

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr Ian Tetlow	First floor extension and alterations. 53 Park Road, Hagley, Stourbridge, Worcestershire, DY9 0QQ	09.02.2016	15/1082

**Councillor Jenkins has requested that the application is considered by the Members of Planning Committee rather than being determined under Delegated Powers**

**RECOMMENDATION:** That planning permission be Refused

### Consultations

**Hagley Parish Council** Consulted 22.12.2015  
No objection

**Highways Department- Worcestershire County Council** Consulted 22.12.2015  
No objection

### Representations

Three letters sent expired on 12.01/2016 no response received to date.

Councillor Jenkins – because our arguments are subjective.

### Relevant Policies

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

### **Others:**

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

### Relevant Planning History

B/2004/1020	Formation of habitable room in loft space with ridge extension and rear dormer.	Approved	05.10.2004
BR/391/1971	First floor extension.	Approved	27.7.1971

### Assessment of Proposal

The property lies in the residential area as defined by the Bromsgrove District Local Plan where development is considered acceptable in principle. Policy S10 supports extensions

to residential properties where a number of criteria are met. Specifically that the extensions are in scale with, and well related to, the original building, and do not have a detrimental effect on the street scene or locality and where they would not result in a loss of amenity for occupiers of adjoining properties.

This application relates to 53 Park Road, Hagley. This part of Park Road sits behind a service road and whilst not readily visible from Park Road itself, the property is clearly visible from the service road. This part of Park Road slopes down from east to west and in this instance the land falls by 1m.

The key issues in the determination of this application are:

- The impact of the proposal on the street scene of Park Road.
- Whether the resulting design would remain sufficiently subservient to the main dwelling given the level change.
- The impact on the amenity of the adjoining neighbours.

The street scene is characterised by large dwellings occupying much of the width of each plot and the resulting extension will continue to reflect this character. Supplementary Guidance Note 1 (SPG1) remains consistent with the National Planning Policy Framework in that it encourages good design and positive integration into a locality. The shape and form of the extension would remain consistent with the prevailing street scene in the location and would be constructed of materials to match the host property which is considered acceptable. The main architectural style of the extension proposed would remain consistent with the style of the original building and would be considered to be sympathetic to the dwelling.

To achieve extensions that remain in scale and relate positively to the original building and street scene, adopted policy guidance advice suggests extensions should remain subordinate. This would normally require extensions to be set down from the main ridgeline, set back from the front of the dwelling and set off the common boundary by at least one metre at first floor level. In this instance the extension has been set back and off the boundary. However, whilst the proposal is set down, the proposed 300mm set down is not considered sufficient. It is considered that it would be very difficult to visually appreciate and would not effectively decrease the visual bulk on the lower side as the road slopes down (1m lower on the western side). This, coupled with the width of the proposed extension and increased depth of the pitched roof line over the garage to accommodate the sloping land would result in an extension which over become a dominant feature of the dwelling. It is therefore considered proposed extension would not be a sufficiently subservient addition to the original dwelling.

The extension is set away from number 55 and will not give rise to any adverse amenity issues. The extension will be adjacent to number 51 and the side window proposed in the western elevation serves as a secondary window for a bedroom. In this instance it is considered that an appropriately worded condition relating to obscure glazing could be imposed to secure the amenities of the neighbouring property.

Given all of the above it is considered that the resulting design of the proposal is visually over dominant, which, as a consequence, has a negative impact on the dwelling and street scene in this location. The extension does not positively reflect policy advice and

guidance contained in Policy S10 of the BDLP, SPG1 and the advice contained in the NPPF and is therefore considered unacceptable.

**RECOMMENDATION:** That planning permission be Refused

**Reasons for Refusal**

The proposed extension, by virtue of its scale, would not be subservient to the original dwelling. It would appear over-dominant, and would consequently detract from the character of the original house and the streetscene.

The proposed development would thus be contrary to policies DS13 and S10 of the Bromsgrove District Local Plan (BDLP), the Council's Residential Design Guide SPG1 and the provisions of the National Planning Policy Framework (NPPF) and National Planning Policy Guidance (NPPG).

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