

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Ms Lorna McNeil	Two storey side and rear extension 99 New Road, Bromsgrove, Worcestershire, B60 2LL,	01.08.2017	17/00615/FUL

**RECOMMENDATION:** That planning permission be **Refused**

**Councillor Spencer has requested that this application be considered by Planning Committee rather than being determined under Delegated Powers for Committee Members to consider the merits of the proposal.**

### **Public Consultation**

8 neighbour notification letters sent out on 28.6.2017 (Expired on 19.7.2017)  
No comments received.

### **Relevant Policies**

#### **Bromsgrove District Plan**

BDP1 Sustainable Development Principles  
BDP16 Sustainable Transport  
BDP19 High Quality Design

#### **Others**

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

### **Relevant Planning History**

None

### **Assessment of Proposal**

99 New Road, Bromsgrove is a detached property situated within an area designated as residential in the Bromsgrove District Plan, where the principle of development is considered acceptable.

The main things to consider in the determination of this application are the design of the proposal, its impact on the character and appearance of the street scene and its impact on the amenities of the neighbouring occupiers.

### **Design and character and appearance of area**

The proposal is for a two storey side and rear extension and a single storey rear extension. The two storey side extension would be set off the boundary with the

neighbouring property by 1 metre, leaving a gap of just over 2 metres between the two properties. This gap would enable the properties to maintain their detached appearance and would not affect the character of the locality.

The proposed extension is shown to be flush with the front wall and in line with the roof line of the existing house. The proposal would not therefore be in full accordance with the design guidance set out in SPG,1 as it would not be set back or set down from the existing house. However due to the variety of properties in the street scene, it is not considered that the proposal would affect the overall character or local distinctiveness of the area. Therefore in this case it is considered that it would accord with policy BDP19 of the Bromsgrove District Plan.

### **Amenity**

There are ground and first floor windows situated within the side elevation of the neighbouring property which face onto the existing gable end wall of No.99. Most of these windows appear to be either secondary windows or windows which serve non habitable rooms; although one of the first floor windows is the sole window serving a bedroom/dressing room, which is considered to be a habitable room.

There is currently a significant gap between this window and the existing two storey gable wall of No. 99. The proposed extension would reduce this gap down to just over 2 metres. It is considered that the scale and bulk of the proposed extension so close to this window would have an overbearing impact on the neighbouring occupiers causing a loss of light and outlook. It is therefore considered that the proposal would adversely affect the existing amenities of neighbouring occupiers contrary to policy BDP1 of the Bromsgrove District Plan.

### **Conclusion**

Overall it is considered that the proposal would not alter the character or appearance of the area, but that it would have an adverse impact on the amenities of the neighbouring occupiers. As such it is considered that the proposal would not accord with the policies in the Bromsgrove District Plan or the NPPF and as such would not be acceptable.

**RECOMMENDATION:** That planning permission be Refused

### **Reasons for Refusal**

- 1) The scale, bulk and sitting of the proposed extension would have an overbearing impact and cause a loss of light and outlook upon the neighbouring occupiers. This would have an adverse impact on their existing amenities contrary to policy BDP1 of the Bromsgrove District Plan 2017, the guidance contained in SPG1 Residential Design Guide, and the guidance within the National Planning Policy Framework.

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