

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mrs H Robbins	Removal of existing conservatory and erection of extension to rear of property. Bankside, Kidderminster Road, Woodcote Green, Dodford, Bromsgrove Worcestershire B61 9DX	31.01.2018	17/01302/FUL

This application is for consideration by Planning Committee due to the requirement for a legal agreement.

RECOMMENDATION:

- (1) Minded to **APPROVE FULL PLANNING PERMISSION**
- (2) That **DELEGATED POWERS** be granted to the Head of Planning and Regeneration Services to determine the planning application following:
 - (a) The expiry of the publicity period on 8 January 2018 and in the event that further representations are received, that **DELEGATED POWERS** be granted to the Head of Planning and Regeneration Services, in consultation with the Chairman of the Planning Committee, to assess whether new material considerations have been raised, and to issue a decision after the expiry of the statutory publicity period accordingly and;
 - (b) The applicant entering into a suitable unilateral agreement to ensure that the approved prior notification scheme cannot be implemented

Consultations

Dodford With Grafton Parish Council Consulted 06.12.2017
No Comments Received To Date

Parks & Green Space Development Officer Martin Lewis Consulted
No objections.

Public Notifications

One site notice was posted 18.12.2017; expires 08.01.2018: No response received.
One neighbour letters sent 06.12.2017; expires 27.12.2017; No response received.

Relevant Policies

Bromsgrove District Plan

BDP1 Sustainable Development Principles
BDP4 Green Belt
BDP19 High Quality Design
BDP21 Natural Environment

Others

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

Relevant Planning History

17/01154/HHP RIO	Single storey 8m extension from original rear elevation	Approved	03.11.2017
B/7496/1980	Erection of rear verandah.	Approved	14.05.1980
BR/402/1965	Extension.	Approved	13.07.1965
BR/145/1965	Bungalow.	Approved	13.04.1965

Assessment of Proposal

The application site is a detached bungalow located on the northern side of Kidderminster Road, which is an area designated as Green Belt. The building has a plain and simple appearance and therefore it is likely that the building was originally constructed as a farm worker's cottage. The property is unusual as historic plans show the original principal elevation to be the north west elevation rather than the elevation that faces towards Kidderminster Road.

The dwelling has previously been extended in the 1960's and 1980's, however these permissions did not include a condition for the removal of Permitted Development rights, meaning that these are still available to use.

This application seeks permission for the demolition of a conservatory building and for the addition of a single storey extension to the north east side elevation.

The main considerations for this application are whether the proposal would constitute inappropriate development, whether there would be an adverse impact to the openness of the Green Belt, and the impact of the proposal on the character of the dwelling and local area, and whether Very Special Circumstances exist that would outweigh the harm arising by reason of inappropriateness and any other harm.

Green Belt

There is a presumption against development within the Green Belt; however paragraph 89 of the National Planning Policy Framework (NPPF) lists a number of exceptions that may not be inappropriate within the Green Belt, which includes a proportionate addition to the an original building. Policy BDP4.4c of the Bromsgrove District Plan states that an extension of up to a 40% increase of the original dwelling may be appropriate provided it has no adverse impact on the openness of the Green Belt. In this case the property already has a number of extensions which amount to an increase in floor space of 108% over and above the

original. Any further extensions to Bankside would therefore amount to disproportionate additions and would be inappropriate development within the Green Belt. In accordance with the NPPF inappropriate development is harmful by definition and should not be approved except in Very Special Circumstances.

The property has permission for an 8 metre rear extension under Part 1, Class A of the General Permitted Development Order after successfully completing the Prior Notification process (reference: 17/01154/HHPRIO). As this Prior Notification scheme would provide the same type of accommodation, and the applicants would have until the 30th May 2019 to implement this, it is considered that this alternative scheme is likely to be implemented if the current proposal is refused planning permission.

The applicants have therefore proposed to "trade off" their prior notification scheme in exchange for the current proposal. In view of this it is noted that the proposal scheme would result in one square metre less floor space, however because of the changes in land levels, the Prior Notification scheme would be overall taller in height and would therefore result in 48 cubic metres of additional volume when compared to the proposal scheme. The additional height and volume of the prior notification scheme would have a greater adverse impact to the openness of the Green Belt when viewed from vantage points along Kidderminster Road.

Given the proposal scheme would have a reduced volume and a reduced visual impact to the openness of the Green Belt when compared to the prior notification fall back scheme, it is considered that Very Special Circumstances exist that would outweigh the harm arising through inappropriateness.

Impact on the Character of the Dwelling and Local Area

Policy BDP19 of the Bromsgrove District Plan requires development to be of a high quality design that will enhance the character and distinctiveness of the local area. The proposal scheme would be relatively low in height when compared to the main dwelling, giving it a subordinate appearance which would ensure that the main part of the dwelling remained the dominant feature. Conversely, as the prior notification scheme would be required to be taller in height in order to accommodate land levels, it would result in an extension that would appear over-dominant when compared to the modest gable of the existing dwelling. The scale and design of the prior notification scheme would therefore detract from the existing character of the dwelling.

The prior notification scheme would also be far more prominent in term of views along Kidderminster Road, whereas the discreet positioning of the proposal scheme would mean that there would be no harm arising to the street scene.

The proposed development is therefore preferable in terms of its impact on the appearance of the host dwelling and the local area, and would therefore accord with Policy BDP19 and the provisions of SPG 1.

Ecology/Trees

Ecology have been consulted with regards to the proposal and have raised no objections on the basis that the conservatory to be demolished would not be suitable for bats, and that the proposed extension would not connect into the main roof of the dwelling. The proposal

scheme would be sited on the formalised garden area, whereas the prior notification scheme would be sited on land which is less maintained and adjacent to a stream, meaning there would likely be a greater impact to protected species.

The proposal scheme would not result in the loss of any trees.

Conclusion

The proposed development would constitute disproportionate additions, which would be inappropriate development within the Green Belt. Inappropriate development is harmful by definition and should only be approved if Very Special Circumstances exist that would outweigh the harm arising through inappropriateness. In this case the applicants have the benefit of a prior notification scheme which they are willing to forfeit in exchange for the proposal scheme. The proposal scheme would have a reduced volume and a reduced visual impact to the openness of the Green Belt when compared to the prior notification fall back scheme. The proposal would also be preferable in terms of design and its impact on the street scene, and also be less harmful to the natural environment.

In view of this it is considered that Very Special Circumstances exist that would outweigh the harm arising through inappropriateness. The proposal is therefore considered acceptable subject to the applicants entering into a legal agreement, to ensure that the prior notification scheme cannot also be implemented, and to remove Class A permitted development rights for any further extensions.

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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.

Plan reference

- 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:

Location Plan, Site Plan, Proposed Floor Plans and Elevations - drawing no. 08B

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

Case Officer: Charlotte Wood Tel: 01527 64252 Ext 3412
Email: Charlotte.Wood@bromsgroveandredditch.gov.uk