

Name of Applicant Type of Certificate	Proposal	Map/Plan Policy	Plan Ref. Expiry Date
<b>Mr. M. Sharpe 'A'</b>	Proposed bedroom and bathroom extension and minor layout amendments - 420 Birmingham Road, Marlbrook, Bromsgrove, B61 0HL	Residential	<b>11/1091-SC</b> 17.02.2012

#### **RECOMMENDATION:**

- (a) that **DELEGATED POWERS** be granted to the Head of Planning and Regeneration Services to approve the application following the expiry of the publicity period on 08.02.2012.
- (b) In the event that further representations are received, **DELEGATED POWERS** be granted to the Head of Planning and Regeneration Services in consultation with the Chairman of Planning Committee to assess whether new material considerations have been raised and to issue a decision after the expiry of the statutory publicity period accordingly.

#### Consultations

WH Consulted: 06.01.2012. No response received.  
ENG Consulted: 06.01.2012. No response received.  
Publicity Site Notice posted 18.01.2012 expires 08.02.2012

6 Neighbour notification letters posted 06.01.2012; expired 27.01.2012

No letters of objection received.

#### The site and its surroundings

The site is located on the east side of Birmingham Road, opposite North Bromsgrove Cemetery. The area is designated as residential within the BDLP 2004 and is predominantly characterised by large two-storey detached dwellings benefitting from large front and rear gardens.

420 Birmingham Road has previously been extended with a two-storey, flat roofed side extension on the northern elevation facing 422 Birmingham Road and also a single storey rear extension. 420 Birmingham Road forms part of a staggered building line and has an existing rear elevation that projects to the rear of 422 Birmingham Road. The garden of the application site is bounded by mature hedging and a 1.8m wooden closed boarded fence.

#### Proposal

This application proposes a two-storey rear extension that extends over the existing single-storey flat roof rear extension. The works include extending the existing hipped roof by a further 2.5m to the rear and creating a new pitched roof from the rear of the existing two storey side extension to accommodate a new dormer window.

### Relevant Policies

WMSS	QE3
WCSP	CTC.1
BDLP	DS13, S10, TR11
Draft CS	CP3
Others	SPG1, PPS1

### Relevant Planning History

B/1997/0185    Erection of conservatory.    Granted 20.05.1997.

### Assessment

The main considerations are whether the proposal complies with policies S10 and DS13 of the BDLP 2004 and the Council's Residential Design Guide SPG 1. In particular, the effect the proposal will have on the amenity of the neighbouring properties and also the character and appearance of the surrounding area will be reviewed.

Policy S10 of the BDLP states that in general an application for an extension to a dwelling not located in the Green Belt will be considered favourably provided the proposed materials and detailing implemented are similar to those of the original building. Such extensions must not be over dominant, lead to changes in the basic character of the dwelling or adversely affect the existing amenities of adjoining occupiers or the overall streetscape.

### Design/Character

SPG 1 advises that extensions should remain subordinate to the main dwelling house and suggests that extensions should be set down, set back and set off from the side boundary.

**Set down:** The proposed two-storey rear extension extends the existing front to rear ridgeline by approximately 2.5m in length with no 'set down'. The proposed extension to the rear of the existing two storey flat roof extension remains significantly set down (over 2m) from the main roof.

**Set back:** The bulk of the proposed development is to the rear of the existing building.

**Set off:** The proposed works are to the rear of the existing dwelling and do not increase the sideways projection of the existing dwelling.

Given the significant bulk of the proposed extension is to the rear of the property, there is no significant impact on the current street scene. The proposed extension has been sympathetically designed to be in-keeping with the existing building. The applicant has also indicated that similar materials to those on the existing dwelling are to be used. It is therefore considered that the design will not be incongruous or cause harm to the existing street scene.

## Residential Amenity

Policy S10 of the BDLP 2004 requires that,

*"the proposed extension should not adversely affect the existing amenities of adjoining occupiers."*

The Council's Residential Design Guide further advises,

"6.3 In designing a new development or extension to a building, it is important to safeguard the daylight to nearby buildings. It is possible to reduce the quality of light arriving at adjoining land by building too close to the boundary making adjoining gardens gloomy and unattractive, annoying their occupants and even infringing their rights to light."

As noted earlier, 420 Birmingham Road forms part of a staggered building line and the existing two-storey rear elevation of 420 Birmingham Road is already to the rear of the two-storey element of 422 Birmingham Road. It is important that any additional rear projection at two-storey level does not impact on the daylight enjoyed by the adjoining occupiers. With regard to the daylight impact of the proposal, members will note that 422 Birmingham Road is unusual in that it has only a single window at first floor level on the rear elevation. This window is located over 5m from the common boundary with the application site. Given this distance, the proposed extension is found to comply with the 45 degree rule and is viewed as acceptable in terms of daylight impact on the rooms of the adjoining dwellings (No. 422 and No. 418).

Whilst the lack of rear windows at first floor level at No. 422 ensures that there is not an unacceptable loss of daylight to rooms in the adjacent dwelling to the north, it is also important that the scale and proximity of the proposed extensions do not result in an unacceptable visual impact or loss of sunlight in relation to the enjoyment of the garden to the rear of 422 Birmingham Road. In this regard, it is noted that the application proposes a pitched roof and dormer window extension adjacent No. 422 rather than a full two-storey extension. Whilst the use of a dormer window does reduce bulk in comparison to a full two-storey approach, given that there is only approximately 0.6m separation from the extension to the common boundary with No. 422, it is inevitable that this element of the extension will impact detrimentally on the current garden amenity enjoyed by the adjoining occupiers.

In consideration of the degree of loss of garden amenity that would be experienced by No. 422, I note the following factors:

- The extension would be immediately adjacent a garden shed rather than an active outdoor area.
- The proposed pitched roof and dormer window extension would be located adjacent the larger main roof extension and would only create limited additional loss of daylight.
- The extension is located on the southern boundary of No. 422 and the degree of overshadowing will be limited somewhat by the height of the sun.
- No. 422 was granted planning permission in June 2009 for a single-storey rear and side extension adjacent that, if built, would negate any amenity impact of the current proposal.
- No letters of objection have been received.

It is considered that, given these specific factors, the limited additional bulk of the extension to the rear of the existing side extension will not, on balance, create an additional detrimental amenity impact to such an extent as to warrant refusal.

### Conclusion

In conclusion, it is considered that the proposals will not cause harm to the existing street scene and will result in a limited, but acceptable, detrimental amenity impact on the garden amenity of 422 Birmingham Road. As such, I am minded to approve the application.

### **RECOMMENDATION:**

- (a) that **DELEGATED POWERS** be granted to the Head of Planning and Regeneration Services to approve the application following the expiry of the publicity period on 08.02.2012, subject to the following conditions:-
  - C001** (Standard time - three years)
  - C001A** (In accordance with approved plans)
  - C002** (Matching materials)
- (b) In the event that further representations are received, **DELEGATED POWERS** be granted to the Head of Planning and Regeneration Services in consultation with the Chairman of Planning Committee to assess whether new material considerations have been raised and to issue a decision after the expiry of the statutory publicity period accordingly.