

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr Ian Watson	Amendments to previously approved scheme 18/00212/FUL  1 Blakes Field Drive, Barnt Green, Birmingham, Worcestershire, B45 8JT	30.10.2018	18/01119/FUL

**Councillor Kit Taylor has requested that this application be considered by Planning Committee rather than being determined under delegated powers.**

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

### Consultations

**Lickey and Blackwell Parish Council** Consulted 12.10.2018

Lickey and Blackwell Parish Council have no objections to this application.

### Publicity

6 Neighbour notification letters sent out 12.10.2018 - No objections received

**Councillor Kit Taylor** - After various discussions with residents, I share their concerns regarding the number of planning applications that have been submitted.

### Relevant Policies

#### **Bromsgrove District Plan**

BDP1 Sustainable Development Principles

BDP19 High Quality Design

#### **Others**

NPPF National Planning Policy Framework (2018)

SPG1 Residential Design Guide

### Relevant Planning History

P11/0107	Demolition of existing dwelling and erection of 3 detached dwellings with associated parking	14.10.2011
11/1102	Demolition of existing dwelling and erection of 3 no. detached dwellings and associated parking.	Refused 22.02.2012

Plan reference

12/0895	Erection of a detached dwelling house.	Approved	10.01.2013
13/0660	Non Material Amendment		11.09.2013
13/0738	Proposed new 6 bedroom detached dwelling.		10.01.2014
13/0739	Erection of bedroom over garage area, remodelling of internal floor plan and provision of roof dormers.	Approved	11.12.2013
14/0144	Proposed new 6 bedroom detached dwelling with the addition of a family room to the rear from the previously approved planning application 13/0738.	Approved	11.04.2014
14/0592	Erection of single storey detached car port and surfaced drive	Approved	03.11.2014
14/0746	Proposed Extensions and Alterations to Existing Bungalow	Approved	12.11.2014
14/1007	Demolition of existing bungalow and erection of pair of semi-detached dwellings	Refused	06.10.2015
16/0655	Proposed new render to external walls, replacement roof tiles, elevational changes and new porch		23.08.2016
17/01096/FUL	Single and 2 storey side extensions		03.01.2018
18/00212/FUL	Amendments to previous planning approval (17/01096) slightly raising ridge height to follow pattern of development and alter some fenestrations. Removal of high level conservatory and replacement with low level orangery.		13.04.2018

## Plan reference

16/00006/REF	Demolition of existing bungalow and erection of pair of semi-detached dwellings	Dismissed at Appeal	18.05.2016
12/00023/REF	Demolition of existing dwelling and erection of 3 no. detached dwellings and associated parking.	Dismissed at Appeal	20.09.2012

## **Assessment of Proposal**

### Site Description

The site lies in an area designated as residential in the Bromsgrove District Plan 2017. Blakesfield Drive is a cul-de-sac which is accessed off the northern side Plymouth Road.

### Planning History

The planning history includes a number of house extensions which were approved. Importantly the extensive extensions approved under application 14/0746 have been commenced prior to expiry. Excavations and drainage for this extension has been viewed on site by a Building Control Officer in relation to building control application 17/1953/DEXBN. The most recent approval 16/0655 for minor external alterations has been completed.

There have been a number of planning applications which have sought to subdivide the plot into 3 dwellings resulting in appeal APP/P1805/A/12/217334 being dismissed. A single dwelling in the original rear garden of 1 Blakesfield Drive was approved under references 12/0895, 13/0738, 14/0144 which has been fully implemented and more recently 18/00212/FUL. Additionally, an appeal was dismissed to build a pair of semi-detached dwellings (APP/P1805/W/15/3138497).

The main issues to be considered in assessing the application are the following:

- (i) Character Impact; and
- (ii) Amenity Impact

### Character

This application is to carry out amendments to a previously approved scheme 18/00212/FUL, which has been partially implemented, therefore it is important to consider the approved scheme when assessing the changes in this application.

The changes proposed are as follows:

#### Front Elevation:

- Centrally placed gable to be raised by 1.5 metres. This does not raise the roof above its current highest point.

#### Plan reference

- Formation of a 5.5 metre high bay window with a footprint of 700mm (depth) by 2.8 metres (width).
- Addition of a flat dormer window in the roof.

#### Rear Elevation:

- Centrally placed gable to be raised by 1.5 metres. This does not raise the roof above its current highest point.
- Increase part of the roofline by 400mm to align with the existing roofline
- Alter the roof of the rear dormer window in the roof space from a pitched roof to a flat roof

#### Southern Side Elevation:

- Addition of two small obscure glazed windows - one to serve an ensuite and the other to serve a bedroom at first floor level
- Change from two doors to one door and six windows at ground floor level

#### Northern Side Elevation:

- Two small obscure glazed windows to serve an ensuite and dressing room at the first floor level
- Two high level windows and a door to serve a gym and a games room at ground floor level.

On balance these changes to the scheme are considered to be no more harmful to the character of the area than the previous consent.

#### Amenity

In assessing the impact on adjacent property No. 28 Plymouth Road, the first floor accommodation faces the side elevation of No.28 and its rear garden the separation distances comfortably exceed minimum standards. At its nearest point the first floor extension would be 17m from the shared boundary with No.28. This distance is sufficient to ensure that the proposal would not be overbearing or cause a loss of privacy.

The proposal therefore has no undue amenity impact in accordance with SPG1 and Policy BDP1 of the Bromsgrove District Plan (BDP)

#### Conclusion

The proposal in terms of character and amenity considerations is considered to be acceptable in accordance with policies BDP1 and BDP19 of the Bromsgrove District Plan and the National Planning Policy Framework.

**RECOMMENDATION:** That planning permission be Granted

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

Site and Block Plan

Proposed Front Elevation - Dated July 18

Proposed Rear Elevation - Dated July 18

Proposed Side Elevations - Dated July 18

Proposed Ground Floor Layout - Dated July 18

Proposed First Floor Layout - Dated July 18

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

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