Mr Jason Stephens
Two storey side extension
48 Avon Close, Bromsgrove, Worcestershire, B60 3PE,

15.09.2014
14/0615

**RECOMMENDATION:** That planning permission be Refused.

**Consultations**

*Highways Department- Worcestershire County Council* Consulted
No Comments Received To Date

*Stoke Parish Council* Consulted
The Parish Council has no objection to this application, and considers it a useful addition to the family home. However, Members of the Parish Council expressed concern about the possibility of the detached garage ultimately becoming additional living space as part of the property.

**Neighbours**
No comments submitted.

**Site description**
The site comprises of a detached dwelling with a detached single garage located in the rear garden. Although the property is in line with the neighbouring properties it is at a very slight angle to them resulting in a side spacing that narrows at the front between No.48 and 46. The site is located within a designated residential area.

**Proposal**
A two storey side extension is proposed to create a utility room at ground floor level and additional floorspace for an existing bedroom at the rear. The extension would be set back 3.5 metres from the front of the dwelling and would be 1.9 metres in width by 4.2 metres in length and would have a pitched roof. The extension would be finished in materials to match the existing property.

**Relevant Policies**

*Bromsgrove District Local Plan 2004 (BDLP):*
S10 Extensions to Dwellings outside the Green Belt
DS13 Sustainable Development

**Others:**
SPG1 Residential Design Guide
NPPF National Planning Policy Framework
NPPG National Planning Practice Guidance

**Relevant Planning History**
14/0292 Two storey side extension Refused 15.05.2014
**Assessment of Proposal**
Planning permission was refused under reference 14/0292 on 15 May 2014 for this proposal as it was considered that the proposed extension would have an unacceptable impact on the nearest neighbouring property eroding the spacing between the two properties causing an over-crammed visual appearance in the street scene. This application is a resubmission of that refused under reference 14/0292 with no amendments to the scheme. However, the applicant has provided a planning statement to support the proposal.

The site is located in a Residential Area as defined in the Bromsgrove District Local Plan (BDLP). As such, the proposal has been considered under policies S10 and DS13 of the BDLP and the guidance contained in the Council's Residential Design SPG1. These policies/guidelines are considered to be consistent with the design objectives within the National Planning Policy Framework (NPPF).

The main matters for consideration in the determination of this application are the design of the proposal, its impact on the character of the street scene and its effect on the residential amenity of nearby occupiers.

**Design**
SPG1 of the Council's Residential Design Guide 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 proposal would be set down from the existing roofline by approximately 1.3 metres.

Set back: - The proposal would be set back from the front of the house by approximately 3.5 m.

Set off: - The proposal would not be set off from the side boundary by a minimum distance of one metre. Instead the spacing that can be achieved would be 0.7 m approximately.

The design of the proposal would be in keeping with the property. However, the proposed extension would not be set off from the neighbouring boundary by the 1m minimum distance therefore conflicts with the guidance set out in SPG1.

**Residential amenity issues**
As the extension is proposed at the side of the dwelling, the proposal would not conflict with the 45 degree code and as such would not have a detrimental impact on the amenities of neighbouring occupiers.

**Impact on the visual amenity of the street scene**
The dwellings along this road are characterised with distinctive separation distances between each neighbouring occupier. It is considered that a two side storey extension (albeit generously set back) in this location would erode the current space between the two buildings, leading to an undesirable and over-crammed visual appearance from the
street scene which could set an undesirable precedent for other similar schemes in the future.

The applicant has provided a planning statement that refers to two other properties in the Close that have been extended. The one property (No.36) has a single storey extension located at the front and side. However, planning permission was granted for this proposal in 2001 before SPG 1 existed. The other property (No.64) had permission granted for a two storey side extension in 2005. However, the property concerned maintains a generous side spacing, therefore, the extension when viewed in relation to the neighbouring dwelling, does not create a cramped visual appearance in the street scene. The applicant also states that distances between each house in the close is not regimental, and the space can differ from house to house with in some cases, the spacing being quite small. In addition, the proposed extension would have a generous set back, unlike the side extension that has been approved at No. 64 which is flush with the original front wall of the house.

Whilst officers appreciate the arguments put forward by the applicant, officers would advise that the guidance set out in SPG 1 and particularly the 1 metre side spacing has been supported by Inspectors at appeal whereby appeals for side extensions have been dismissed due to potential adverse harm that could be caused to the character and appearance of the streetscene.

No objections have been submitted by neighbouring occupiers and Stoke Parish Council has no objection to the proposal but query how the garage would be utilised if an extension is erected in front of it.

To conclude, whilst the extension is subservient and has been carefully designed to be in keeping with the dwelling and taking into consideration the arguments put forward by the applicant, it is considered that the proposal would erode the current space between the two buildings creating an over-crammed appearance in the streetscene. The proposal is considered to be unacceptable and would be contrary to Council policy and guidance.

**RECOMMENDATION:** That planning permission be Refused for the following reason:-

1) The proposed two storey extension to the dwelling would, through its overall width and positioning on the site boundary, have an unacceptable impact on the nearest neighbouring property and wider street scene by eroding the current space between the two dwellings and leading to an undesirable and over-crammed visual appearance in the street scene. Allowing this proposal could set an undesirable precedent for other similar schemes in the future and would be contrary to Policies S10 and DS13 of the Bromsgrove District Local Plan (2004), SPG1 of the Council’s Residential Design Guide (2004) and the National Planning Policy Framework (2012).

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