

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr D Sikham	2 storey rear and side extension 2 Thicknall Rise, Hagley, Stourbridge, Worcestershire, DY9 0LQ	01.06.17	17/00353/FUL

RECOMMENDATION: That planning permission be **GRANTED**

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

Consultations

Clent Parish Council Consulted 11.05.2017
No Comments Received To Date

Highways - Bromsgrove Consulted 11.05.2017
No Objection

23 neighbour notification letter sent on 11/05/2017 expired 01/06/2017

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

- It would be out of character and spoil the areas open outlook.
- The proposed extension would substantially fill the space at the side of the existing dwelling, thereby bringing the building at the end of Thicknall Rise much closer to Newfield Road.
- Would significantly impact upon the appearance of the locality.
- It would be overly dominant
- Would not be in keeping with the other houses
- Would breach the building line to Newfield Road
- This also includes aspects which are not material planning considerations such as, the previous refused and up held at appeal application for a single dwelling on the site

Councillor Colella comments received 29/05/2017

I would like to object to the above planning application based on the following points.

- The proposed extension over steps the building line
- Causes interruption to a clear line of sight at the junction
- Changes the street scene
- The recent support for REFUSAL of the application for a new building at this location supports the need to preserve the open plan and clear visibility of the junction.

I therefore request that the case officer refuses this application. Should the Case Officer be minded to approve the application I would like to exercise my right to call the application before the Planning Committee.

Relevant Policies

Bromsgrove District Plan

BDP1 Sustainable Development Principles

BDP19 High Quality Design

Others

SPG1 Residential Design Guide

NPPG National Planning Practice Guidance

NPPF National Planning Policy Framework

Relevant Planning History

Applications

09/0403	2 Storey Side & Rear Extension	Refused	14.07.2009
10/0206	Two Storey Side and Rear Extension (as amended by drawings received 15/04/10). Appeal Ref 10/00009/NONDET	Non - Determination Dismissed at Appeal	14.06.2010
10/1222	2 Storey Side & Rear Extension Appeal Ref 11/00022/REF	Refused Allowed at Appeal	04.02.2011
14/0341	Renewal of Planning Application 10/1222 which was allowed at appeal- 2 Storey side and rear extension	Granted	30.05.2014

Assessment of Proposal

2 Thicknall Rise is a two-storey detached property situated on the junction of Thicknall Rise and Newfield Road. The property is within the residential area of Bromsgrove where the principle of residential development is considered to be acceptable and assessed in terms of Policy BDP19 of the BDP 2011-2030.

The proposed extension would be to provide a two storey side extension over the existing garage with a pitched roof similar to that of the existing house. It is noted that Thicknall Rise and Newfield Road both have an irregular building line and the proposal would be set forward of the building line of Newfield Road, however it would not project any further

out onto Newfield Road than the existing garage. The proposal would not be set in; however it would be set down and set back from the existing house and remains subordinate to the main dwelling.

It would also be partially screened by existing planting when viewed from along Newfield Road from the east and there would remain a significant distance between the proposed side elevation and the footway on Newfield Road.

It is noted that the proposal has been previously accessed and approved under Bromsgrove District Local Plan 2004. The main change since this approval is the adoption of the Bromsgrove District Plan. However, it is considered that the proposal raises no new material considerations. As such, it is considered that the works still comply with the provisions of Policy BDP19. The extension would continue to reflect the character of the original house, remain subservient to it and would not detract detrimentally to the character of the street scene.

Due to the location of the proposal in relation to the adjoining properties, it is not considered that the proposal would adversely affect their existing amenities.

The Highways Officer has not raised any concerns or objections to the proposal and therefore there would be no reason to warrant a refusal based on highways grounds.

18 objections have been received regarding the proposal, raising concerns over the overly large size of the extension, the impact the extension would have on the character of the street scene and highway safety. These concerns have been addressed above.

Conclusion

This scheme continues to reflect the character of the original house; it remains subservient to it and would not detract detrimentally to the character of the street scene. No new material planning issues have been raised or exist and as such it is my view that the proposed development continues to comply with the provisions of the adopted development plan and is acceptable.

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) The development hereby permitted shall be carried out in accordance with the Materials specified in Question 11 of the Application Form and the Approved Plans/ Drawings listed in this notice:

Plan reference

Proposed and Existing Plans Drg No MC/206/01 received 06.04.2017
Location Plan received 06.04.2017

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

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