

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr Das	To extend the Ground Floor to provide a Utility Room to the existing Kitchen and extend above this and the existing Ground Floor W.C. to provide a First Floor En-Suite to the existing Master Bedroom 10 Monument Lane, Lickey, Birmingham, Worcestershire, B45 9QQ	13.09.2017	17/00833/ FUL

RECOMMENDATION: That authority be delegated to the Head of Planning and Regeneration Services to **REFUSE** planning permission upon expiry of the publicity period on 7th September 2017.

Cllr Deeming has requested that this application be considered by Planning Committee rather than be determined under Delegated powers given the personal circumstances outlined

Consultations

Lickey And Blackwell Parish Council Consulted 07.08.2017
No Comments Received To Date

3 neighbours notified – no responses to date
Site notice posted 17.8.17 Expires 7.9.17

Relevant Policies

Bromsgrove District Plan

BDP1 Sustainable Development Principles
BDP4 Green Belt
BDP19 High Quality Design

Others

NPPF National Planning Policy Framework
NPPG National Planning Practice Guidance
SPG1 Residential Design Guide

Relevant Planning History

17/0043	To extend the Ground Floor to provide a Utility Room to the existing Kitchen and extend above this and the existing Ground Floor W.C. to provide a First Floor En-Suite and Dressing Area to the existing Master Bedroom.	Withdrawn	15.02.2017
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Plan reference

16/0024	Replacement 'verandah' at the rear of the property. (Permitted development)	Approved	09.03.2016
B/2008/0096	Erection of two storey extension to side of existing dwelling to include accommodation for elderly relative.	Approved	03.04.2008
B2001/0512	Two Storey Side Extension	Approved	07.06.2001

Site Description

This particular site relates to a well enclosed detached property situated well back from the road on the North Eastern side of Monument Lane. The site appears level from the front, however it slopes down towards the rear of the plot in more of a substantive manner. This allows for cellar access below the rear conservatory.

Monument Lane itself is elevated and commends views over the Lickey Hill towards the conurbation. The property is located in Green Belt

Assessment of Proposal

Green Belt

Paragraph 89 of the National Planning Policy Framework explains that the construction of new buildings should be regarded as inappropriate development in the Green Belt, subject to a number of exceptions. One of these exceptions is the extension or alteration of a building provided that it does not result in a disproportionate addition over and above the size of the original building. This is outlined as follows:

The original property was		151m²
Previous extension 2001	Ground and first floor	64m ²
Previous extension 2008	Ground and First floor Garage	123.3m ² 49.5m ²
This extension	Ground and First Floor (9.6)2	19.2m ²
TOTAL EXTENSIONS		256m²

This equates to 169.5 % increase

Your adopted Policy BDP4 specifies that extensions that exceed 40% would be considered disproportionate. Disproportionate additions in the Green Belt represent inappropriate development and inappropriate development is, by definition, considered harmful to the openness of the Green Belt. The NPPF requires LPA's to attach substantial weight the potential harm to the Green Belt.

In this instance the cumulative total of all the previous and this extension equate to an increase of 169.5%, which represents inappropriate development in the Green Belt and causes significant harm to the openness of the Green Belt.

Very Special Circumstances

In this instance the applicant has cited 'very special circumstances' in order to outweigh the harm. The 'very special circumstances (VSC) offered relate to personal circumstances relating to a medical requirement for the extension. Whilst mindful of and sympathetic to the personal circumstances and medical condition of the applicant, individual personal circumstances should not outweigh the harm by way of inappropriateness particularly in this instance.

Members will also appreciate that the previous extension, under reference B/2008/0096 which approved the current size of the building (as an annex), evidenced an internal layout inclusive of an en-suite in the main bedroom area. Whilst it is clear that the Internal spaces were not created as originally approved, it could still be adapted / altered to provide both an en-suite at first floor and utility space at ground level, without the need for further extensions.

Therefore it is considered that the very special circumstances as outlined do not clearly outweigh the significant harm to the openness of the Greenbelt.

Design and Appearance

The extension has been designed with a hipped roof in line with the original dwelling and follows the same roofline height as the current extension.

Whilst not specifically set down or back the main bulk of the extended area is set down from part of the main house, it is set within a large plot and materials are proposed to match the existing.

Whilst the cumulative extent of the main extension area may be set down from the original roof height of the dwelling it will now be considerably larger visually, larger in volume and floor area, and the extent of this and previous works, will become visually dominant over the host dwelling. This consequently does not contribute positively to the character of the property or location and is therefore contrary to Policy BDP1, BDP19 or comply with the guidance the Residential Design Guidelines (SPG).

Amenity

Given the context of the site and the location of the extension whilst still clearly visible over the garage there would be no impact to neighbouring houses by way of overlooking or loss of amenity and therefore this is considered acceptable in this instance.

Conclusion

In conclusion, the proposal would represent a disproportionate addition and disproportionate additions represent inappropriate development in the Green Belt. In this instances the VSC outlined and the lack of harm to residential amenity clearly do not

outweigh the significant harm to the openness of the Green Belt this extension proposal would cause.

The resulting cumulative impact of the extensions now visually overwhelm the original / host dwelling and do not positively contribute to the character of the property or in fact the location

RECOMMENDATION: That authority be delegated to the Head of Planning Services to refuse Planning Permission upon expiry of the publicity period on 7th September 2017.

Reasons for Refusal

1. The extension represents a disproportionate addition in the Green Belt. Disproportionate additions represent 'inappropriate development in the Green Belt' and 'inappropriate development' is by definition fundamentally harmful to the openness of the Green Belt in this location.

Whilst there is no perceived harm to residential amenity and the personal circumstances as outlined by the applicant do not overcome the harm of the development or its inappropriateness and the harm to the openness of the Green Belt in this instance. The proposal is considered contrary to Policy BDP4 of the Bromsgrove District Plan 2011-20130 and the advice and guidance contained in the NPPF (Para 87-89).

2. The resulting cumulative impact of the extensions now visually overwhelm the original/host dwelling and do not positively contribute to the character of the dwelling or in fact the location and therefore the proposal is considered contrary to Policies BDP1, BDP19 of the Bromsgrove District Plan 2011-2030 and the guidance contained in Supplementary Guidance Note 1.

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