

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr & Mrs Ciaran Casey	Two storey rear extension and single storey rear extension  24 Silver Birch Drive, Hollywood, Worcestershire, B47 5RB	15.06.2020	20/00095/FUL

**RECOMMENDATION:** That planning permission be Granted

**Councillor Baxter has requested that this application be considered by the Planning Committee rather than being determined under delegated powers**

### Consultations

**Cllr Baxter**, Consulted 05.02.2020

On reflection and further studying of the plans and local area, I would like to call in this application on the grounds of loss of amenity to neighbouring properties, over development of site (bearing in mind that there has already been a two storey side extension), and local concerns.

**Wythall Parish Council** Consulted 05.02.2020

No objection

### Publicity

Six neighbours consulted 05.02.2020 Expired 29.02.2020

### Neighbour Responses

Three representations received in objection to the application, raising comments as summarised below:

- Property already considerably extended over two storeys at the NE side
- Would overlook back garden and reduce privacy and would compromise/reduce natural light to the house and garden
- Out of proportion to the original property
- Would be out of keeping with the immediate group of cottage-type properties
- Would be intrusive and inappropriate
- Proposal would harm outlook
- Would compromise/reduce the level of natural light reaching nearby dwellings
- It would set a dangerous precedent for future development and progressively dilute the feel and charm of the neighbourhood
- Negative affect on air quality through dust and debris migration and noise pollution during the building works

## **Relevant Policies**

### **Bromsgrove District Plan 2011-2030**

BDP1 Sustainable Development Principles  
BDP19 High Quality Design

### **Others**

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

## **Relevant Planning History**

B/2007/0493	Two storey side extension	Granted 03.07.2007
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## **Assessment of Proposal**

### **The site and its surroundings**

The property lies within a modern housing estate with access via Silver Birch Drive to the west. No.24 is an end of terrace two storey four bedroomed dwelling and is attached to No.22 Silver Birch Drive which is situated to the south.

### **The proposed development**

Planning permission is sought to create a two storey rear extension measuring approximately 2.24 metres from the existing rear wall, together with a single storey element measuring approximately 3.38 metres from the proposed two storey element. The overall height of the single storey extension would be 3.57 metres (to ridge). The overall height of the two storey extension would be 6.85 metres. In order to accommodate the development, an existing conservatory which projects to the rear of the property would be demolished.

The first floor extension would form an enlargement to an existing bedroom whilst the ground floor extension would create an enlarged kitchen / dining area.

The walls would be constructed in a red/brown brick to match the existing dwelling. The roof to both the two storey and single storey extensions would be tiled (dark grey tile) to match the existing.

## 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 matching those of the existing dwelling.

The location of the proposal is such that views of the development would be largely limited to those taken from the applicants' rear garden and adjoining rear gardens. I am satisfied that the proposed development would not give rise to harm to the established character and appearance of the area.

### **Residential amenity**

Objections have been received from nos. 20, 22 and 26 Silver Birch Drive which have been summarised above.

Under the terms of the Town and Country Planning (General Permitted Development) (England) Order 2015, two storey extensions may be added to the rear of a property without the need to apply for planning permission where they project no more than 3 metres (in depth) from the rear wall of an existing dwelling; where no part of the two storey extension would be within 7 metres of any boundary of the curtilage of the dwelling opposite the rear wall of the dwelling and where no part of the enlarged dwelling falls within 2 metres of a shared boundary.

In this case, the two storey element would project 2.24 metres to the rear, would exceed the 7 metre distance (as stated above) with the nearest part of the two storey extension being 2.1 metres from the shared boundary with No. 22 Silver Birch Drive. As such the two storey part of this proposal does not require planning permission and does not need to be considered further.

If such a proposal DID require planning permission, it would be assessed against the 45 degree line guidance contained within the Councils Supplementary Planning Document (SPD): High Quality Design where a 45 degree line is drawn from the closest edge of the nearest habitable window of the neighbouring property, in the direction of a proposed two (or higher) storey extension. It should be noted that the two storey extension comfortably meets the SPD guidance and officers are therefore satisfied that overshadowing leading to a material loss of light to nearby properties would not occur in this case. Two rooflights would provide additional light and ventilation to the proposed first floor bedroom extension but neither would result in a loss of privacy owing to their location in a high position within the roofslope.

With regard to the single storey element of the application which requires consent, the total projection to the rear would be 5.62 metres. The development would project no further to the rear than that of the existing conservatory (to be demolished), albeit the extension would be wider than that of the existing conservatory. Like the proposed two storey extension, the proposed single storey extension would be situated 2.1 metres from the shared boundary with No.22. The existing conservatory is situated a little further from

the shared boundary (2.85 metres). Whilst the proposal would be nearer to neighbouring properties than that of the conservatory, officers are satisfied that a structure of this size would not give rise to a material loss of outlook. Single storey extensions are not assessed against the 45 degree line guidance as set out in the SPD above and it should be noted that single storey extensions with a depth not exceeding 3 metres may be erected directly onto a shared boundary without needing to apply for planning permission under the terms of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Other matters such as dust and debris migration and noise pollution during the building works have been raised within the representations received. Although such disturbance during the construction period is an inevitable consequence of granting permission for new development, such matters are temporary and do not constitute reasons to refuse a planning application.

I am therefore 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.

### Conclusion

The extensions proposed are considered to be in accordance with the Council's SPD: High Quality Design; Policies BDP.1 and BDP.19 of the Bromsgrove District Plan and the provisions of the National Planning Policy Framework and would not cause harm to residential or visual amenity. 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: PL 01 Rev E - Existing and Proposed Elevations and Floor Plans, Location Plan and Block Plan (as amended and received 24.02.2020)

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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