

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr Ian Felton	Single storey extension to dwelling 11 Parkstone Avenue, Bromsgrove B617NS	18.11.2019	19/01261/FUL

RECOMMENDATION: That planning permission be GRANTED

This application is being reported to the Planning Committee as the applicants spouse is an employee at the Council. The application cannot be determined under delegated powers afforded to the Head of Planning and Regeneration

Consultations

Cllr Mallett (Ward Member) Consulted 30.09.2019 Expired 21.10.2019
No comments received

Publicity

Six neighbours notified 25.09.2019. Expired 19.10.2019
No representations received

Relevant Policies

Bromsgrove District Plan

BDP1 Sustainable Development Principles
BDP19 High Quality Design

Others

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

Relevant Planning History

09/0224	First floor side extension to form ground floor kitchen/utility and first floor bedroom and en-suite.	Granted	19.05.2009
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Assessment of Proposal

The site and its surroundings

The application site relates to a two storey detached dwelling with an integral garage. The property is one of many mostly detached dwellings built as part of a relatively modern housing estate. The site lies within a residential area and access to the property is via Parkstone Avenue.

The proposed development

It is proposed to erect a single storey extension to the rear of the property. The extension is described as an 'Orangery' and would be attached to an existing kitchen wall (to the north) and to a breakfast room (to the west). The Orangery would be accessed via both the 'open plan' kitchen and breakfast room. The extension would have a depth of 3.75 metres and a width of 5.75 metres. The walls would be constructed in a red/brown brick to match the existing dwelling. The roof would be flat (grey single ply membrane) with a glazed 'lantern'. Windows would be in white UPVC to match the existing dwelling with the exception of a set of bi-fold doors which would be constructed in grey aluminium. The overall height of the Orangery would be 3.25 metres.

Assessment

Character and appearance

Policy BDP.19 of the Bromsgrove District Plan (BDP) requires development to be of high quality design. This is re-enforced within the Councils High Quality Design SPD. The design of the extension is considered to respect that of the existing dwelling with materials to be used largely matching those of the existing dwelling. The location of the proposal is such that views of the orangery would be limited to those taken from the applicants' rear garden and that of first floor windows serving properties in Sunningdale Road and St Andrews Way. As such, the extension would not impact upon the character of the area.

Residential amenity

I am satisfied that the proposal would not harm the amenities enjoyed by the occupiers of adjoining residents having taken into consideration the provisions of Policies BDP.1 and BDP.19 of the Bromsgrove District Plan (BDP) and the Councils High Quality Design SPD. Six adjoining occupiers have been notified in writing and no representations have been received.

Other matters

It should be noted that often, extensions of this size benefit from permitted development rights afforded to householders under the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, Schedule 2, Part 1, Class A.

In this case, given the depth of the extension (3.75 metres) and its height (3.25 metres), were it not attached to the existing kitchen wall (to the north), the extension would be categorised as a 'rear' extension as far as the GPDO above is concerned and would not fall under planning control. As an extension to an existing rear AND side extension, Schedule 2, Part 1, Class A, A.1 comments under (j) (iii) that if the enlarged part of the dwellinghouse would extend beyond a wall forming a side elevation of the dwellinghouse, and would have a width greater than half the width of the original dwellinghouse, planning permission is required. Because the width of the extension would fail to comply with part (j) (iii) above, this triggers the need to apply for planning permission.

Never-the-less, a very strong permitted development right 'fall-back' position would exist if planning permission were to be refused. In this case for example, a single storey extension attached solely to the rear elevation (breakfast room or dining room) could be erected under permitted development rights so long as the extension did not exceed 4 metres in depth. The proposal for consideration here has a depth of 3.75 metres.

Conclusion

Overall it is considered that the proposal would accord with relevant policies of the development plan and the NPPF and as such the application can be supported.

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:

Drawing No 1: Location and Site Layout dated 25th September 2019

Drawing No 2: Proposed Elevations dated 25th September 2019

Drawing No 3: Proposed Floor plans dated 25th September 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 as stated at Section 10 of the planning application form.

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 District Plan.

Case Officer: Steven Edden Tel: 01527 548474
Email: steve.edden@bromsgroveandredditch.gov.uk