

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr and Mrs Mahony	Two storey side extension 17 Orchard Croft, Barnt Green, Birmingham, Worcestershire, B45 8NH	06.06.2017	17/0243

RECOMMENDATION: That planning permission be Granted

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

Consultations

Barnt Green Parish Council Consulted 20.04.2017

The Parish Council recommend refusal of the application due to the excessive increase in size and additional bulk of the proposals which will have an overbearing effect on the neighbouring property at 18 Orchard Croft. The proposal is out of character with the surroundings and due to its unusual siting the rear of the property is adjacent to the front of the neighbouring property on its other side where it also has an adverse visual impact.

Publicity

(Originally submitted plans): 4 letters sent on the 20th April 2017 (expired 11th May 2017)
(Amended plans): 4 letters sent on the 12th May 2017 (expired 26th May 2017)

Neighbour Responses

2 responses submitted from neighbouring properties in support, raising comments as summarised below:

No objection to the proposed new build. Similar extensions have been permitted in Orchard Croft. Our preference would be for the roof height to the proposed extension to be consistent with the existing roof line serving No.17. Living at number 18 Orchard Croft, which is immediately adjacent to No.17, I am arguably most affected by the proposals submitted and I support them wholeheartedly. The appearance of the rear of No.17 will be improved by the proposed extension.

2 responses submitted from neighbouring properties in objection, raising comments as summarised below:

The rear (north) elevation of 17 Orchard Croft overlooks the garden of 20 Bittell Road. As such there is a consequent loss of privacy. The proposals would exacerbate this. It should be noted that 17 Orchard Croft is on a higher ground level to properties on Bittell Road. The cumulative impact of the plans are to complete a terracing effect along the driveway to 22 Bittell Road. The proposal is out of proportion with the existing house and out of character with the housing in this part of Barnt Green where properties tend to be large with gardens that compliment this size. The plans do not allow for any screening to mitigate the visual impact or to preserve the privacy of 20 Bittell Road, nor does there

seem to be space to do so. The proposal would be overbearing in nature, excessive in scale and bulk, over-developing the plot leading to a feeling of being hemmed in.

Councillor Hotham

Letters both in support and objection to the application have been received. The level of public interest in the application is such that the proposal merits careful consideration and determination by the Planning Committee.

Relevant Policies

Bromsgrove District Plan

BDP19 High Quality Design

Others

SPG1 Residential Design Guide

NPPF National Planning Policy Framework

Relevant Planning History

17/0107	Two storey side extension	Application	23.03.2017
		Withdrawn	

Assessment of Proposal

The site and its surroundings

No.17 is one of five, two storey detached dwellings situated in Orchard Croft, Barnt Green. The others are numbers 18, 19, 20, and 21. Of these, some have historically been extended to the side at first floor level (numbers 18 and 19) and others (including the application property and numbers 20 and 21) have not been extended to the side. Immediately to the west of the site lies the property 'The Croft' 22 Bittell Road. Unlike other houses in Orchard Croft, this dwellings' rear garden backs onto Orchard Croft to the south and is accessed via a private drive which itself is served via Bittell Road to the North.

Background

Application 17/0107 as above which comprised a larger two storey extension was withdrawn by the applicant in March 2017 when it was made clear to the applicant that the application would be refused planning permission.

The Proposed Development

The originally submitted plans were identical to those submitted under application 17/0107 above. The plans have now been amended such that the extension is smaller and subservient to the existing dwelling in accordance with the Councils Residential Design Guide SPG. The amendments also reduce the bulk and prominence of the extensions.

The reduction in scale and massing has been achieved by setting in the front wall of the extension (facing Orchard Croft) and lowering the ridge height of the extension from the existing ridge line in accordance with the above design guidance. The extensions proposed are now considered to be in accordance with the SPG and are in compliance with Policy BDP.19 of the Bromsgrove District Plan.

Despite the two objections received in objection, I am satisfied that the proposals would not result in any adverse harm to the amenities enjoyed by the occupiers of nearby dwellings with regard to loss of light, outlook or privacy. I have taken into consideration the representations received from the nearest affected property, number 18 Orchard Croft (who support the application) and have noted that the rear garden associated with number 20 Bittell Road (this occupier objects to the application) measures approximately 50 metres in length at its longest point. Separation distances between the No.17 and surrounding dwellings are such that the proposals would not exacerbate any perceived loss of privacy which already occurs from the existing flat roofed box dormer roof extension to No.17 Orchard Croft. Members may be aware that roof extensions to domestic dwellings of this kind can usually be erected under rights afforded to householders under the terms of the Town and Country Planning (General Permitted Development) (England) Order 2015.

RECOMMENDATION: That planning permission be Granted

Conditions

- 1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the grant of this permission.

Reason :- In accordance with the requirements of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) All new external walls and roofs shall be finished in materials to match in colour, form and texture those on the existing building, or if a near match cannot be found, the written approval of the Local Planning Authority should be obtained for materials prior to development commencing. The development shall then be carried out in accordance with the approved details.

Reason:- To ensure that the development is satisfactory in appearance, to safeguard the visual amenities of the area and in accordance with Policies in the Local Plan.

- 3) The development hereby permitted shall be carried out in accordance with the approved plans/ drawings listed in this notice:

Drawing number 0950-02 - B
Drawing number 0950-06 - B
Drawing number 0950-07 - B
Drawing number 0950-08 - B

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

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