

Name of Applicant Type of Certificate	Proposal	Map/Plan Policy	Plan Ref. Expiry Date
Mr. P. Grove 'A'	Two-storey side extension - 6A Blakes Field Drive, Barnt Green	RES	B/2007/0611 13.08.2007

Councillor Mrs. A. E. Doyle has requested that this application be considered by the Committee, rather than being determined under delegated powers.

RECOMMENDATION: that permission be **GRANTED**.

Consultations

WCC (HP)	Consulted - Views received 04.07.2007: No objection
Lickey and Blackwell PC	Consulted 19.06.2007, expires 10.07.2007: No response received
Publicity	Neighbours notified 20.06.2007 Additional notification 29.06.2007 Additional notification 03.07.2007, expires 25.07.2007 Site Notice posted 25.06.2007, expires 16.07.2007 Five letters of objection raising the following concerns: <ul style="list-style-type: none"> • Overdevelopment of the site. • Further development will be outrageous / visually damaging. • Overshadowing, loss of light, loss of view and loss of privacy. • Proposed development is out of keeping with surrounding area. • Proposed extension is not in scale with the original building and detrimentally affects the street scene and locality. • Plans make reference to two separate plots / will bungalow be demolished. • Permission already exists for a detached two-storey garage.

The site and its surroundings

The application site relates to a recently constructed detached dwellinghouse. Blakes Field Drive rises in level from Plymouth Road to the south and the property is located at the head of a cul-de-sac north-east of the highway turning area. The area is residential in character and the application site is bounded by residential gardens.

Proposal

Planning permission is sought for a two-storey side extension to a house approved under B/2006/0159. The extension will consist of a double garage to the ground floor with a bedroom and en-suite to the first floor. The extension will measure 8.5 metres deep by 6.6 metres wide by 8 metres high. The extension will replace a conservatory approved under the original scheme. Under the proposal permission, a detached garage approved under B/2006/0159 will also be revoked.

Relevant Policies

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

Relevant Planning History

B/2006/1203	Amendment to previous approval re-siting garage with bedroom and ensuite over: Withdrawn 22.12.2006
B/2006/0756	Amendment to B/2006/0159: Addition of first and second floor windows: approved 05.04.2006
B/2006/0159	Replacement dwelling and detached garage, demolition of existing dwelling and detached garage (as amended by plans received 21.03.2006 and 22.03.2006): approved 05.04.2006

Notes

Design / Impact upon the street scene:

Policy S10 of the BDLP relates to extensions to dwellings in non-Green Belt locations. This policy states that extensions should be in scale with and well related to the host dwelling. To comply with SPG1, it is suggested that the proposed 2-storey side extensions are set down from the height of the roof of the original dwelling, set back from the front wall and set at least 1 metre off the common boundary (although greater distances can be requested in more spacious settings).

Set down: The ridgeline to the extension will be set 2.1 metres down from that of the main house.

Set back: The extension is set 2 metres back from the front wall of the main house.

Set off: The extension will be set 2.6 to 3.0 metres off the boundary with no.14 Denehurst Close.

I am therefore satisfied that the proposed extension will be subordinate to the main house and will not create a terracing effect in accordance with SPG1.

While I note neighbours' concerns regarding over-development, and acknowledge that the extension will be sited in a prominent position at the head of the cul-de-sac, I am of the opinion that the extension has been well designed and will not detract from the character of the host dwelling or the visual amenity of the surrounding area.

The proposed extension will replace a 9.7 metre wide by 7.9 metre deep detached triple garage, which was approved under the original B/2006/0159 application set against the common boundary with number 7 Blakes Field Drive. I am of the view that if the triple garage was to be constructed together with the extension proposed under this application it would lead to the overdevelopment of the site. As such, permission for the detached triple garage approved under B/2006/0159 is recommended to be revoked under a legal

agreement, as the combined built form of both elements would be excessive and likely to have a negative impact upon the character of the development and the visual amenity of the street scene. The applicant's agent has agreed to deal with the revocation of the detached garage through a Section 106 agreement attached to the current application.

Fallback Position:

I note that Permitted Development rights were not removed from the original permission and up to 115 cubic metres of extensions may therefore be added to the property without the need for planning permission under the restrictions set out in Schedule 2, Part 1 Class A of the Town and Country Planning (General Permitted Development) Order 1995. Although the current proposal adds an additional 137.4 cubic metres to the dwelling's approved design, I am mindful that the applicant has a considerable fall back position to build up to 115 cubic metres of extensions without planning permission. I therefore consider that it is desirable to approve a slightly larger extension (a modest 22.4 cubic metres) that the Council may control by condition.

Residential amenity issues:

The proposed extension will bring the property closer to 14 Denehurst Close. In relation to the rear windows to this property, the proposal would appear to comply with the 45-degree code as specified in SPG1. 14 Denehurst Close has no side windows. As such, it is my view that the proposal will not be overbearing or cause any significant loss of light or amenity to this property. Given that the distance between the extension and the boundary with this property is some 3 metres, any first floor windows inserted under permitted development at a later would overlook the garden. This may be prevented by way of a condition. The boundary hedge will prevent views from any ground floor doors or windows, which may be inserted at a later date.

The extension is set a sufficient distance from 5 Denehurst Close and I do not consider that the extension will affect the level of light received by this property. SPG1 advises that the main windows to a new development overlooking existing private spaces should be set 5 metres per storey from the site boundary where it adjoins private gardens. The windows to the rear elevation of the proposed extension will be set 18.4 metres from the common boundary with 5 Denehurst Close and therefore comply with the guidance given in SPG1. Whilst I acknowledge that the occupiers of 5 Denehurst Close are concerned about the proposal overlooking their property, I am of the view that any loss of privacy would be minimal and would not detrimentally harm the amenities to their property. I note that adjoining occupiers have no right to a view over adjoining properties land.

I do not consider that the proposed extension will have any significant impact upon other surrounding properties.

Other matters / relevant history:

I note residents concerns regarding the sub-division of the plot on paper and the continued retention of the original dwelling scheduled for demolition. The fact that the applicant has chosen to outline parts of the site in red and blue is immaterial to the determination of this application. The plans show the blue line site as garden land within the applicant's ownership. The removal of the original dwellinghouse was conditioned

under application B/2006/0159 and I note that the Committee authorised enforcement action for demolition on the 13.08.2007 given that the timescale for demolition had been exceeded.

RECOMMENDATION: that permission be **GRANTED**.

1. C99 (Time: 3 years)
2. C38 (materials to match)
3. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (or any Order revoking and re-enacting that Order), no windows or other openings shall be inserted at first floor in the northwestern elevation of the extension (facing No.14 Denehurst Close) without the prior written approval of the Local Planning Authority.

Reason:

3. To protect the residential amenities of adjacent dwellings in accordance with policy S10 of the Bromsgrove District Local Plan 2004.

Notes:

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 January 2004 (BDLP) and other material considerations as summarised below:

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

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