

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr Ben Garner	Two storey side and rear extension 22 Alcester Road, Lickey End, Worcestershire, B60 1JX,	10.05.2016	16/0242

RECOMMENDATION: That planning permission be Granted

Councillor Lammas has requested that this application be considered by the Planning Committee rather than being determined under delegated powers.

Consultations

One letter of objection has been received from No. 14 Alcester Road. The contents of which have been summarised as follows:

- Extension would block out the view and light to the side and rear of property
- Extension would impact on occupiers privacy
- Output pipe for boiler may be too close to extension

Councillor Lammas would like to give members the opportunity to discuss the neighbour amenity impact of this proposal.

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

Relevant Planning History

No relevant history

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.

The application relates to No. 22 Alcester Road. Alcester Road is characterised by a variety of dwellings with a mixture of designs. The application is for a two storey side extension to replace the existing single storey side garage. Given the nature of the plot the extension tapers to the rear, maintaining a one metre gap to the boundary.

The 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. In addition SPG1 require extensions to be set down, set back and set off. In this instance the extension has been set down, set back and set off the boundary and therefore the proposal would be considered to comply with the main purpose of this guidance.

Following the objections raised by the neighbouring property No. 14 Alcester Road, a site visit was carried out to assess the impact of the proposal on this dwelling. The windows closest to the proposal serve a utility room. There are some glazed doors on the rear elevation and a modest side window, which both serve this room. The utility room is designed such that it would not likely be interchangeable to a habitable room. The proposed extension clears the 45 degree angle quite markedly to the rear glazed doors on both the utility room and the living room. The ground floor side window is a secondary window to a utility room and the proposal would not be considered to have a sufficiently detrimental effect on the living conditions of the occupier. Therefore, it is considered the proposal would not have a demonstrably harmful impact on the neighbour's amenity to sustain a refusal on this issue alone.

RECOMMENDATION: That planning permission be Granted

Conditions:/Reasons for Refusal

- 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 Approved Plans/ Drawings listed in this notice:

Drawing Number 834.1 Proposed Plans, Elevations, Block and Location Plan Materials in accordance with question 11 of Application Form

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

Informatives

- 1) Proactive engagement by the local planning authority was not necessary in this case as the proposed development was considered acceptable as initially submitted.

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