

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr & Mrs Carl & Maria Jordan	Erection of single and two storey extensions 9 Withybed Lane, Alvechurch		17/00428 /FUL

**RECOMMENDATION:** That planning permission be **GRANTED**

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

### Consultations

**Alvechurch Parish Council** Consulted 12.05.2017

No objections; however APC would question whether there would be a loss of privacy to the neighbouring property (No 11) due to the addition of a Juliet balcony.

### **Publicity**

7 letters sent 12.05.2017 (expired 02.06.2017)

- 2 representations received raising the following issues:
- Overbearing
- Loss of privacy and overlooking
- Out of keeping
- Loss of light

### **Councillor Deeming**

Cllr Deeming has requested the application be considered by Planning Committee in the absence of a Ward Member to represent the area. For noting, since the call-in of the Application, a new Councillor has been duly elected to the Ward the application site is located in.

### Relevant Policies

#### **Bromsgrove District Plan**

BDP1 Sustainable Development Principles  
BDP19 High Quality Design

#### **Others**

SPG1  
NPPF National Planning Policy Framework

### Assessment of Proposal

The application site is semi-detached dwelling located in a designated residential area of Alvechurch, Worcestershire.

The two storey side extension forming a ground floor Dining room, Kitchen/ Utility and first floor Bedroom with en-suite and Bathroom is to located to the western boundary adjacent to 11 Withybed Lane. The single storey aspect forming a part of

the Dining room is located to the rear of the property, to the eastern boundary adjacent 7 Withybed Lane. The site is located in a designated residential area.

### **Design and Streetscene Impacts**

The single storey rear element could be achieved as permitted development under the terms of the Town and Country Planning (General Permitted Development) (England) Order 2015. The two-storey element to the west is set behind the rear elevation of the adjoining occupier at number 11 Withybed Lane. The development is subservient to the original dwelling and considered acceptable within the streetscene.

### **Residential Amenity**

The issues of loss of light and privacy are dealt with by the application of the 45 degree code as indicated in SPG1. In relation to the impact on 11 Withybed Lane, the development is set behind their rear elevation and not affected by the 45 degree code. In relation to number 7 Withybed Lane, the single storey development conflicts with the 45-degree code but the mono pitch roof reduces the impact and furthermore, the applicant has a permitted development fall-back to build this element of the proposal without requiring planning permission. In addition, the orientation of the properties with south facing rear elevations minimises any loss of light to the property on the east boundary.

The two storey element to the west is 3 metres from the common boundary with 7 Withybed Lane. There are no proposed side windows, with high level rooflights indicated. The first floor window to the rear incorporates a 'Juliet' Style balcony which leads to no additional harm by being set forward of the existing rear elevation by 3.5 metres.

I have taken into consideration the representations received from 7 Withybed Lane and 11 Withybed Lane. I am satisfied that the proposals would not lead to any adverse harm to the amenities enjoyed by the occupiers of these dwellings with regard to loss of light outlook or privacy. The scheme will not be overbearing and Members will be additionally aware that the applicant is able to exercise rights afforded under the terms of the Town and Country Planning (General Permitted Development) (England) Order 2015.

The scheme is therefore considered acceptable.

**RECOMMENDATION:** That planning permission be **GRANTED**

- 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.

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**Proposal**

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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:

Drawing 3117-001 Plans and Elevations dated 09.03.17

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

**Case Officer:** Paul Murphy Tel: 01527 881201  
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