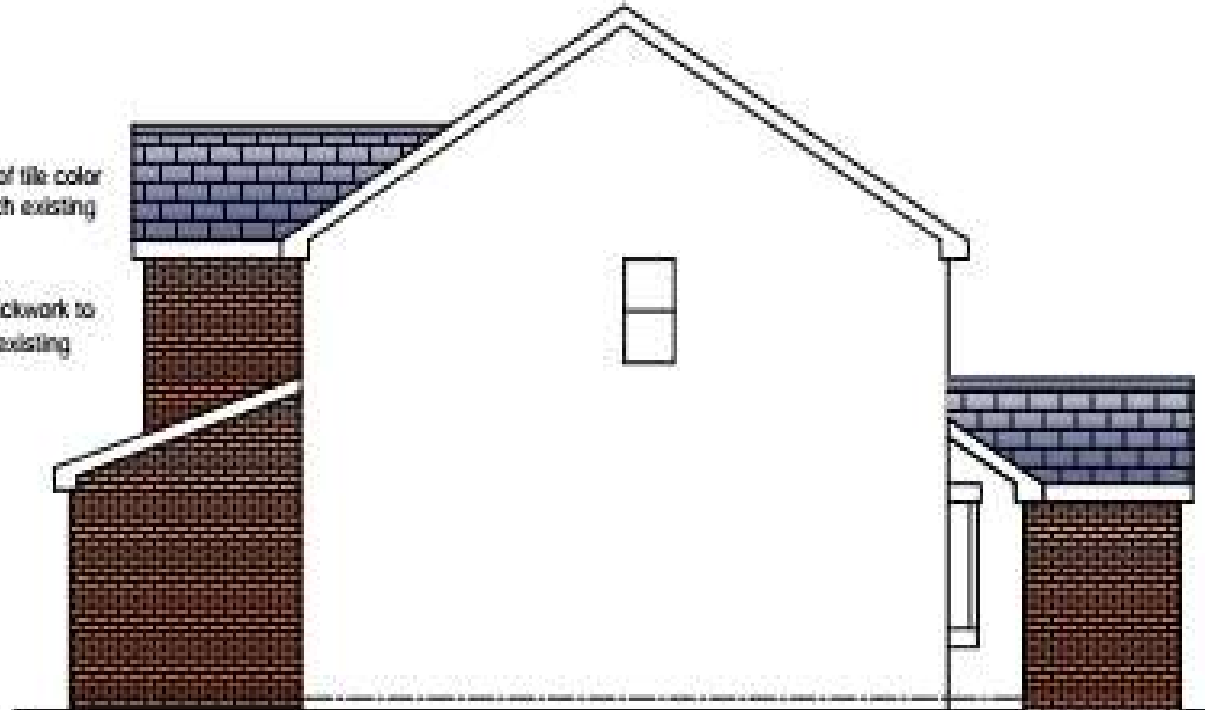
Page 53



REAR ELEVATION

new roof tile color to match existing

new brickwork to match existing



SIDE ELEVATION

Agenda Item 7

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Agenda Item 8

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr Rob Hunter	Two storey rear extension to the existing house. 27 Shaw Lane, Stoke Prior, Bromsgrove, Worcestershire, B60 4DS	16.04.2021	21/00254/FUL

This application is to be considered by the Planning Committee rather than being determined under delegated powers as the applicant is a Councillor.

RECOMMENDATION: That planning permission be Granted

Consultations

Stoke Parish Council

No objection - The Parish Council supported this application as a good extension to a family home

Highways - Bromsgrove

No objection - The site benefits from an existing vehicular access and parking for 3 plus vehicles on site. The existing car parking is not affected by the proposed development.

Public notifications

8 neighbour letters were sent 01.03.2021 and expired on 25.03.2021
No response received

Relevant Policies

Bromsgrove District Plan

BDP1 Sustainable Development Principles
BDP16 Sustainable Transport
BDP19 High Quality Design

Others

Bromsgrove High Quality Design SPD
NPPF National Planning Policy Framework (2019)

Relevant Planning History

None.

Assessment of Proposal

Application site and proposal

The application site is located on the southern side of Shaw Lane in the designated residential area of Stoke Prior. It comprises a detached traditional dwelling and is bound to the east by an existing dwelling, to the south by dwellings and to the west by a block of L-shaped flats.

This proposal seeks permission to construct a two storey rear extension in place of an existing conservatory to form two bedrooms at first floor and enlarged living accommodation on the ground floor. The ground floor would project 5 metres beyond the original rear wall of the dwelling and the first floor would project 3.5 metres. The ground floor would extend the full width of the original dwelling, however the first floor would be set approximately 1.3 metres in from the western side.

The proposed extension would be sited entirely to the rear of the dwelling and would thus preserve the character of the existing dwelling and the spacious nature of the streetscene. Matching materials would be used in the extension.

Residential Amenity

Owing to the spacious nature of the plot, the extension would be set off the side boundaries by 2.4 metres to the eastern boundary and 2.5 metres to the western boundary. The first floor element of the extension would be set in from the ground floor by a further 1.3 metres on the western side to enable a new rear facing window to be created to serve an existing bedroom. The adjacent flats to the west of the site which are parallel to the host dwelling are also set off the common boundary by 3.5 metres and the adjacent dwelling to the east is set off the common boundary by 1.7 metres. The Agent has provided a window splay plan covering both the adjacent dwelling and the flats which are parallel to the dwelling which demonstrates that the proposed extension would not breach the 45 degree line at either first floor or ground floor level when drawn from the nearest habitable room window. As such, the extension would not result in a loss of light to neighbouring occupiers.

The separation distances and aspect of the development mean that there would be no concerns in respect of overshadowing the communal garden serving the flats or the garden of the adjacent dwelling.

There would be a separation distance of 15 metres at first floor level between the windows in the flats which are perpendicular to the site and the blank elevation. These factors combined with the distance to the common boundary and width of the communal garden area mean that the proposal would not appear overbearing to the occupiers of the flats.

No new side facing windows are proposed at first floor level other than roof lights. As such no concerns are raised in respect of overlooking to adjacent properties or their gardens. An existing narrow side window in the upper eastern elevation would be obscure glazed as it is proposed to be changed internally to a bathroom. The rear facing first floor windows serving the bedrooms would be approximately 23 metres away from the opposing windows in the dwellings to the rear of the site. There would also be 13 metres to the rear boundary. As such the proposal would be sited a sufficient distance

away from the windows and private amenity area of the dwellings to the north to prevent any overlooking in accordance with the High Quality Design SPD.

Finally, it is noted that a narrower window is proposed in place of the window which serves the existing bedroom 2 on the plans. However, it is considered that this window would still provide sufficient light and outlook for occupiers.

Conclusion

In conclusion, for the reasons set out above, the proposal would preserve the character of the existing dwelling and the streetscene and would not give rise to any concerns in respect of the residential amenity. As such it would accord with Policies BDP1 and BDP19 of the Bromsgrove District Plan, the High Quality Design Guide and the NPPF.

RECOMMENDATION: That planning permission be Granted.

Conditions:

- 1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the grant of this permission.

Reason: In accordance with the requirements of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The development hereby approved shall be carried out in accordance with the following plans and drawings:

Location Plans Drawing no. 100 received 27.02.2021
Proposed Ground Floor Plan Drawing Drawing 300 27.02.2021
Proposed First Floor Plan Drawing 301 received 27.02.2021
Proposed Elevations Drawing 302 received 27.02.2021
Block and Window Splay Plan Drawing no. 101

Reason: To provide certainty to the extent of the development hereby approved in the interests of proper planning.

- 3) All new external walls and roofs shall be finished in materials to match in colour, form and texture those on the existing building.

Reason:- To ensure that the development is satisfactory in appearance, to safeguard the visual amenities of the area and in accordance with Policies in the Local Plan.

Case Officer: Laura Russ Tel: 01527 534122
Email: l.russ@bromsgroveandredditch.gov.uk

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Bromsgrove District Council

Meeting of the Planning Committee

12th April 2021

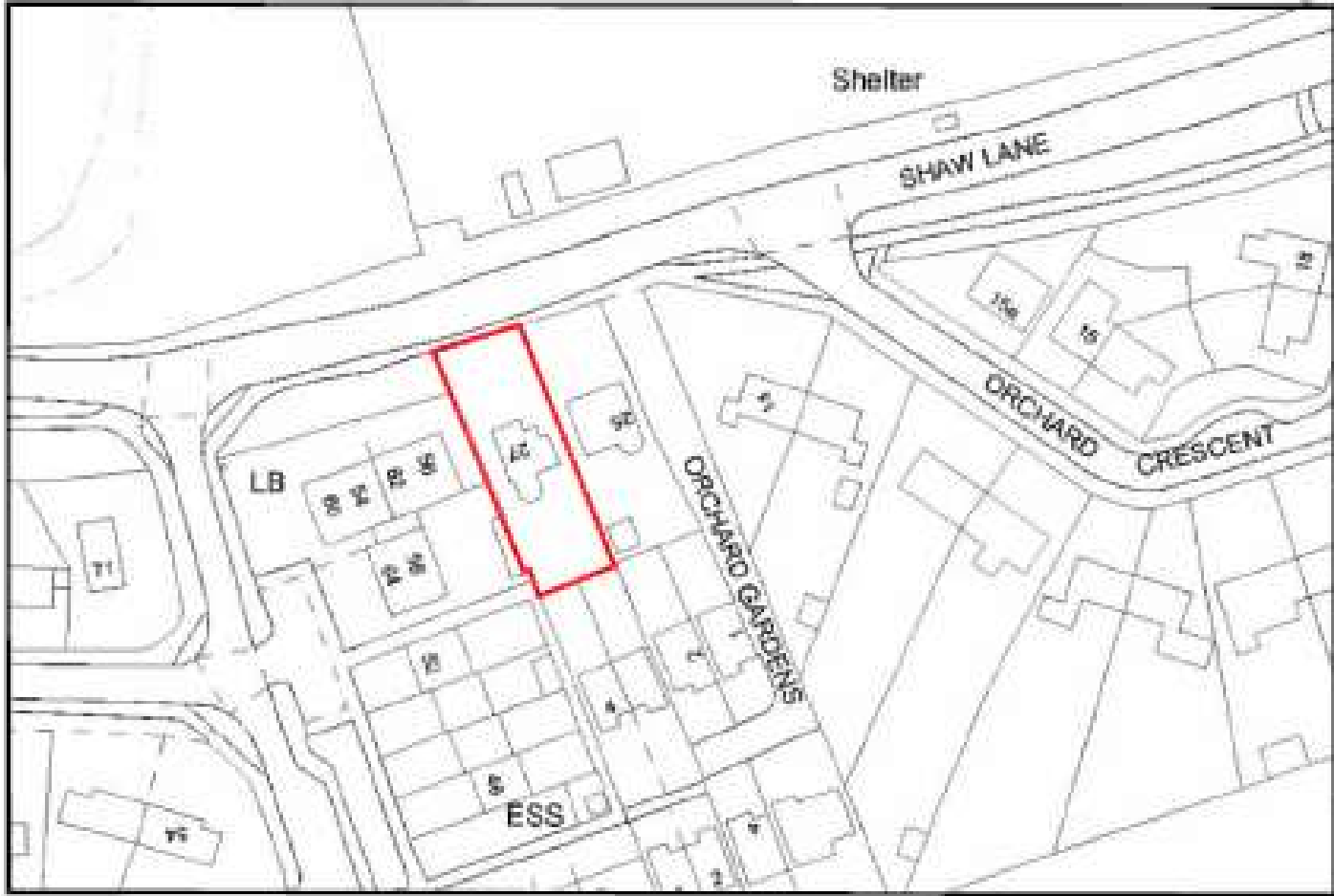
21/00254/FUL

Two storey rear extension to the existing house

27 Shaw Lane, Stoke Prior, Bromsgrove,
Worcestershire, B60 4DS

Recommendation: Approve

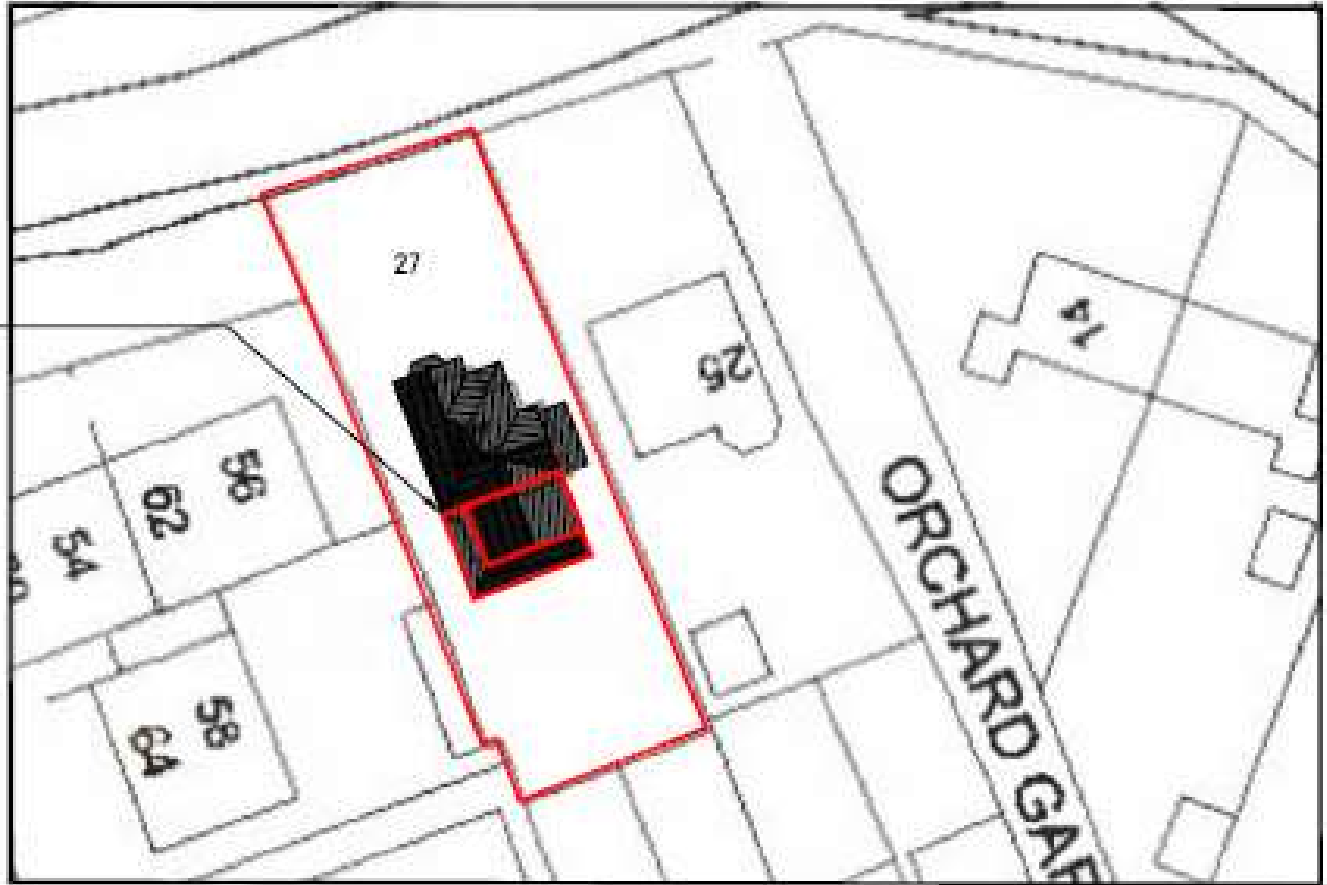
Location Plan



Satellite View

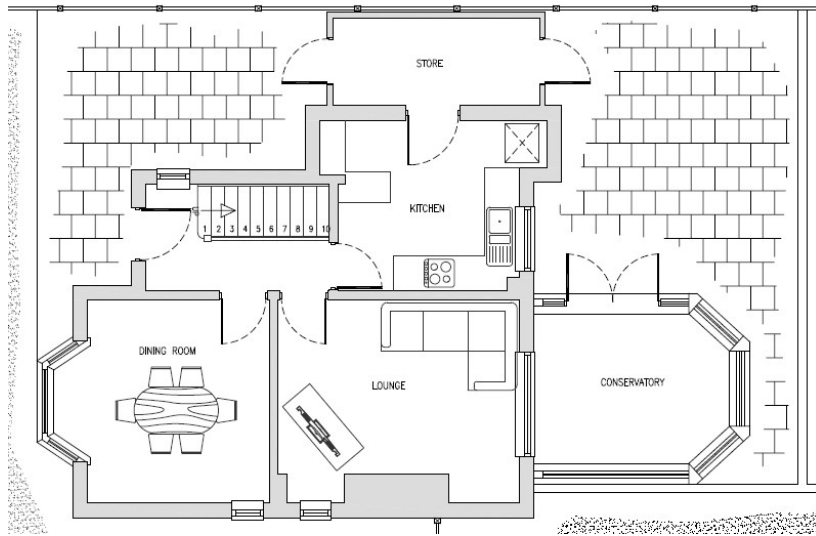
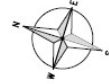


Proposed Site Plan

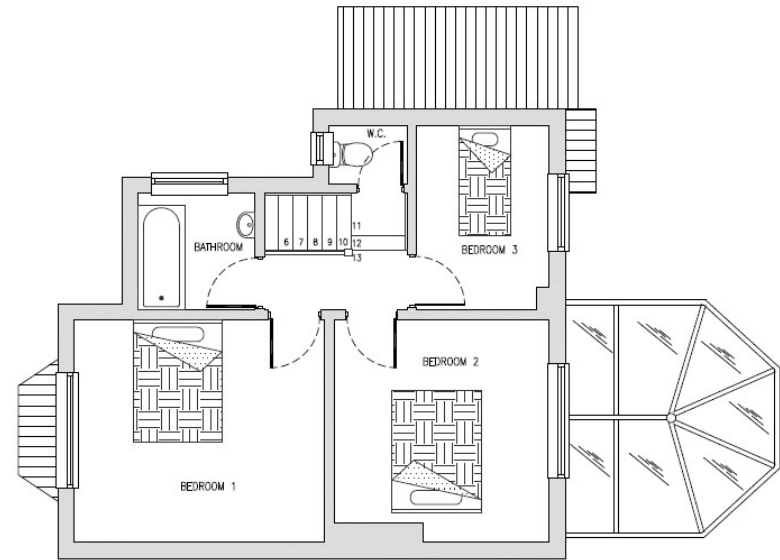


PROPOSED 2 STOREY REAR
EXTENSION

Existing Floor Plans



Ground Floor



First Floor

Existing Elevations



EXISTING REAR ELEVATION
(1:100)



FRONT ELEVATION
PHOTOGRAPH



EXISTING SIDE ELEVATION
(1:100)



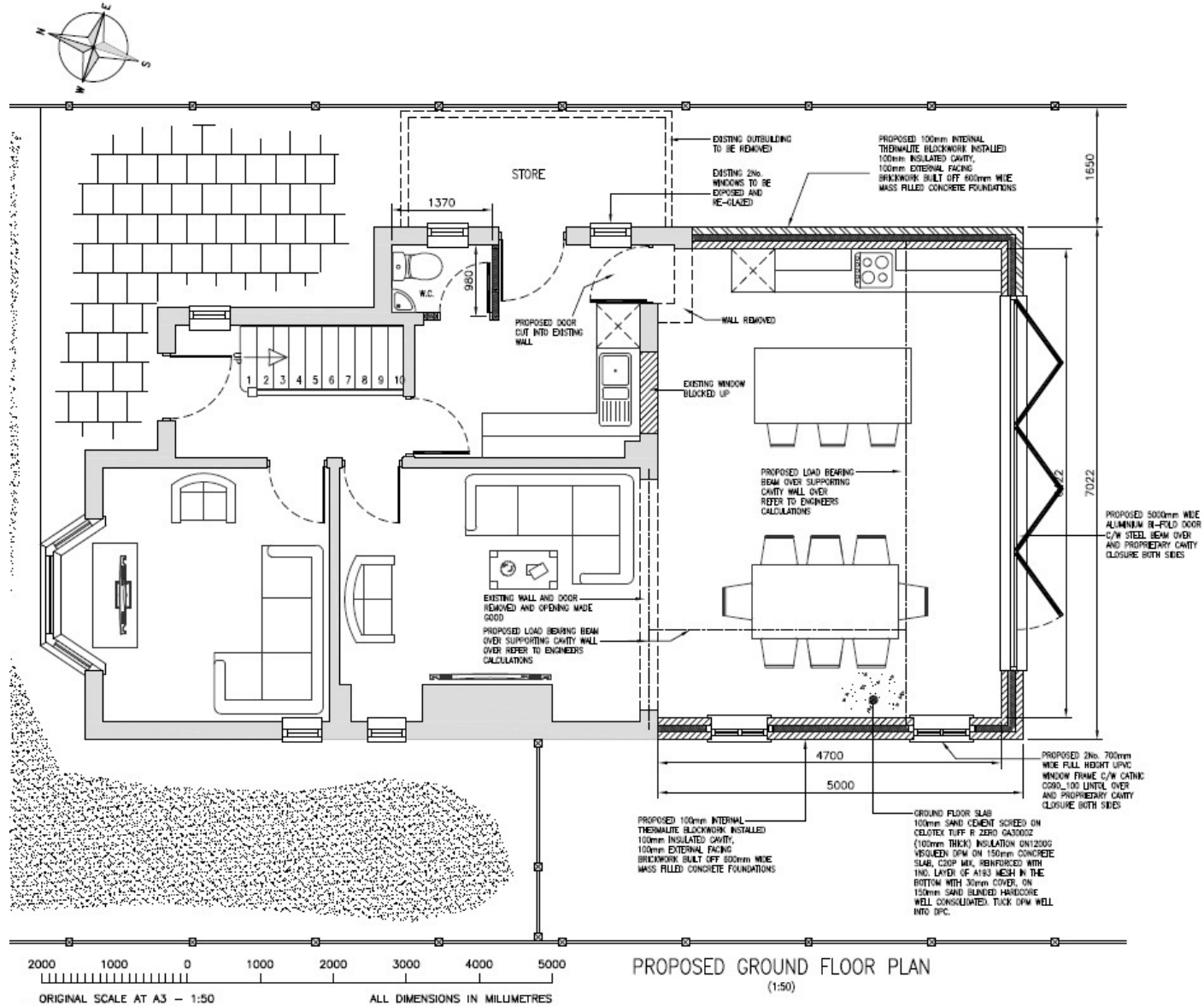
FRONT ELEVATION
PHOTOGRAPH



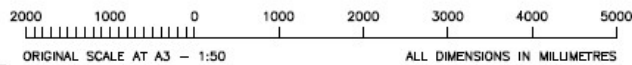
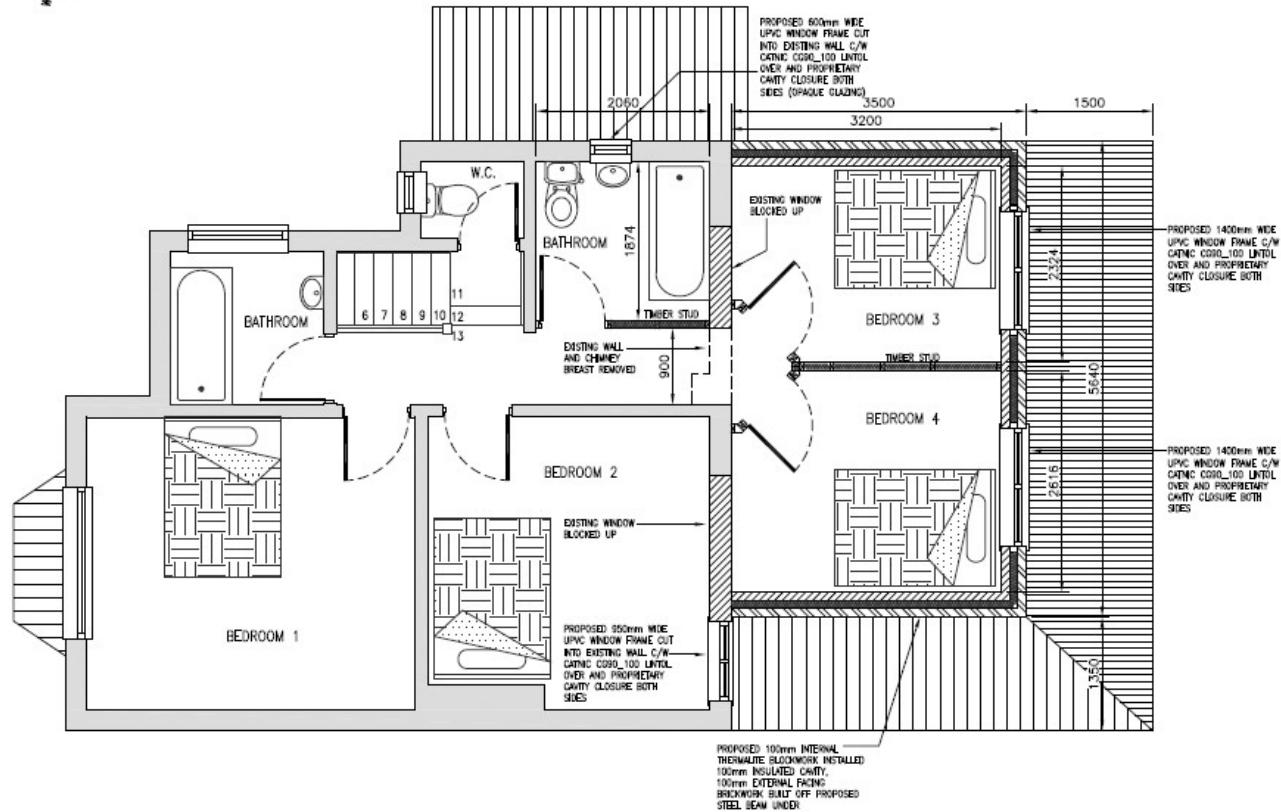
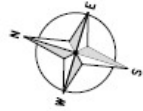
EXISTING SIDE ELEVATION
(1:100)



Proposed Ground Floor Plan



Proposed First Floor Plan



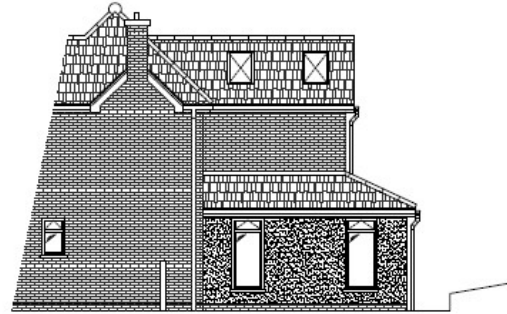
PROPOSED FIRST FLOOR PLAN (1:50)

Proposed Elevations

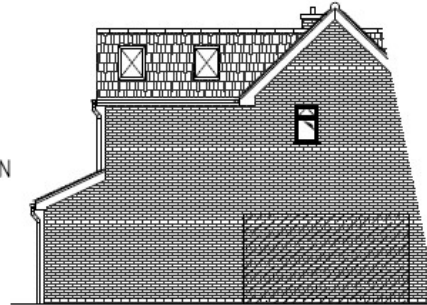
PROPOSED REAR ELEVATION
(1:100)



PROPOSED SIDE ELEVATION
(1:100)

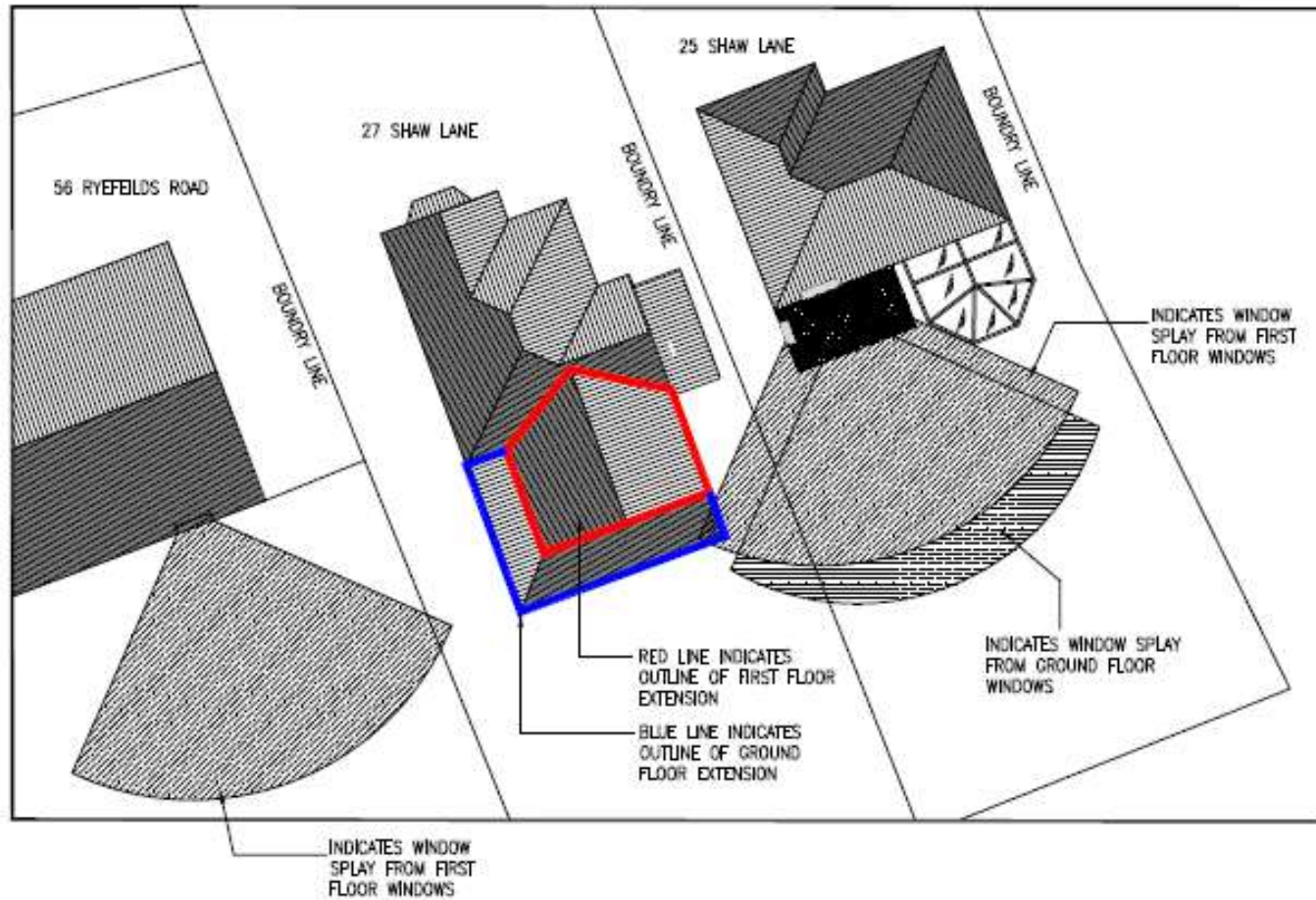


PROPOSED SIDE ELEVATION
(1:100)



5000 0 5000
ORIGINAL SCALE AT A3 - 1:100 ALL D

Window Splay Plan



WINDOW SPLAY PLAN
(Scale 1:200)

Existing Front Elevation



Existing Rear Elevation



Relationship to no. 25



Relationship to adjacent flats



Dwellings to rear

