

Name of Applicant Type of Certificate	Proposal	Map/Plan Policy	Plan Ref. Expiry Date
MR. R. FLAVELL 'A'	Demolition of existing garage and construction of two-storey side extension - 120 Redditch Road, Alvechurch	GB	10/1230-TC 07.03.2011

Councillor Mrs. J. D. Luck has requested that this application be considered by the Committee, rather than being determined under delegated powers.

RECOMMENDATION: that permission be **REFUSED**.

Consultations

WH	Consulted - views received 04.01.2011: ▪ No objection
FC	Consulted - views received 04.01.2011: ▪ No objection
Alvechurch PC	Consulted - views received ▪ No objection
Publicity	2 letters sent 29.12.2010 (expired 19.01.2011): no views received. 1 site notice posted 04.01.2011 (expired 25.01.2011): no views received.

The site and its surroundings

The application site relates to detached property which is located in a ribbon of residential development alongside the west of the Redditch Road. There is a decrease in level from the Redditch Road to the frontage of the property. The site is to the south of Alvechurch village and lies within the Green Belt. The houses along this ribbon of development vary in size and position and there are established trees and shrubs around the site.

Proposal

The application relates to the demolition of the existing single storey garage and the construction of a two-storey side extension.

Relevant Policies

WMSS	QE3
WCSP	CTC.1, D38, D39
BDLP	DS1, DS2, DS13, S11
DCS2	CP3, CP18, CP22
Others	PPS1, PPG2, SPG1, SPG7, Alvechurch VDS

Relevant Planning History

B/2010/0885	Demolition of existing garage and construction of two storey side extension: refused 10.11.2010
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B/2003/0499 Single storey extension to rear of property to create enlarged kitchen and dining area: approved 16.06.03

Notes

This application relates to a resubmission following the refusal of a similar scheme under delegated powers in November 2010.

The crucial issue in the determination of this application is to ascertain whether the proposal adequately addresses the reasons for refusal in planning application B/2010/0885.

The reason for refusal on this application is as follows:

"By virtue of the position and overbearing nature of the proposed extension, the scheme would cause an unacceptable loss of residential amenity to adjoining occupiers contrary to policies S11 and DS13 of the Bromsgrove District Local Plan and the guidance in PPS1 Delivering Sustainable Development and SPG1 Residential Design Guide."

In addition it will be important to determine whether any changes to the proposal complies with policy S11 of the Bromsgrove District Local Plan and whether the two-storey side extension will affect the existing amenity of adjoining occupiers and design of the compound building. As such policies DS2 and S11 of the BDLP, policy D39 of the WCSP and SPG1 and SPG7 are most relevant in determining the application.

Given the location of the site within the Green Belt, the application raises the following issues:

Green Belt

Having regard to SPG7, a maximum extension of up to 40% of the original dwelling is regarded as a proportionate addition over and above the size of the original dwelling; unless there are very special circumstances. The following calculations have been made giving regard to application B/2003/0499:

Original dwelling	106.6m ²
Existing additions (including side utility)	29.98m ²
Existing dwelling	136.58m ²
Existing additions over original	28.12%
Proposed extension (minus demolished part of garage/utility)	26.35m ²
Proposed increase above existing	19.29%
Proposed increase above original	24.72%
Total house as proposed	162.93m ²
Proposed extension and existing additions	
% of proposed and existing additions above original	52.84%

The proposed extension would create an increase in size of 24.72% over and above the original dwelling, and 19.29% over and above the existing dwelling. Overall, this proposal together with the existing additions would create an increase in size of 52.84% over and above the original dwelling, with total floor space of 162.93m².

The proposed extension and existing additions are over the proportionate 40% addition; however it is now necessary to ascertain whether very special circumstances are applicable. I am mindful of the location of the site in a ribbon of residential development to the west of the Redditch Road, and the more built up character of these areas in contrast to the isolated location of some dwellings within other areas of the Green Belt. Given the location of the dwelling within an established run of properties, I do not consider that the principle of the extension would be damaging to the openness of the Green Belt or the purposes of including land within that designation. The proposal is over the recommended addition; however, I do not consider the proposal would unduly prejudice the purposes of Green Belt policy and I consider very special circumstances exist in this case to allow an extension over and above the size limits advocated by SPG7.

Design / Street Scene

I do not consider the proposal would have a detrimental impact on the character of the street scene since other existing properties have a similar width notably 124 Redditch Road. The design and access statement notes (p1, 2.6) that: "*the separation between the adjacent property (118 Redditch Road) is improved at ground floor as the existing garage is built directly onto the boundary line. The proposed extension is 300mm inside the property boundary which improves the current position.*" I would concur that terracing would not be an issue given that 120 Redditch Road is stepped forward to 118 Redditch Road.

To comply with Bromsgrove District Council's Residential Guidelines (SPG1), 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 side extension would be set down from between 0.3m at its highest point to 3 metres at the frontage of the dwellinghouse.

Set off - the extension would be set off by 300mm. I note currently the garage is set on the curtilage of the boundary thus the repositioning would be beneficial to this proposal.

Set back - the first floor extension would be set back between 0.9 and 2.5 metres from the principal elevation.

I also note that the proposed materials for the side extension would be in keeping with the existing dwelling and the proposals would be of a similar style with a pitched roof.

Residential Amenity

Due to the set forward nature of 120 Redditch Road the proposal would have an adverse impact on 118 Redditch Road. The previous reasons for refusal were due to the position

and resultant overbearing impact of the proposed extension. By virtue of the location of the proposal the scheme was considered to detrimentally impact 118 Redditch Road contrary to SPG1 and Policy S11 of the Bromsgrove District Local Plan.

I consider the revised application to go some way to address the concerns noted in application B/2010/0885 due to the following:

- The extension roof ridgeline is set lower than the existing roofline from 3 metres at the front to 0.3 metres at the top of the roof.
- The proposal would not be set back at ground floor. At first floor the proposal from the frontage is stepped back at an angle at a maximum of 2.5 metres. It is stepped back 0.9 metres to the dormer window.
- The side extension would be stepped away from the curtilage of the dwellinghouse from the boundary line by 0.3 metres.

I note that a ground floor extension could be built 4 metres in height under permitted development rights which would impact no. 118 Redditch Road; however, the proposal would be 3.5 metres higher at the proposed apex. I consider the impact of the two storey side extension would be lessened by the aspects noted above and goes some way to lessen the impact caused to 118 Redditch Road.

Members will note the current scheme has not addressed the unacceptable 45 degree impact to 118 Redditch Road which is approximately 7 metres from the front of the dwellinghouse, meaning 6 metres behind the front of the dormer window would conflict with the 45 degree rule. As such, due to the stepped forward nature of 120 Redditch Road and the resultant overbearing impact, I consider the proposal to be detrimental to residential amenity, contrary to policy S11c of the Bromsgrove District Local Plan.

Conclusions

It is considered that the application for demolition of a garage and two storey side extension has special circumstances in the Green Belt in relation to SPG7, would be in keeping with the design of the property and streetscape. However, the proposal would not address the issues of residential amenity in terms of the position and overbearing impact of the proposed extension in relation to 118 Redditch Road. The proposal thus conflicts with the policies in the Bromsgrove District Local Plan, the advice contained in SPG1 and therefore I recommend that planning permission be refused.

RECOMMENDATION: that permission be **REFUSED**.

Due to the position and resultant overbearing impact of the proposed extension, the scheme would cause an unacceptable loss of residential amenity to adjoining occupiers contrary to policies S11 and DS13 of the Bromsgrove District Local Plan and the guidance in PPS1 *Delivering Sustainable Development* and SPG1 the Council's *Residential Design Guide*.