

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr Ian Watson	Conversion of dwelling house into two dwellings porch to the side to serve unit 1 1 Blakes Field Drive, Barnt Green, Birmingham, Worcestershire, B45 8JT	01.05.2019	19/00302/FUL

RECOMMENDATION: That planning permission be **Granted**

Consultations

Lickey and Blackwell Parish Council Consulted 06.03.2019

Parish Council object to the application and has requested that application is refused.

Matters raised:

- Character of area
- Protection of hedges
- Backland development
- Adverse impact on the street scene

Highways - Bromsgrove - Consulted 02.04.2019 - No objection subject to condition

Public Consultation – Consulted on 6.3.2019 Expired – 30.03.2019

24 letters of objection received – following matters raised:

- Car parking
- Traffic
- Overdevelopment
- Adverse impact on character of the area
- Density

A number of issues have been raised which are not material planning considerations and therefore have not been reported to members

Relevant Policies

Bromsgrove District Plan

BDP1 Sustainable Development Principles
BDP19 High Quality Design

Others

NPPF National Planning Policy Framework (2019)
SPG1 Residential Design Guide

Relevant Planning History

11/1102	Demolition of existing dwelling and erection of 3 no. detached dwellings and associated parking.	Refused	22.02.2012
12/00023/REF	Demolition of existing dwelling and erection of 3 no. detached dwellings and associated parking.	Dismissed at Appeal	20.09.2012
12/0895	Erection of a detached dwelling house	Approved	10.01.2013
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
16/00006/REF	Demolition of existing bungalow and erection of pair of semi-detached dwellings	Dismissed at Appeal	18.05.2016
16/0655	Proposed new render to external walls, replacement roof tiles, elevational changes and new porch		23.08.2016

Plan reference

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
18/01119/FUL	Amendments to previously approved scheme 18/00212/FUL	Refused	10.12.2018
18/01611/FUL	Resubmission of 18/01119/FUL with amendments - Change the front dormer window and high bay window from flat to pitched roofs		16.01.2019

Assessment of Proposal

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.

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

- (i) Character impact; and
- (ii) Residential amenity impact

This application is to sub-divide the dwelling into two separate dwellings to create two four bedroom units and the construction of a porch on the southern side elevation to serve Unit One. The porch would be 4 metres wide, 2 metres deep, 5.5 metres high and host a pitched roof. There are no further external alterations proposed to facilitate the conversion. Members will note internal works are proposed but these do not require planning consent.

The site is currently bound partially by a retaining wall and partially by a mature predominantly Holly hedge with a footpath running immediately to the south. The curtilages associated with the individual plots will be divided up with appropriate fencing and the extent of these areas does not extend beyond the curtilage of the existing dwelling. The existing access and driveway serving the existing dwelling will be used for the two new dwellings.

The proposed formation of the two dwellings creates a density acceptable in this location. It does not introduce any additional planning harm in terms of residential amenity and the scheme would be an acceptable form of development in the streetscene. The location is sustainable. The scheme therefore complies satisfactorily with the Development Plan and the guidance within the NPPF.

All matters as a raised as a result of the public and standard consultation process have been considered during the decision making process.

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:

Location and Site Plan - Dated February 2019
Proposed Ground Floor Layout - Dated February 2019
Proposed First Floor Plan - Dated February 2019
Proposed Front Elevation - Dated February 2019
Proposed Side Elevations - Dated February 2019
Proposed Rear Elevation - Dated February 2019

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

- 3) The two dwellings hereby permitted shall be fitted with electric vehicle charging points to serve each of the dwellings and once provided they shall be retained and maintained as such at all times.

Reason: To support sustainable communities.

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