

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr Sheppard	Single storey rear extension 7 Station Drive, Hagley, Stourbridge, Worcestershire, DY9 0NX	07.08.2019	19/00604/FUL

The application is to be considered at Planning Committee rather than being determined under delegated powers because the applicant is a member of staff at the Council.

RECOMMENDATION: That planning permission be granted.

Consultations

Hagley Parish Council

No objection.

Conservation Officer

No objection.

Relevant Policies

Bromsgrove District Plan

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

Others

NPPF National Planning Policy Framework (2019)
Bromsgrove High Quality Design Supplementary Planning Document

Relevant Planning History

B/8840/1981	Erection of side garage and extension to hall.	Approved	01.06.1981
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Assessment of Proposal

The application dwelling is located within the residential area and therefore Policy is supportive of residential development so long as it respects the character and appearance of its surroundings and does not impinge on the residential amenities enjoyed by occupiers of existing nearby development. In addition the application site is located within the Hagley Conservation Area and therefore the proposal must preserve or enhance the historic significance of the area.

No 7 Station Road is a large semi-detached house dating from the mid-19th century and together with No 5 are two of the oldest properties in the Conservation Area. Together

with the Station and Grade II Listed footbridge, No5 & No 7 Station Road form the focal point of the Conservation Area. The Hagley Conservation Area Character Appraisal (June 2014) describes the conservation area's special interest as 'Victorian/Edwardian character, set within a landscaped setting with the historic station at the West End'. The applicant is proposing to construct a single storey rear extension with lantern roof light, block the existing side entrance door with brick to match the existing, replace the existing flat roof to the garage with a pitched roof and install 6no new conservation rooflights to the side and rear.

The simple design of the proposed extension would not compete with the host building and would represent as a subservient addition. The proposed alterations to the existing garage roof are supported as this would create a more sympathetic garage that would sit better within the existing street scene, thus positively impacting the Conservation Area and is therefore considered acceptable. The proposed 6no conservation rooflights have been located discretely and would therefore also be acceptable. Members will note the Conservation Officer has raised no objection to the scheme.

Given the orientation, boundary treatments and space achieved with the neighbouring properties no concerns are raised on neighbour amenity in respect of overlooking, overbearing impact or loss of light.

No objections have been received from any other consultees or third parties in respect of this application and it is not considered to raise any other planning considerations.

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, details and drawings:

3833-02B Proposed Plans
Velux Conservation Roof Lights
Roof and Tiles as seen by Conservation Officer on site and photographed

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

Informatives

- 1) The local planning authority have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with this planning application through negotiation and amendment.

Plan reference

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