

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr Mike Lewis	Replacement dwelling (part retrospective). 40 Marlborough Avenue, Bromsgrove, Worcestershire, B60 2PD,	17.11.2015	15/0808

RECOMMENDATION: That planning permission be Granted

Councillor Thomas has requested that this application be considered by Planning Committee rather than being determined under delegated powers due to a high level of public interest.

Consultations

Highways Department- Worcestershire County Council Consulted 30.09.2015
No Comments Received To Date

Drainage Engineers Internal Planning Consultation Consulted 30.09.2015
Having looked at this consultation I have the following comments to make.

The site falls entirely within flood zone 1, is not shown to be susceptible to surface water flooding, and we do not hold any reports of flooding on the site. We do, however, hold reports of surface water flooding in the vicinity, particularly on the highway.

With this in mind, it is important that surface water is appropriately managed and contained on site to ensure no increase in flood risk elsewhere.

Buildings Regulations require that discharge to a soakaway should be ruled out first before discharge to a watercourse or an existing storm drain will be considered. No discharge of surface water to a foul sewer will be allowed.

Since Building Regulations (H3 ' rainwater drainage) already require that 'adequate provision shall be made for rainwater to be carried from the roof of the building', I don't deem it necessary for this application to recommend attaching a drainage condition (5.5).

Five letters of objection have been submitted, the contents of which are summarised as follows;

- Building inappropriate in location
- Row of five dwellings constructed by same architect and form an attractive group together
- Marlborough Avenue is one of the last tree lined roads in Bromsgrove
- Dwelling would appear bulky within its plot
- Modern design would not be in keeping with the locality
- Building moving closer to No. 42 and therefore would impact its amenity
- Impact on amenity of neighbouring properties
- Demolition work started prior to permission

- Extensions to existing dwelling would be considered more acceptable

Relevant Policies

Bromsgrove District Local Plan 2004 (BDLP):

S7 New Dwellings Outside the Green Belt
S10 Extensions to Dwellings Outside the Green Belt
DS13 Sustainable Development

Others:

NPPF National Planning Policy Framework
SPG1 Residential Design Guide

Relevant Planning History

None relevant.

Assessment of Proposal

The application site is located within the residential area within Bromsgrove and therefore a replacement dwelling is considered acceptable in principle. It is noted that the applicant has begun some works prior to planning permission, however as the proposal would be considered acceptable in principle the demolition work is not considered prejudicial.

Marlborough Avenue is characterised by a variety of dwellings with a mixture of semi-detached and detached dwellings with hipped and pitched roofs. The proposed building is wider at two storey level and more centralised within its plot. However given the distance to the boundary on either side of the dwelling it is not considered the dwelling would appear cramped within its plot or impact on the amenity of the neighbouring buildings.

Therefore, the new dwelling is considered to be appropriate with the form and layout of the area and would not adversely affect the amenities of the adjoining properties, subject to a condition to screen the balcony on the north eastern elevation to protect the amenities of No. 38 Marlborough Avenue.

The demolition of the dwelling has started prior to the decision of this application and therefore this part of the proposal is considered to be retrospective. It remains to be considered in policy terms as if it had not occurred, as above.

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Conditions :

- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004

- 2) The development hereby permitted shall be carried out in accordance with the Materials specified in question 9 of the application form and the Approved Plans/ Drawings listed in this notice:

P01 Floor Plans and Elevations

S01 Existing Site Plan

P02 Site and Location Plan

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3) Prior to the occupation of the balcony hereby permitted, the 1.8 metre high screen as illustrated on the plans shall be erected on the north east elevation and retained in perpetuity.

Reason: To protect the privacy of the adjoining properties.

Case Officer: Emily Farmer Tel: 01527 881657
Email: Emily.farmer@bromsgroveandredditch.gov.uk