

Name of Applicant Type of Certificate	Proposal	Map/Plan Policy	Plan Ref. Expiry Date
Mr J Walkley 'A'	Demolition of existing single storey buildings and construction of new 2 storey side and rear extension at 'The Cottage', Adams Hill, Clent. DY9 9PS	GB, CA, VE	12/0361 22/6/12

Councillor Margaret Sherrey has requested that this application is considered by Planning Committee rather than being considered under delegated powers.

RECOMMENDATION: that planning permission be **REFUSED**.

Consultations

Conservation Officer Consulted: No objection received subject to the submission of materials and joinery details at a scale of 1:5 15/6/12

WH Consulted: No objection received 28/5/12

Clent PC Consulted: No objection received 23/5/12

Publicity Three neighbour notification letters sent 11/5/12 (expired 1/6/12)

Site notice posted 24/5/12 (expired 14/6/12): No comments received to date

The site and its surroundings

This application relates to a detached cottage on the south side of Adams Hill, Clent which is located within designated Green Belt, Conservation Area and Village Envelope. Adams Hill climbs steeply from the bottom to top where it meets the foot of the Clent Hills. The immediate vicinity of the application site is characterised by individually designed properties of mainly cottage style. The application property is vaguely cottage style and believed to have been constructed in the late 1950's. It is located in a prominent position within the designated Conservation Area.

Proposal

The scheme proposes to demolish the single storey part of the building at the rear of the property and replace it with a new two-storey extension at the rear and side of the property to create an extended kitchen and utility at the rear and lounge and dining room extension to the side with an additional two bedrooms, bathroom and en-suite above.

Relevant Policies

WMSS QE3, QE1, QE5
WCSP CTC1, D38, D39, CTC19.
BDLP DS2, DS13, S11, S35A, S36, S37
DCS2 SPG1, SPG7, NPPF
Others CP3

Relevant Planning History

12/0362 Conservation Area consent relating to the demolition of existing single storey buildings: Granted 22/6/12
B/2007/1319 Rear dormer roof extension to facilitate bathroom and study: Approved 4/2/08 (not implemented)
B6930 Alterations and extensions to cottage: Approved 17/12/79 (not implemented)

Notes

As the site is located within the Conservation Area, designated Green Belt and the Village Envelope policies DS2, DS13, S11, S36 and S37 of the BDLP and guidance within the NPPF and SPG7 are of particular relevance.

Policy DS2 of the Bromsgrove District Local Plan sets out the instances where development is considered appropriate within the Green Belt and if not whether there are any very special circumstances which would override the resultant harm to the openness of the Green Belt. This is reflective of the stance within the NPPF section 9. SPG7 seeks to control development within the Green Belt and prevent harm to the openness in line with BDLP policies and the NPPF. In terms of considering whether the development would detrimentally affect the character or appearance of the Conservation Area, policies S36 and S37 are of particular relevance which is mirrored within section 12 of the NPPF.

Green Belt

In conjunction with the applicant, it has been agreed that the original floor area of the dwelling equates to 81.36sqm. The single storey rear extension to be demolished within the scheme has been granted Conservation Area Consent for removal under ref 12/0362. The proposed extension would add a total of 114.8sqm which equates to an overall increase of 141.1% above the original.

In terms of guidance within SPG7, a maximum increase of 40% above the original or a maximum total floor area of up to 140sqm would be considered appropriate development within the Green Belt unless there are justifiable VSC's which would outweigh the harm caused to the openness of the Green Belt.

It is noted that the dwelling is located within the Village Envelope (VE). However, given the scale of the development and the additions proposed to increase the width of the dwelling, I consider this to be excessive despite the position of the dwelling in the VE. I therefore do not accept that this can be accepted as a VSC to justify the development in

this case. No other VSC exist or have been put forward. I therefore consider the proposals to be unacceptable in Green Belt terms.

Conservation Area issues

The Conservation Officer does not object to the proposal and confirms that there would not be any detrimental affect on the character or appearance of the Conservation Area subject to the submission of materials and joinery details. The applicants have submitted an application for Conservation Area consent for the demolition of the single storey rear extension which has been granted (12/0362) but this does not relate to decision on this application which relates to the extension of the dwelling.

Residential Amenity issues

Given the space surrounding the properties in this location and the distance between the nearest neighbouring property in this case, there would not be any detrimental affect on any neighbouring property with regard to loss of light, outlook or privacy.

Conclusion

The proposed extension is considered to be excessive for a property located within the Green Belt, despite being located within the designated Village Envelope. The development would therefore be considered inappropriate development within the Green Belt and would result in harm being caused to the openness of the Green Belt in this location.

RECOMMENDATION: that planning permission be **REFUSED**.

The proposed extension would result in a disproportionate addition to the property resulting in harm being caused to the openness of the Green Belt. No very special circumstances exist or have been put forward to outweigh the harm caused. The proposal is thus contrary to policies DS2, DS13 and S11 of the BDLP, guidance within Supplementary Planning Guidance 7 Extension to Dwellings in the Green Belt and guidance within the National Planning Policy Framework (NPPF) 2012.