

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr Max Davise	Ground floor front bedroom extension, ground floor rear bedroom extension, rear flat roof kitchen extension and side canopy  28 Bittell Road, Barnt Green	10.03.2016	15/0944

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

**This application was deferred at the meeting of Planning Committee on 8 February 2016 at the request of Members in order to clarify the scope of the proposals**

**RECOMMENDATION:** That planning permission be **GRANTED**

### **Consultations**

#### **Barnt Green Parish Council**

Objection:

1. The land on which no. 28 stands is some 2/3 of a metre higher than that of no. 30; the proposed extensions will be overbearing.
2. The resulting close juxtaposition of the 2 bungalows will lead to a terracing effect - 'extensions should be set at least one metre off the common boundary' (Residential Design Guide, SPG 1, para 4.2d).
3. The proposal will have a tunnelling effect on the side entrance to no. 30 and could lead to security problems.
4. Two of the widows facing the proposed extension will suffer a considerable loss of light. These are windows to a habitable room - a study/bedroom.
5. The existing 5 bedroom bungalow at no. 28 has already undergone considerable extension in the past. This new proposal represents over-development of the plot.

### **Publicity**

5 letters sent 22 December 2015 (expire 12 January 2016) in relation to the original submission

2 letters sent 4 January 2016 (expire 25 January 2016) in relation to the amended plans

Representations received from the same persons consisting of one letter received 18 January 2016 and one letter received 25 January 2016 raising the following issues:

- Overshadowing
- Dominance
- Terracing effect
- Overbearing and intimidating
- Sunlight and daylight
- Security aspect

These representations also included aspects which are not material planning considerations such as the roof overhang and its guttering, the building and maintenance of the proposal.

There has also been one letter of support received for the plans detailed on the original application stating that the proposal would improve the appearance of the dwelling. The writer was re-consulted on 11 January 2016 in relation to the amended plans received on 11 January 2016. No further comments have been received in relation to the amended plans.

**Councillor Hotham** views received 26 January 2016:

- Loss of natural light to habitable room in neighbouring property
- Overbearing visual appearance to neighbouring property
- Terracing effect of development
- Overdevelopment of original dwelling via multiple extensions
- Validity of amended application.

### **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/3400/1977	Erection of single storey side extension to form bedroom and study.	Approved	13.04.1977
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### **Assessment of Proposal**

The proposal before Members has altered during the appraisal process at your request of your Officers. The original scheme was submitted in October 2015 and a revised scheme was received in January 2016. The application was deferred at the meeting of Planning Committee on 8 February 2016 in order to clarify the submitted plans to enable Members to correctly understand the scope of the application. The proposals remain identical to that detailed at Committee on 8 February 2016. However at the request of Members, the report has been amended to make the description and appraisal of the different elements of the proposals clearer.

The scheme for determination by Members has four elements:

- Single storey front bedroom extension
- Single storey rear bedroom extension
- Single storey rear kitchen extension
- Single storey canopy to side elevation

The application site consists of a detached single storey residential property located in an established residential area. Extensions to domestic dwellings are considered acceptable in principle.

Bittell Road has a varied character, with a range of different house types and architectural styles. It is also noted that Bittell Road has a staggered building line moving north-west.

The proposed front bedroom extension will come forward of the existing front aspect of the dwelling. However given the character of the streetscene of Bittell Road and the existing garage which already protrudes from the front elevation, it is considered that the proposal would not breach the established building line. The single storey nature of the proposal is not considered to give a terracing effect and therefore is considered acceptable.

The bedroom extension would be set off the common boundary by 0.5 metres. However due to the single storey nature of the extension and the height only extending approximately 0.5m over the 2 metre height of a potential boundary treatment that is able to be erected under retained permitted development rights, it is considered that the height of the proposal would not have a detrimental impact on loss of light or be overbearing to the occupiers of 30 Bittell Road. It is also noted that the windows to 30 Bittell Road facing the proposal are all obscure glazed.

In terms of the rear bedroom extension and rear kitchen extension, these aspect of the scheme would not have any detrimental impact in terms of residential amenity to the adjoining occupiers and are acceptable in terms of design, scale and siting. The side canopy extension is a minor addition to the northern elevation and is acceptable in terms of siting and design. This also raises no residential amenity issues.

Whilst I note the concerns arising from the publicity period, I do not consider the proposals to represent overdevelopment of the site or to be overbearing in relation to the amenities of the adjoining occupiers. Whilst the front bedroom extension will inevitably lead to an impact on the occupiers of 30 Bittell Road, I do not consider this impact will be so demonstrably harmful to warrant refusing the application on this issue alone. Members will also be aware of the ability of the applicant to erect a 2 metre high boundary treatment in this location and the potential impact of this needs to weighed against the impact of the proposal.

Given all material considerations, I am satisfied the proposal complies with Policy S10 of the BDLP and the provisions of SPG1 and is therefore recommended for approval.

**RECOMMENDATION:** That planning permission be **GRANTED**

### **Conditions**

- 1) The proposal must be started within 3 years from the date of this notice.  
**Reason:** To comply with National Legislation.
- 2) The proposal shall be carried out as shown on the plans, schedules and other documents listed below;  
Location Plan Drg No 28-103 received 30.10.2015

Existing Ground Floor Drg No 28-001 received 30.10.2015

Existing Elevations Drg No 28-003 received 30.10.2015

Existing Roof Plan Drg No 28-002 received 30.10.2015

Amended Proposed Ground Floor Drg No 28-100 received 25.01.2016

Amended Proposed Elevations Drg No 28-102 received 25.01.2016

Amended Proposed Roof Plan Drg No 28-101 received 25.01.2016

**Reason:** To make sure the development is carried out exactly as shown on the plans, to ensure that it relates to the area in which it is being built and protects how that area looks, in order to comply with policy DS13 of the Bromsgrove District Local Plan January 2004.

- 3) The materials you use on the roof and wall of your development should match those of the existing building. If matching materials cannot be found then you must give details of, or send a sample of the type, colour and finish of the materials that you are going to use to the Council. The Council will agree these details with you in writing and you must use these materials when you build the development.

**Reason:** To make sure that the development relates to the area in which it is being built and protects how that area looks, in order to comply with policy DS13 of the Bromsgrove District Local Plan January 2004

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