

Name of Applicant Type of Certificate	Proposal	Map/Plan Policy	Plan Ref. Expiry Date
Mr. D. Jones 'A'	Side First Storey Bedroom and demolition of rear ground floor extension (resubmission of 10/1090) - 4 Brockhill Lane, Beoley, B98 9BU	GB	11/0111-TC 14.03.2011

RECOMMENDATION: that permission be **REFUSED**

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

Consultations

Worcestershire Highways Consulted 21.02.2011 - no comments received.

Worcestershire Minerals Consulted 21.02.2011 - no comments received.

Beoley PC Consulted 21.02.2011 - no comments received.
Publicity 1 letters sent 09.02.2011 (expire 02.03.2011):

1 response received -
Happy with proposal and do not object.

1 site notice posted 23.02.11 (expires 16.03.11): no views received.

The site and its surroundings

The dwelling is a post war semi-detached and located in the Green Belt. The property is redbrick and located in a small strip of ribbon development in the countryside. There is an open field to the east of the site and Brockhill Lane is situated to the north of the site.

Proposal

The application relates to a first floor side extension to form a bedroom and en-suite. The scheme includes the demolition of a ground floor rear extension.

Relevant planning history

10/1090 Side first floor extension.

B/1995/0260 Garage extension and front canopy extension (as amended by plans received 31.5.95).

B/1976/2043 Temporary siting of 4 caravans for approx. 8 weeks during modernisation of houses.

Relevant policies

WMRSS: QE3

WCSP: CTC.1, D38, D39

BDLP: DS13, S11

Draft CS2: CP3, CP18, CP22

Others: PPS1, PPG2, SPG1, SPG7

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/2010/1090.

The reason for refusal on this application is as follows:

“The extension would create would create a disproportionate addition to the original dwellinghouse, would be harmful to the openness and visual amenity of the Green Belt and would not be subservient to the existing property contrary to Policy S11 and DS13 of the Bromsgrove Local Plan and the guidance in PPS1, PPG2, SPG1 the Council’s Residential Design Guide and SPG 7 Extensions to Dwellings in the Green Belt.”

The key issue is to ascertain whether the application for planning permission complies with Policy S11 of the Bromsgrove Local Plan and whether the first floor extension would affect the existing amenities of adjoining occupiers and design of the building.

As such policies DS2 and S11 of the BDLP, D39 of the WCSP and SPG1 are most relevant in determining the application.

Green Belt

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

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.

Original dwelling	86.9m ²
Existing additions (including proposed rear demolition)	23.06m ²
Existing dwelling	109.96m ²
Existing additions over original	26.53%
Proposed extension	19m ²
Total house as proposed	128.96m ²
Proposed extension and existing additions	
% of proposed and existing additions above original	48.4%

This proposal together with the existing additions would create an increase in size of 48.4% over and above the original dwelling, with total floor space of 109.96m².

The proposed extension and existing additions are over the proportionate 40% addition and I do not consider there to be any special circumstances applicable. I note that the resubmission seeks to reduce the impact on the Green Belt by proposing to demolish the rear single storey extension. This would go some way to alleviate the impact on the

Green Belt however it is still over the recommended addition over and above the size limits advocated by SPG7. (The previous scheme equated to a 83.07% increase above and beyond the floor area of the original dwellinghouse.) I am concerned that permitting this development would give rise to a precedent for disproportionate additions along this stretch of Brockhill Lane. The proposed addition would create a disproportionate addition to the original dwellinghouse and would thus be harmful to the openness of the Green Belt. As such I consider the proposal would prejudice the purposes of Green Belt policy and I recommend refusal.

Design/ Street Scene

By virtue of its position at the end of the row of properties I do not consider the proposal would have a detrimental impact on the character of the streetscene. Giving permission for development in this location would not give rise to a precedent for infilling of gaps as the property is at the end of the row of dwellinghouses.

Development is permitted under DS2 if the proposals are for the limited extension, alteration or replacement of existing dwellings (subject to S11). 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 proposed roof would not be set down from the existing building by approximately 20 cm.

Set off - the extension is set of by approximately 1 metre to the site boundary which adjoins a field.

Set back - The proposed extension would be set by by approximately 40cm from the front of the dwellinghouse however the window to the front elevation would extend 70cm beyond the existing roofline.

The proposal would be set down and mostly set back from the original dwellinghouse, would be situated approximately 1 metre from the curtilage boundary. I am satisfied in this instance that proposal would be subservient to the existing building and would be acceptable in the streetscene.

Residential Amenity

I am content that the proposal would not cause material harm to the amenity of nearby occupiers. By virtue of the position of the extension to the west of the property there would be no harm caused to no 6 Brockhill Lane.

Conclusions

The proposal would be in keeping with the streetscene and would not adversely affect the amenity of adjoining occupiers. I consider the proposal addressed the design issues from previous application 10/1090 however it is considered that the application for a first storey side extension would create a disproportionate addition to the original dwellinghouse and

would thus be harmful to the openness of the Green Belt. In addition there are no very special circumstances for development and as such the proposal would not meet the criteria for extensions to dwellings in the Green Belt (BDLP S11) and SPG7. As such I recommend refusal to this planning application.

RECOMMENDATION: that permission be **REFUSED**

The extension would create would create a disproportionate addition to the original dwellinghouse, would be harmful to the openness and visual amenity of the Green Belt contrary to policies DS2, S11 and DS13 of the Bromsgrove Local Plan and the guidance in PPS1, PPG2 and SPG 7 *Extensions to dwellings in the Green Belt*.