

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr Stewart Hadley	Proposed two storey extension to the northern elevation  Coach House, Priory Road, Dodford, Bromsgrove, Worcestershire B61 9DB	11.01.2017	16/1090

**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:
  - (i) The applicant entering into a suitable unilateral agreement to ensure that no further extensions can be carried out under Part 1, Class A of the General Permitted Development (England) Order 2015.

**Consultations**

**Dodford With Grafton Parish Council** Consulted 16.12.2016

No objection in principle but express concern over forfeiting the 40% rule in the Green Belt. Request that the District Council is also mindful of floodlighting and the materials used to finish the extension.

**Conservation Officer** Consulted 16.12.2016

No objection to the proposal provided that proposed materials are conditioned and Permitted Development rights are withdrawn to prevent any further extension to what was originally the rear but is now the front.

**Highways - Bromsgrove** Consulted 16.12.2016

No objections

**Arboricultural Officer** Consulted 16.12.2016

No objections

**Public Notifications**

One site notice was posted 20.12.2016; and expired 10.01.2017

One press notice was published in The Bromsgrove Standard 13.01.2017; and expired 27.01.2017

One neighbour letter sent 16.12.2016; and expired 06.01.2017

One representation has been received raising the following objections:

- The extension may breach the limits of a 40% maximum increase contained in Green Belt Policy BDP4.4

- Loss of privacy to the private driveway area
- Vegetation protecting view from the street scene will not be always be in situ

### **Relevant Policies**

#### **Bromsgrove District Plan**

BDP1 Sustainable Development Principles  
BDP4 Green Belt  
BDP19 High Quality Design  
BDP20 Managing the Historic Environment

#### **Others**

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

### **Relevant Planning History**

B/2007/0026	Timer frame garage block and timber frame stables (as amended by plans received on: 07/09/2007).	Granted	13.09.2007
B/2006/1224	Timber frame garage block.	Granted	10.01.2007
B/2006/0734	Two storey side extension (as amended by plans received on: 15/08/2006)	Granted	19.09.2006
B/8862/1981	Alterations and extensions	Refused	20.07.1981
B/5028/1978	Replacement of old Coach House with bungalow (Outline) (As amended by plans received 24/7/78)	Refused	14.08.1978

### **Assessment of Proposal**

The application site is a detached property located within the Green Belt and Dodford Conservation Area. The Coach House originally formed the outbuildings to the neighbouring Hawthorn Cottage, but has since been occupied separately. Despite that the property is now accessed from the south east elevation, and is recognisable as the front of the dwelling, it has been confirmed that the original principal elevation of the property would have been the north west elevation, fronting towards Hawthorn Cottage. The current proposal is for a two storey gable extension on the north west elevation, originally the front.

Given the constraints of the site, the main considerations for this application are whether the proposal would be inappropriate development within the Green Belt, whether there would be an adverse impact to the openness of the Green Belt, the impact of the proposal on the character and appearance of the host building and Dodford Conservation Area, and whether there are Very Special Circumstances present that would outweigh any 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 has already been extended above the 40% threshold by way of a two storey side extension and a single storey attached garage. Any further extensions to the property would therefore amount to inappropriate development within the Green. In accordance with the NPPF, inappropriate development is harmful by definition and should not be approved except in Very Special Circumstances.

In this case the property still benefits from permitted development rights, and therefore a two storey extension, 3 metres in depth, could be constructed under permitted development to the south east elevation, now understood to be the front. This extension would provide the same amount of accommodation as the proposed extension, and thus would result in the same amount of harm to the Green Belt.

### **Design/Impact on the Appearance of the Conservation 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 proposed gable extension would extend off a previous two storey extension. The extension would be relatively narrow in width and the ridgeline of the roof would be lower than that of the main dwelling which would ensure that the overall proportions of the extension would appear subordinate to the existing dwelling. Furthermore matching materials, style of windows and the brick corbeling detailing on the eaves would ensure that the finish of the extension would reflect the character of the host dwelling. In view of this the proposal would meet the requirements of Policy BDP19 and the provisions of Supplementary Planning Guidance note 1 - Residential Design Guide (SPG1). This addresses the concerns of the Parish Council in relation to materials.

The Conservation Officer has been consulted as part of the application and has raised no concerns with the impact of the proposal on the character and appearance of Dodford Conservation Area. It is considered that the proposed extension be viewed as a rear extension, and unlike the permitted development fall back option, would not disrupt the plain and linear south east elevation which is now recognised to be the front. The proposal scheme would also appear less prominent from public views within the Conservation Area compared to the permitted development fall back scheme on the south east elevation. The proposal is therefore considered to comply with Policy BDP20 of the Bromsgrove District Plan which broadly aims to sustain and enhance the significance of Heritage Assets such as Conservation Areas.

### **Amenity**

The neighbouring occupiers of Hawthorn Cottage have raised concerns regarding the impact of the proposal on their privacy.

It is noted that the proposed extension would be located approximately 8 metres from the private driveway of Hawthorn Cottage, and that the first floor bedroom window of the extension would broadly face towards this area. SGP1 advises that main windows should be set back by a distance of 5 metres per storey where new development adjoins a private garden area. Although the proposal would fall slightly short of this guidance it is noted that the occupiers of Hawthorn Cottage benefit from a large garden area surrounding the property and that this would only affect a small area of their private amenity space.

In view of this it is considered that the proposal would not result in a detrimental impact to the privacy of the occupiers.

### **Very Special Circumstances**

As previously established the proposal would amount to inappropriate development within the Green Belt, which would also have a moderate impact to the openness of the Green Belt. Where there is harm arising to the Green Belt, paragraph 88 of the NPPF states that development should not be approved except in very special circumstances. Further to this paragraph 89 of the NPPF states that very special circumstances would need to outweigh harm arising to the Green Belt by reason of inappropriateness and any other harm.

A permitted development fall back has been put forward which would provide the same type and amount of accommodation on the south east elevation, which would result in the same amount of harm to the Green Belt. Furthermore the proposal would not impact the plain and linear south east elevation which is recognised to be the front. The proposal would also be less conspicuous from views within the Conservation Area and thus would contribute towards sustaining the significance of Dodford Conservation Area.

On the basis of the above it is considered that Very Special Circumstances exist that would outweigh the harm arising through inappropriateness.

### **Other Matters**

The letter of objection received in relation to the application raised further concerns regarding the impact of the proposal on the Green Belt. This matter has been addressed within the report and balanced in light of national and local planning policies.

The objection also raised that the screening provided by the existing vegetation may not always be in situ. However the proposal has not been considered acceptable on the basis of the presence of the existing vegetation.

The Parish Council raised concerns in relation to floodlighting on the site; there are no changes proposed with regards to the existing floodlighting.

To ensure that the permitted development fall back cannot also be implemented the applicants are prepared to enter into a unilateral legal agreement to relinquish their permitted development rights for further extensions to the dwelling.

**RECOMMENDATION:**

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- (2) That **DELEGATED POWERS** be granted to the Head of Planning and Regeneration Services to determine the planning application following:
  - (i) The applicant entering into a suitable unilateral agreement to ensure that no further extensions can be carried out under Part 1, Class A of the General Permitted Development (England) Order 2015.

**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) 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 and Site Plan - Drawing no. PL01  
Ground Floor Plans - Drawing no. PL02B  
First Floor Plans - Drawing no. PL03B  
Elevations - Rear - Drawing no. PL04B  
Elevations - Side and Section - Drawing no. PL05B

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

- 3) Prior to their first installation, details of the form, colour and finish of the materials to be used externally on the walls, roofs, windows and doors shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason: To ensure that the development is satisfactory in appearance and to safeguard the appearance of the Conservation Area.

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