

Applicant	Proposed Development	Plan Ref
Mr John Kerr	Re-modelling of existing bungalow with rear, side & front extensions and roof space conversion into dormer bungalow 161 Station Road, Wythall, B47 6AF	19/01196/FUL

Councillor Geoffrey Denaro has requested the application is considered by Planning Committee rather than being determined under delegated powers

RECOMMENDATION: That planning permission be **REFUSED**

Consultations

Wythall Parish Council

No objection

WCC Highways

No objection because the extra parking spaces needed to facilitate the enlargement from two to four bedrooms can be accommodated on the site.

Public Notifications

3 letters sent 2 October 2019 (expire 26 October 2019)

No responses received

Councillor Geoffrey Denaro: Considers that there are very special circumstances regarding this plot which negates, in part, the need to set down and set back.

Relevant Policies

Bromsgrove District Plan

- BDP1 Sustainable Development Principles
- BDP19 High Quality Design

Others

- Bromsgrove High Quality Design SPD
- NPPF National Planning Policy Framework (2019)
- National Design Guide (September 2019)

Relevant Planning History

- 17/00750/FUL: Front and rear extension and loft conversion.
Refused 23/08/17
- 19/00660/FUL: Rear, side and front extensions and roof space enlargement into a dormer bungalow.
Refused 30/07/19

Site and Surroundings

The application dwelling is a relatively small bungalow with an 'L' shaped floor plan with relatively low hipped roofs. It is situated at the eastern end of a row of bungalows of a

similar scale and design on the south east side of Station Road. Whilst some minor deviations exist around gabled garages or porches in general the main roof planes are characterised by hipped without roof enlargements. The site lies within a residential area as defined by the BDP 2011-2030.

Proposed Development

The proposed gable ended front extension would project forward from the recessed L shaped part of the front elevation by 3 metres and would be 8 metres wide and have a ridge height of 6metre, (same as the ridge height of the existing bungalow). There would also be an additional gable ended glazed porch projecting further forwards by 1.2metres and would be 3.4 metres wide and 4 metres high.

The hipped side extension would have a ridge height of 6 metres high, the same as the existing ridge height and be the same width as the existing bungalow, including garage, and would be on the same alignment as the most forward part of the existing 'L' shaped bungalow .

There would also be single storey/ one and a half storey side and partial rear extensions.

The extensions would have different external face materials to the existing house including the proposed buff faced brickwork compared with the existing red faced brickwork and grey plain roof tiles compared with brown plain concrete tiles and a fully glazed front elevation to the porch

ASSESSMENT

The Bromsgrove District Plan policy BDP19 requires high quality development to be delivered by ensuring that e) development enhances the character and distinctiveness of the local area. The Bromsgrove High Quality Design SPD, adopted in June 2019, provides guidelines for assessing the main issue arising from the application of whether the proposed development is good design which does not unacceptably harm the character and appearance of the area. Section 3.1.5 refers to the need to complement the original property, whilst Section 3.1.6 refers to the subordinate form extensions need to take.

The proposed development would be large relative to the small bungalow occupying the site and would fail to respect its form or characteristics. The dominant projecting front gable-ended extension sits forward of the existing elevation and building line, and includes a large glazed porch. The first storey side extension is not set down or set back from the existing ridge line, further undermining the character of the original dwelling. Moreover the mismatched materials would emphasise the dominant nature of the front and side extensions. The resultant dwelling would appear at odds with the original property and the group of dwelling on this side of Station Road to which it forms an integral part. As a result the distinctiveness of the area will be eroded, contrary to policy BDP19 of the BDP.

In terms of living conditions, the site lies adjacent to 163 Station Road and 159 Station Road. The single storey rear and one and half storey side extensions are

close to the north eastern boundary of the site adjacent to the large side garden of 163 Station Road which also has intervening trees. The proposals would not unduly harm this property in terms of outlook, privacy and light. The relatively large front gable ended extension would not be unduly dominant or cause loss of light or privacy to the occupants of 159 Station Road because the current front elevation of the application property is set back from the front elevation of this property and the front extension would be on a similar building line, sitting adjacent to its integral garage. I therefore raise no objection on residential amenity grounds

There are no objections from third parties, Wythall Parish Council or the Worcestershire County Highway Authority. However, overall the proposed development does not enhance the character and distinctiveness of the existing dwelling or the local area and therefore conflicts with policy BDP 19.1.e), the advice in the Design SPD and paragraph 127 of the NPPF.

I therefore recommend refusal.

RECOMMENDATION: That planning permission be **REFUSED**

The proposed development, by reason of the dominant projecting front gable-ended extension, including a large glazed porch, and the first storey side extension not set down or set back from the existing ridge line, would be disproportionately large in scale and unduly dominant in character and appearance in comparison to the relatively small scale and discreet design and materials of the existing bungalow and the distinctive row of bungalows of a similar scale and style on the south east side of Station Road. Therefore the proposed development does not enhance the character and distinctiveness of the host dwelling or the local area and would thus conflict with Policy BDP 19.1.e) of the Bromsgrove District Plan, the Bromsgrove High Quality Design SPD and the guidance in the paragraph 127 of the NPPF.

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