

**Name of Applicant**

**Proposal**

**Plan Ref.**

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Mr Michael Goulden-Page	Formation of bedroom accommodation in new roof space at first floor over existing kitchen extension Tanners Green Cottage , Barkers Lane, Wythall, B47 6BP	16/0690
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**RECOMMENDATION:** That planning permission be Granted

**Consultations**

**Wythall Parish Council** Consulted 29.07.2016

No Objection. (Delegated powers)

**Relevant Policies**

**Others:**

NPPF National Planning Policy Framework (NPPF)  
NPPG National Planning Practice Guidance  
SPG7 Extensions to dwellings in the Green Belt

**Bromsgrove District Local Plan 2004 (BDLP):**

S11 Extensions to Dwellings in the Green Belt  
DS2 Green Belt Development Criteria

**Emerging Bromsgrove District Plan**

BDP4 Green Belt  
BDP1 Sustainable Development Principles

**Relevant Planning History**

B/17421/1988	Erection of detached bungalow (Outline)	Refused	13.02.1989
B/15316/1987	Construction of vehicular access	Approved	20.07.1987
B/10250/1982	Extensions to provide lounge, bedroom and bathroom	Approved	15.11.1982

B/19287/1990      Replacement of garage.      Approved

BR/131/1961      Erection of a garage and a boundary wall.

### **Assessment of Proposal**

The existing dwelling has already benefitted from significant additions since 1948 such that the original dwelling has been disproportionately extended having regard to paragraph 89 of the NPPF. Therefore any additional extensions would represent inappropriate development in the green belt. Inappropriate development is, by definition, harmful to the green belt and should not be approved except in very special circumstances.

In this case the dwelling has the full benefit of permitted development rights to extend the original dwelling. Given the layout of the site and the way in which the dwelling has previously been extended this could allow for either single storey or two storey extensions (or a combination of both) without the need for full planning permission.

The application proposes additional accommodation at first floor level over an existing ground floor element to provide further bedroom and bathroom accommodation. In order to consider whether very special circumstances exist to allow the proposed inappropriate development a comparison between the permitted development extensions and the proposed development needs to take place.

In favour of the proposal, the permitted development extensions possible at the site could provide a greater floorspace than that proposed under this current application. Whilst this would largely be at ground floor level, some first floor accommodation is possible and therefore would be able to provide bedroom facilities as per the current application. It is considered that the potential for carrying out extensions under permitted development as an alternative to the development proposed is a reasonable prospect and should therefore be given weight in the determination of this application. In addition, any of the permitted development extensions would obscure parts of the original rear elevation of the dwelling which is of character and some age. Furthermore, the permitted development extensions would be closer to the highway and therefore in some respects more prominent in public view. Finally, the proposed extension would improve an existing incongruous hipped roof extension and modify it to a design which is more sympathetic when viewed against the original dwelling.

Weighing against the application proposal, it would introduce built form at first floor level creating a lengthy rear projection which would reduce the openness of the green belt as a result. However, a first floor extension could be constructed without the need for planning permission, which in turn reduces the level of harm that can be assigned to the presence of built form at first floor. Taking all these matters in to account, it is considered that that ability for the dwelling to be extended under permitted development represents a very special circumstance which is sufficient to outweigh the harm to the green belt through inappropriateness.

A legal agreement has been provided and signed by all parties to ensure that the dwelling is extended via implementing permitted development rights at the property or the development as proposed by this planning permission.

A preliminary bat survey and nocturnal bat survey have been submitted with the application, due to the nature of the works proposed and location of the site and its potential to be used as a bat habitat. The nocturnal bat survey concludes that: Bats are not using the building for rest or shelter, and are therefore not predicted to be disturbed or injured by the proposed works. However it is considered prudent to attach an informative to the permission relating to any bats found during the construction period.

**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 Approved Plans/ Drawings listed in this notice:

Drawing Numbers:

16/2764/20 Rev P1  
16/2764/21 Rev P1  
16/2764/22 Rev P1  
16/2764/24 Rev P1

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

3. All new external walls and roofs shall be finished in materials to match those detailed on drawings number 16/2764/26 Rev P1.

Reason: To protect the visual amenity of the area in accordance with policy DS13 of the Bromsgrove District Local Plan January 2004

4. The development shall be carried in accordance with the recommendations of the nocturnal bat survey undertaken by AMPA Associates Limited dated July and August 2016.

Reason: In order to avoid disturbance to protected species.

**Informatives**

- 1) The local planning authority is aware of the requirement in the NPPF and Article 35 of the Town and Country Planning (Development Management Procedure)

(England) Order 2015 to work with applicants in a positive and proactive manner, seeking solutions to problems arising from applications.

In this case the applicant:

- o sought detailed pre-application advice from the authority and acted upon this advice in advance of the application submission

The proposal therefore delivers a policy compliant sustainable form of development.

- 2) In the event that bats are found during the works, works must stop whilst an ecologist and/or Natural England are consulted for advice on how to proceed.

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