

Name of Applicant

Proposal

Expiry Date

Plan Ref.

Mr Priesh Patel    Single storey and two storey side extensions    21.03.2018    18/00101/FUL

5 Chapel Drive, Wythall, Birmingham,  
Worcestershire, B47 6JP

**RECOMMENDATION:** That planning permission be **Granted**

**Consultations**

**Wythall Parish Council** Consulted 31.01.2018

No Objection.

Whilst we have no objection, we note that this will be a large extension, on what is a comparatively small plot, which has already been subject to a number of previous extensions

**Highways - Bromsgrove** Consulted 31.01.2018

I have no highway objection to the proposed extensions, it is noted the applicant is providing an additional car parking space (total 3 car parking spaces plus a garage) - acceptable in this instance.

**Relevant Policies**

**Bromsgrove District Plan**

BDP1 Sustainable Development Principles

BDP19 High Quality Design

**Others**

SPG1 Residential Design Guide

NPPF National Planning Policy Framework

**Relevant Planning History**

B/9931/1982	Erection of detached house (Approval of reserved matters Ref B7010) (As amended by plans received 6/8/82)	Approved	16.08.1982
B/14582/1986	Single storey extension to form utility room, (as amended by plans received 20.11.86).	Approved	08.12.1986
12/0679	Alignment of fencing for an enlarged disabled access	Approved	23.10.2012
17/0175	single and two storey side and front extensions	Refused	20.10.2017

## **Background**

This proposal has arisen as a result of a previous similar application (reference 17/0175) which failed to provide sufficient off road parking to comply with the Bromsgrove District Local Plan Policy 16 and paragraphs 32 and 35 of the National Planning Policy Framework. That application was refused on 20th October 2017 for the following reason:-

*The dwelling (as extended) would have 5 bedrooms and generate a requirement for a minimum of 3 off road parking spaces. Provision for off road parking was not detailed on the submitted drawings, but it is evident from drawing FSL/604/4 Rev C, that the extension to the front of the west wing /garage, would bring that element within approximately 3.2 metres of the property boundary with the public highway and consequently leave insufficient space to accommodate 3 vehicles within the curtilage of the dwelling without them overhanging the footway. This arrangement also risked vehicles associated with the property parking on the public highway. For these reasons, that proposal would result in overdevelopment of the site and would represent an unacceptable risk to highway safety and cause an obstruction to the free and safe movement of traffic, both pedestrian and vehicular.*

## **Assessment of Proposal**

The property is located within Chapel Drive, Wythall which consists of similar detached two storey dwellings. The application site is a two storey detached dwelling constructed in the mid 1980's which has been previously extended at single storey to the west side. The site is a wide and narrow plot with private amenity space to the east side.

The current scheme proposes a new two storey side extension to east side, increase in ridge height of the existing single storey to the west side and development forward of the principal elevation at ground floor to the south.

Objections have been received from adjoining occupiers at Nos 2,4,6,7,8,9,10,11 Chapel Drive and 10 Church Close which are summarised as parking, privacy, not in keeping with the street scene and over development of the site. Other matters raised such as loss of view do not form material considerations and cannot be considered.

Worcestershire County Council Highway Authority have been consulted regarding the application and raise no objection noting the provision of 3 parking spaces and garage are acceptable in this instance.

The proposed two storey development to the east of the plot would be over 21 metres from the property directly facing at 6 Chapel Drive and is therefore in accordance with the separation distance for privacy contained within section 8 of the extant Residential Design Guidance (SPG1). Whilst the proposed plans also show additional windows to the rear of the original dwelling these do not require consent as they are 'permitted development'.

The streetscene generally consists of four bedroom detached properties within a variety of orientations and designs to the principal elevation. The proposed development would not detract from the character of the area.

The proposed additions are subordinate to the existing dwelling, would not result in significant loss of space between properties or reduce amenity space below the 70 square metres minimum contained in section 9 of the SPG1 guidance.

## **Conclusion**

The scheme submitted has addressed the shortfall of off road parking which resulted in the previous application being refused. It is compliant with the Bromsgrove District Local Plan Adopted January 2017, the Residential Design Guidance document (SPG1), The National Planning Policy Framework and therefore recommended for approval.

**RECOMMENDATION:** That planning permission be **Granted**

## **Conditions:/Reasons for Refusal**

- 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, 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 approved shall be carried out in accordance with the following plans and drawings:

Proposed elevations drawing FSL/604/9 revision H dated Sept 16;  
Proposed floor plans drawing FSL/604/4 revision E dated Mar16.

REASON: To provide certainty to the extent of the development hereby approved in the interests of proper planning.

- 4) The Development hereby approved shall not be brought into use until the parking facilities shown on Drawing FSL/604/4 Rev E has been provided. These parking spaces shall thereafter be retained for that purpose for the lifetime of the development.

REASON: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

## **Informatives**

- 1) In dealing with this application the local planning authority have worked with the applicant in a positive and proactive manner, seeking solutions to problems arising from the application in accordance with the NPPF and Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The authority has helped the applicant resolve technical issues such as: arking provision.

The proposal is therefore considered to deliver a sustainable form of development that complies with development plan policy.

- 2) This permission does not authorise the applicant to carry out works within the publicly maintained highway since such works can only be carried out by the County Council's Approved Contractor, Ringway Infrastructure Service who can be contacted by email [worcestershirevehicle.crossing@ringway.co.uk](mailto:worcestershirevehicle.crossing@ringway.co.uk). The applicant is solely responsible for all costs associated with construction of the access.
- 3) Drainage arrangements shall be provided to ensure that surface water from the driveway and/or vehicular turning area does not discharge onto the public highway. No drainage or effluent from the proposed development shall be allowed to discharge into any highway drain or over any part of the public highway.

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