

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mrs D. Barrett	Two storey rear extension 66 Stratford Road, Bromsgrove, B60 1AU	09.06.2016	16/0344

Councillor Dent 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 Granted

Consultations

Highways Department- Worcestershire County Council Consulted 12.05.2016
No Comments Received To Date

Representations

Four letters sent 12/05/16: expire 02/06/16

One letter of objection received 18/05/16

- Unacceptable visual intrusion
- Loss of sunlight
- Over-dominance

One letter of representation received 30/05/16

- Stating that they do not have any concerns about the proposed building extension as we do not foresee any intrusion for either household.

Other matters have been raised which are not material planning considerations and these have consequently not been reported to Members

Councillor Dent

Over dominant nature and visual impact of the development with respect to 68 Stratford Road

Relevant Policies

Bromsgrove District Local Plan 2004 (BDLP):

DS13 Sustainable Development

S10 Extensions to Dwellings Outside the Green Belt

Others:

SPG1 Residential Design Guide

NPPG National Planning Practice Guidance

NPPF National Planning Policy Framework

Relevant Planning History

B/5501/1978	Erection of extension to rear of existing dwelling.	Approved	22.01.1979
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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 66 Stratford Road, Bromsgrove. The dwellings on Stratford Road sit behind a service road and are partially screened by well-established landscaping. Stratford Road slopes down from west to east and is characterised by detached dwellings with regular separation between dwellings. The topography of the area is such that the application site is 1 metre higher to the front increasing to 1.5 metres to the rear of the property than the adjoining occupier (68 Stratford Road) located to the east, with subsequent land levels of dwellings reducing further to the east.

The key issues in the determination of this application are:

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

As the proposal is located to the rear of the property the streetscene would remain uninterrupted. I raise no issue on this point.

Objections have been received with respect to the impact of the proposed extensions in relation to overbearing and loss of light to number 68 Stratford Road.

The orientation of the dwellings means that sunlight would not be significantly reduced as a result of the scheme. Any additional loss of light would be limited in its extent and be of insufficient weight to justify refusal of the application on this issue alone.

Concerns have been raised in terms of the extension being overbearing by virtue of the topography of the land falling west to east. However the proposed two storey rear extension is 4 metres away from the boundary of No 68 Stratford Road and the 45 degree code shows no breach. It is considered that the topography of the site alone is not sufficient weight to justify refusal of the application.

The proposed new windows on the side elevations to serve bedroom 3 and the en-suite to bedroom 4 can be adequately conditioned to protect the privacy of No 64 and 68 Stratford Road.

It is acknowledged that the extension would be visible and will change the relationship of this house to its neighbours from the rear. However there would be no significant loss of light or amenity to the neighbouring properties and in this instance the proposal if found acceptable and is recommended for approval subject to conditions.

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 Received 14/04/16

Existing Plans Received 14/04/16

Proposed Floor Plans Drg No 16:06:01 Rev A Received 20/05/16

Proposed Elevations Drg No 16:06:02 Rev A Received 20/05/16

Plan Indicating Position And Height Drg No 16:06:POS Rev A Received 07/06/16

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 walls 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

- 4) The window to be installed on the side elevations at first floor to serve the en suite bathroom to bedroom four and the two side elevation to serve bedroom 3 as indicated on plan Drg No 16:06:01 shall be fitted with obscure glazing as indicated on the proposed plan and any opening lights shall be at above 1.7 above floor level and top hinged only. The obscure glass and opening lights shall be maintained in the said windows 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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