

Name of Applicant Type of Certificate	Proposal	Map/Plan Policy	Plan Ref. Expiry Date
Mr. and Mrs. Cartwright 'A'	Proposed two storey side extension, single storey rear extensions, two storey front extension and remodelling (as amended by email received 03.11.2010) - 7 Twatling Road, Barnt Green, Birmingham, B45 8HX	RES	10/0970-SG 15.12.2010

Councillor C. B. Taylor has requested that this application be considered by the Committee, rather than being determined under delegated powers.

RECOMMENDATION that permission be **GRANTED** subject to the satisfactory views from the Drainage Engineer, Tree Officer, Environmental Health Manager and the Worcestershire Wildlife Trust.

Consultations

WH	Consulted 03.09.2010 (expired 10.11.2010). No objection.
Lickey & Blackwell Parish Council	Consulted 27.10.2010 (expired 17.11.2010). Lickey and Blackwell Parish Council has concerns about this application. The proposed extensions are large and imposing, and would have an impact on the street scene. Also, the proposed metal gated entrance goes against our Village Design Statement which states such gates should be avoided and "if they must be used they must be set well back out of sight.
Tree Officer	Consulted 27.10.2010 (expired 10.11.2010). No response received to date.
EHM	Consulted 15.11.10 (expired 29.11.2010). No response received to date.
Drainage Engineer	Consulted 15.11.10 (expired 06.12.2010) - No response received to date.
Conservation Officer	Consulted 23.11.10 (expires 30.11.10) - No response received to date.
WWT	Consulted 23.11.10. No response received to date.
Publicity	4 letters sent 27.10.2010 (expired 17.11.2010). 1 site notice posted 04.11.2010 (expired 25.11.2010). 2 objections received to date. <ul style="list-style-type: none"> • Proposed development would represent 37.8% increase and would be disproportionate development of the site with its neighbours and established buildings • Alterations to the rear of property would show 8 patio doors with 28/29 panes of glass - together with the domes on the two flat roof will produce huge light pollution • We experience flooding and water board concluded that water table was altered when houses on corner of Twatling Rd/Plymouth Rd were built. Main drainage for application house is piped across our property and joins drains at Plymouth Rd. Drains are 43yrs old and concerned whether drains will cope with extra volume.

- Water board likely to worsen.
- Badgers near the boundary of neighbours property will be threatened.
- Remodelling process will cause excessive dust, affecting those with cardio/respiratory conditions.

The site and its surroundings

This application relates to a large detached house located on the east side of Twatling Road in Barnt Green. The house is set back some 25 metres from the highway and occupies a sizeable plot. The site is bounded by 4 metre high (approx.) hedgerows along the rear and side boundaries. The area is also characterised with green boundaries of mature trees and hedges. The application site slopes down away from the highway therefore the house sits on land which is higher than the rear garden. Twatling Road slopes downhill steeply from north to south adjoining Plymouth Road. The site is located within an established residential area adjacent to the Conservation Area.

Proposal

This application seeks permission for a first floor extension above the garage; two single storey rear extensions; a two storey front extension and erection of 1.8 metre high gates to the entrance of the site. The proposed development also involves the installation of solar panels on the roof slope forming the rear elevation, installation of a rainwater harvesting tank on the patio in the rear garden, and alterations to the turning area.

Relevant Policies

WMSS	QE3
WCSP	CTC.1
BDLP	DS13, S10, S35A, ES4
Others	PPS1, PPG13, SPG1

Notes

The main considerations in this application are whether the proposal maintains the character of the street scene and the amenity of neighbouring occupiers. Other issues to address include drainage and whether the proposal would adversely affect the setting of the Conservation Area. The main policies are S10, S35A and ES4 of the BDLP and the advice contained within SPG1 (Residential Design Guide).

Assessment

To comply with Bromsgrove District Council's Residential Guidelines, it is suggested that proposed extensions are set down from the height of the roof and set back from the front of the original dwelling. The Guidelines also refer to the need to set two-storey or first floor extensions at least one metre off the common boundary to ensure that semi-detached or detached houses do not become terraced. I will deal with these aspects of the application in turn:

Set down - the first floor side extension would be set down 300mm and the front extension would be set down 950mm from the existing ridge height of the main roof.

Set off - the first floor side extension would be set off the boundary by 1.5 metres at its narrowest point.

Set back - the first floor side extension would be set back 1.0 metres from the principal elevation. The two storey front extension would be set forward 3.4metres from the principal elevation.

Having consideration of the above, I am content that the first floor side extension would be visually subordinate to the original house. Whilst appreciating that the proposed development involves a two storey front extension; by virtue of its scale with a length of 4.2metres, I am mindful of the fact that this would comprise less than a quarter of the length of the main house, and would not, in my opinion create an over-dominant addition.

Street scene

The street scene is characterised with large detached houses that sit on generous plot sizes. The houses are set well back from the highway by some 20 metres creating a relatively open setting. By virtue of its scale, siting and design, I consider that the proposed extensions would be well related to the original house and would be in keeping with the character of the properties that exist in the locality. I note that the proposed development would increase the size of the existing house by 37.8%. Contrary to the views put forward by adjoining occupiers, I consider that the proposed extensions would result in a proportionate addition to the size of the main dwelling given its residential setting.

Members will note that property no. 5a (which is positioned two houses south of the application site) and no.'s 8 and 4 Twatling Road (on the opposite side of the road) have 1.8 metre high metal gates and railings to the front of their driveways. I note that Lickey and Blackwell Parish Council have objected to the metal gates and railings on the grounds that they would be contrary to the Village Design Statement. However, given the fact that there are a number of existing examples of such development within the immediate vicinity, I consider that this type of development is now an established feature in the street scene. Therefore, it is my opinion that the proposed metal gates and railings to the front entrance would be in keeping with the character of the area. In addition I note that the existing vegetation to the front of the site would be maintained to preserve the green boundaries that are characteristic of the setting. Furthermore, I note that Worcestershire Highways have raised no objection.

Residential amenity

I am content that the two storey side extension complies with the 45 degree code and would not cause any significant loss of light to the adjoining occupiers. I note that the single storey kitchen extension would marginally breach the 45 degree line with no. 7a; however having regard to its scale with a height of 2.7 metres and the existing screening along the side boundary up to 4 metres in height. I do not consider that the kitchen extension would cause any significant loss of light.

I am satisfied that the first floor side extension would not give rise to the issue of overlooking since no first floor windows have been proposed on the side elevation. To safeguard privacy, paragraph 8.5 of SPG1 states that 'as a general guide new development with main windows overlooking existing private spaces should be set back by a distance of 5 metres per storey from the site boundary where it adjoins a private garden area'. I am content that the proposed development accords with this criterion and that the windows on the rear elevation in the side extension would not cause undue overlooking over and above that which exists.

Drainage

The Drainage Engineer has been consulted and I await comments.

Conservation Area Setting

The Conservation Officer has been consulted and I await comments.

Conclusion

I am content that the proposal would be in keeping with the street scene and would not adversely affect the amenity of adjoining occupiers. On this basis, I am minded to grant permission.

RECOMMENDATION that permission be **GRANTED** subject to the satisfactory views from the Drainage Engineer, Tree Officer, Environmental Health Manager and the Worcestershire Wildlife Trust.

Conditions:

1. C001 (time limit for implementation)
2. The external wall finish (materials, colour and texture) and the roof covering as described in the approved application form, and email received 03.11.10, shall be used and no others substituted without the written approval of the Local Planning Authority.

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

WMSS	QE3
WCSP	CTC.1
BDLP	DS13, S10, S35A, ES4
Others	PPS1, PPG13, 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.