

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr C Hotham	Extension to existing garage roof and external staircase to form a guest bedroom 26 Blackwell Road, Barnt Green, Birmingham, Worcestershire, B45 8BU	28.12.2018	18/01376/FUL

RECOMMENDATION: That planning permission be granted.

Consultations

Barnt Green Parish Council Consulted 08.11.2018
No Comments Received To Date

Conservation Officer Consulted 08.11.2018

This property is separated from the Barnt Green Conservation Area by the railway line which connects Barnt Green to Bromsgrove and beyond. I therefore do not consider that this modest extension to the garage will impact on the significance of the Barnt Green Conservation Area.

Network Rail Consulted 08.11.2018

No objection however given the proximity of the works to the railway the applicant is advised to make contact with Network Rail prior to undertaking the works.

Publicity

Two neighbour letters were sent to the adjoining occupiers on 8th November and expire on 2nd December.

A site notice was displayed on 9th November and expires 3rd December.

A press notice was placed in the Bromsgrove Standard on 16th November and expires 3rd December.

To date no comments have been received as a result of this consultation.

Relevant Policies

Bromsgrove District Plan

BDP1 Sustainable Development Principles
BDP19 High Quality Design
BDP20 Managing the Historic Environment
BDP21 Natural Environment

Others

SPG1 Residential Design Guide
NPPF National Planning Policy Framework (2018)

Relevant Planning History

B/2007/1038	Proposed detached garage with accommodation over and greenhouse	09.11.2007
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Assessment of Proposal

The application site is located within a residential area where the principle of development is considered acceptable. The site backs onto the Barnt Green Conservation Area and railway. The proposed development is for a hip to gable roof extension to the rear roof slope of an existing garage sited to the side/rear of the dwelling and an external staircase to facilitate a bedroom and bathroom on the first floor.

The existing garage is a modern addition constructed in 2007. The hip to gable extension will not be highly visible from public views and the rear gable is proportionate to the scale of the building. The proposed extension is therefore not considered to detract from the character of the building or locality.

The site backs onto the Conservation Area however given the separation of built form within the Conservation Area disconnected by the railway line the Conservation Officer has confirmed the development would not impact on the significance of the Barnt Green Conservation Area.

The proposed development comprises of an external staircase to provide access to the first floor accommodation. The staircase wraps around the north corner of the building and therefore results in an elevated platform in this position. There is a neighbouring property to the north which is at a lower land level however given the position of this dwelling within its plot, the boundary treatments and the separation distances achieved no concerns are raised in respect of neighbour amenity to this dwelling.

No objections have been received in respect of this application and it is considered to be an appropriate form of development in this location.

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) All new external walls and roofs shall be finished in materials to match in colour, form and texture those on the existing building.

Plan reference

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:

General Arrangements Dwng No. 910.1

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

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