

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr & Mrs R Wilkes	First Floor Side Extension 40 Penshurst Road, Bromsgrove, Worcestershire, B60 2SN,	17.07.2017	17/00554/FUL

RECOMMENDATION: That planning permission be **Granted**

In accordance with the Council's Constitution and Scheme of Delegation, the application is before Members as the Applicant is a Council employee

Consultations

Highways - Bromsgrove Consulted 08.06.2017

I have no highways objection to the proposed extension

Relevant Policies

Bromsgrove District Plan

BDP1 Sustainable Development Principles

BDP19 High Quality Design

Others

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

Relevant Planning History

None

Assessment of Proposal

Site Description

This particular application site relates to a modern detached house located on a private drive just off to the North of Penhurst Road. Penhurst Road is located on the Oakalls development in Bromsgrove. The house is of a brick construction with half hipped tile roof with a double garage with pitched roof to the side. The site is set within a well established residential location and the principle of residential extensions may be considered acceptable.

In accordance with the Councils 'Constitution' and 'Scheme of Delegation Members will note that this application is at Committee as the proposal under consideration is a property owned by a member of staff employed by Bromsgrove District Council.

Your Policy BDP19 requires works and proposals to respect and positively reinforce the characteristics the character of the locality. Here the extension integrates positively to the main/host dwelling and reflects the original form sharing matching materials, a similar roof format and window detailing. For these reasons it is considered that the works do comply with policy BDP19 of the BDP.

Design Appearance

The extension has been designed with a hipped roof to match the existing property and the proposed materials will match the existing as indicated. The extension remains fully subservient to the main dwelling. The roof line is set down and is located well back from the front wall of the dwelling. It is considered acceptable in terms of you policy BDP19 of the BDP and the guidance in SPG1 Residential Design Guidelines.

Access and Parking

The property currently has a double garage with parking to the fore. The proposed extension will create another bedroom which will increase the number of parking spaces required. It is noted that the garaging is being retained however there is also sufficient off road parking to accommodate the additional car parking requirements of the new development in accordance with policy guidance.

Amenity

The extension is set over the existing garage. It is noted that the neighbouring house (Number 38) is angled away from the application site. Number 36 is located at right angles and its side wall is located over 15m away from the new first floor as proposed. With a new hipped roofline and catslide roof to the rear, there are no adverse amenity issues to neighbouring properties with no overlooking or loss of light. It is considered that the extension complies with the advice contained in SPG1 Residential Design Guidelines

Conclusion

The proposal is well considered and positively meets policy advice and guidance. There are no adverse amenity issues caused by the proposal and is therefore considered acceptable.

RECOMMENDATION: That permission be **GRANTED** subject to conditions

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, per details on application form

Question 11, 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 the Approved Plans/ Drawings listed in this notice:

0419/001 Location Plan

0419/002 Proposed Plans and Elevations

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

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