

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr Mike Lewis	Replacement dwelling. (Part Retrospective) 40 Marlborough Avenue, Bromsgrove, Worcestershire, B60 2PD,	05.01.2016	15/0964

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.

Consultations

Highways Department- Worcestershire County Council Consulted 19.11.2015
No objections received 8th December 2015.

Drainage Engineers Internal Planning Consultation Consulted 19.11.2015
No objection and no conditions required, received 4th December 2015.

Five letters of objection have been submitted to date and the contents of which are summarised as follows;

- The amendments have not overcome the previous reasons for refusal
- Building inappropriate in location
- Row of five dwellings constructed by same architect and form an attractive group together
- Dwelling would not blend in with the locality and would be detrimental to the image of the Avenue
- Dwelling would appear bulky within its plot
- Building moving closer to No. 42 and therefore would impact its amenity
- Plans misleading they do not illustrate the elevation closest to No. 38 was single storey and will be replaced by a two storey
- Impact on amenity of neighbouring properties

Councillor Thomas

Residents are concerned regarding the scale of the proposal and its impact upon the street scene. The proposal is also a breach of the Local Plan Policies.

Relevant Policies

Bromsgrove District Local Plan 2004 (BDLP):

S7 New Dwellings Outside the Green Belt
DS13 Sustainable Development

Others:

NPPF National Planning Policy Framework

SPG1 Residential Design Guide

Relevant Planning History

15/0808 – Replacement Dwelling (Part Retrospective). Refused Planning Permission at Committee Meeting held 2nd November 2015.

Assessment of Proposal

This application follows the recent committee refusal for a replacement dwelling. Since the previous application the balcony has been removed from the drawings and the roof height has been reduced by 1 metre and re-designed to a simple hipped roof. These are considered to overcome the previous reasons for refusal in line with the member's comments regarding the bulk of the previous dwelling.

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 inappropriate. Marlborough Avenue is characterised by a variety of dwellings with a mixture of semi-detached and detached dwellings with hipped and pitched roofs. The resultant 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 restricting the glazing on the side windows and door to be obscurely glazed to protect the amenity of the adjoining properties.

The demolition of the dwelling has started prior to the decision of this application and therefore part of the proposal has been considered retrospectively.

RECOMMENDATION: That planning permission be Granted

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:

P03/A Floor Plans and Elevations
S01 Existing Site Plan
P04 Site and Location Plan

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

- 3) The windows and door to be installed at first and second floor to both side elevations on the approved plans shall be fitted with obscure glazing and any opening lights shall be at high level and top hinged only. The obscure glass shall be maintained in the said windows and door in perpetuity.

Reason: To protect the amenities of neighbouring residents in accordance with policy DS13 of the Bromsgrove District Local Plan January 2004.

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