

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mrs Susan Franklin	Second storey extension over garage/ office. 24 Wildmoor Lane, Catshill, Bromsgrove, Worcestershire, B61 0NT	20.01.2015	14/1037

RECOMMENDATION: That planning permission be **Refused**

Consultations

Catshill And North Marlbrook Parish Council Consulted 07.08.2015

Parish Council has concerns regarding the terracing effects this extension will create.

Highways Department- Worcestershire County Council Consulted 07.08.2015

Has No Objection to the grant of permission.

Neighbours

Consulted 07.08.2015 Expire 28.08.2015

No comments received to date

Site Description

The site comprises a single detached two storey dwelling set back from the highway with a single storey garage to the side. The dwelling is finished in white render and has attractive bay window feature to the front elevation at ground floor. The dwelling has a canopy feature across the front elevation over the bay window, doorway entrance and the front of the garage.

Proposal

The application proposed an extension at first floor level over the existing garage with the plans indicating this will provide one additional en suite bedroom, a toilet room and a larger family bathroom. The proposal will have a pitched roof with dormer windows to the front and rear.

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

12/1024	Extension over existing garage	Approved	28.12.2012
B/9132/1981	Kitchen, shower room and garage extensions.	Approved	17.08.1981

Assessment of Proposal

Background:

The application approved in 2012 was for a significantly smaller extension that only had a modest visual impact on the character of dwelling and the distinctive gap that remains between the collection of dwellings in this local area. This consent remains extant until 28th December 2015.

Principle:

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.

Residential Amenity:

The proposed extension will be situated to the side of the existing dwelling and therefore does not raise any issues in relation to the 45 degree code. Furthermore the introduction of an additional window at first floor on the rear elevation is not considered materially more harmful to the amenities of the occupiers of the adjacent dwellings than the existing window arrangement to the rear of the existing dwelling.

Design:

The Council's Residential Design Guide (SPG1) 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 in order to achieve this.

Due to the way in which the proposed extension will join in to the existing canopy feature across the front elevation the proposal does not have a setback as such. However, it does sit within the extent of the existing gable due to a set down of one metre from the ridge of the existing dwelling with the bulk of the extension being further reduced due to the hipped roof design. It is therefore considered that the proposed extension appears subordinate to the existing dwelling.

Impact on the street scene:

The dwelling lies within a distinct group of six detached dwellings which occupy this part of Wildmoor Lane. The dwellings are grouped in two sets of three and are of a similar age with the only significant difference between the two groups being a hipped roof feature to the forward projecting gable. The common feature that all six dwellings share is a substantial gap to the side. In some cases these have been filled at ground floor level by garages, however at first floor level this gap remains. As a result the group of dwellings shares a pleasant, spacious character in an otherwise relatively densely developed residential area.

SPG1 advises that in order to prevent an appearance of terracing first floor extensions should be set off common boundaries by at least one metre. The submitted plans indicate that the proposed extension will be built up to the shared boundary with number 22 Wildmoor Lane, contrary to this guidance. The proposal is therefore considered harmful to the character of the area as it will result in the loss of the distinct gap present between each of the dwellings at numbers 20-28 Wildmoor Lane. Members will note that the scheme approved under application 12/1024 retained this gap.

The applicant has submitted a number of photographs of extensions to dwellings that she considers to be similar to the proposal being considered under this application. As far as the planning authority have been able to establish these extensions were granted permission a number of years ago, in one case in the 1980s, when the current guidance within the SPG was not adopted.

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.

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-cramped appearance in the streetscene. The proposal is considered to be unacceptable and would be contrary to Council policy and guidance.

RECOMMENDATION: That planning permission is Refused for the following reason:

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 wider street scene by eroding the current space between the two dwellings and leading to an undesirable and over-cramped visual appearance in the street scene.

Plan reference

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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