

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr & Mrs McCarthy-Smith	First floor side and single storey front extensions  44 Malvern Road, Bromsgrove, Worcestershire, B61 7HE,	29.10.2019	19/01177/FUL

**This application is being reported to Planning Committee for determination as one of the applicants is an employee of the District Council.**

**RECOMMENDATION:** That planning permission be **GRANTED**.

### **Consultations**

#### **Publicity**

6 neighbour notification letters sent 23/09/2019 expired 17/10/2019

#### **Representations**

One objection received

Not happy that they would have another bedroom window overlooking their property, further invading their privacy and restricting any view

### **Relevant Policies**

#### **Bromsgrove District Plan**

BDP1 Sustainable Development Principles

BDP7 Housing Mix and Density

BDP19 High Quality Design

#### **Others**

Bromsgrove High Quality Design SPD

NPPF National Planning Policy Framework (2019)

NPPG National Planning Practice Guidance

National Design Guide

### **Relevant Planning History**

None

### **Assessment of Proposal**

#### **Site Description**

44 Malvern Road is a detached 4 bedroom property, situated in a run of other detached properties on the northern side of Malvern Road, Bromsgrove.

Malvern Road is situated in the residential area of Bromsgrove where the principle of residential development can be acceptable. The road is made up of a variety of house types, most of which are large detached properties.

## **Proposal**

The proposal is to construct a first floor side extension above the existing garage to increase the roof space and therefore the size and head room in two of the existing bedrooms. The proposal is also to extend the garage forward in line with the existing porch on the property.

## **Character and appearance**

The proposed first floor side extension would be situated above the existing garage on the eastern side of the dwellinghouse. It would alter the existing cat slide roof on the existing property, by raising the height of the eaves on the eastern side of the house so that they are in line with the eaves on the remaining part of the house. The roof slope would remain as a hipped roof.

The proposed extension would not be set back or down from the existing house, however given the overall character and appearance of the property and the variety of house types that are present in the area, it is not considered that in this case this would detract from the overall character or appearance of the area or the property.

The single storey front extension would bring the existing garage in line with the existing porch on the property. Given that the existing dwelling has a forward projecting gable wing and the adjacent property is set forward of this part of the dwelling, it is not considered that this extension would affect the pattern of the development in the area.

I therefore raise no objection on design grounds. The scheme is acceptable in terms of streetscene impact.

## **Amenity**

An objection has been received from a neighbouring occupier to the rear of No. 44. The objection has raised concern about the extension and particularly the impact of the additional bedroom window in the rear elevation facing onto their property.

The submitted plans indicate that there would be a separation distance of approximately 13 metres between the proposed window and the rear garden of the property at the rear, 20.5 metres to the rear of their single storey conservatory and 24 metres to the nearest window in the two storey rear elevation. As well as these separation distances, it is noted that these two properties are offset from one another, so the windows in the rear elevations do not directly face each other and due to the levels in the area the proposed dwelling is set lower than the property to the rear. Bromsgrove High Quality Design SPD sets out that 21 metres will be required between rear dwelling windows that directly face each other. Given the separation distances shown on the proposed plans and the fact that the dwellings do not directly face one another it is not considered that the proposal would not have a detrimental impact on the residential amenities of the occupiers of this property.

There are windows in the western side elevation of the adjacent dwellinghouse, which would face on to the proposed extension. These windows and doors do however appear to serve non habitable rooms.

Overall it is not considered that the proposed extensions would have a detrimental impact on the residential amenities of the neighbouring occupiers.

### **Conclusion**

Overall it is considered that the proposal would accord with the policies in the local development plan and the NPPF and as such would be acceptable.

**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:  
OS Plan Scale 1:1250 dated 27/8/2019  
Block Plan as existing and proposed scale 1 to 500  
Drawing No. M.A.K S2- Proposed First floor side Extension dated August 2019

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

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

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.

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