

**BROMSGROVE DISTRICT COUNCIL**

**VIRTUAL - MEETING OF THE PLANNING COMMITTEE**

**29TH JUNE 2020, AT 6.00 P.M.**

PRESENT: Councillors P. J. Whittaker (Vice-Chairman), S. J. Baxter,  
A. J. B. Beaumont, S. P. Douglas, A. B. L. English, M. Glass,  
S. G. Hession, P.L. Thomas and H. D. N. Rone-Clarke (Substitute)

Officers: Mr. D. M. Birch, Mr. A. Hussain, Mr. S Edden, Miss. C Wood,  
Ms. C. Flanagan, Mrs. J. Gresham and Mrs. S. Sellers

7/20 **APOLOGIES**

Apologies for absence were received from Councillor R. J. Deeming,  
Councillor J. E. King and Councillor P. M. McDonald. Councillor H. D. N.  
Rone-Clarke attended as substitute for Councillor P.M. McDonald.

8/20 **DECLARATIONS OF INTEREST**

There were no declarations of interest.

9/20 **MINUTES**

The Minutes of the Planning Committee meeting held on 1<sup>st</sup> June 2020  
were received.

**RESOLVED** that the minutes of the Planning Committee meeting held  
on 1<sup>st</sup> June 2020, be approved as a correct record.

10/20 **UPDATES TO PLANNING APPLICATIONS REPORTED AT THE  
MEETING**

There were no Update reports.

11/20 **20/00335/FUL - CONSTRUCTION OF TWO STOREY FOUR BEDROOM  
DETACHED HOUSE WITH ASSOCIATED ACCESS AND  
LANDSCAPING - LAND REAR OF 56 BRACES LANE, MARLBROOK,  
B60 1DY - MS. G. JENKINSON**

Officers presented the report and outlined the application for a two  
storey four bedroom dwelling to be built on land currently forming part of  
the rear garden of 56 Braces Lane. The proposed dwelling had been

designed to have frontage onto Old Birmingham Road and the application included a new access.

It was noted that four letters of objection to the scheme had been received from local residents.

Officers had considered the layout and density and had concluded that the design would integrate with the existing street scene. The location and position of the proposed dwelling had been assessed in relation to the neighbouring properties and the plans deemed acceptable with regard to residential amenity.

With regard to the access from Old Birmingham Road, no objections had been received from County Highways. The driveway would be configured to accommodate three parking spaces with sufficient room for vehicles to turn and exit forward facing onto the highway.

No objections had been received from the Council's Tree Officer, from North Worcestershire Water Management or Severn Trent Water.

At the invitation of the Chairman, Mr R. Durkin (local resident) addressed the Committee in objection to the application and Ms G. Jenkinson (agent for the application) addressed the Committee in support of the application. Councillor H. Jones in whose ward the site was located also addressed the Committee.

In debating the application Members commented on the principle of development and the location and scale of the dwelling. Officers clarified that permitted development rights in accordance with the Town and Country Planning (General Permitted Development)(England) Order 2015 would be restricted as set out in Condition 15 on page 15 of the agenda.

**RESOLVED** that Planning Permission be granted subject to the Conditions and Informatives set out on pages 13 to 15 of the agenda.

12/20

**20/00442/FUL - SIDE EXTENSION AT FIRST FLOOR LEVEL PLUS SINGLE STOREY REAR EXTENSION - 46 REA AVENUE, RUBERY, BIRMINGHAM, B45 9SS - MR. M. BANKS**

Officers presented the report and outlined the application for a side extension and single storey rear extension to the semi-detached property at 46 Rea Avenue. Members were advised that the recommendation was for refusal based on the side extension element of the application.

Officers had found the application to be non-compliant when assessed against the relevant policy (BD19 High Quality Design) and Supplementary Planning Document ("SPD"). The two concerns identified by officers were :-

1. The enclosing of the existing gap between number 46 and number 48 Rea Avenue and that this would undermine the character of the street and be harmful to the area. In this regard it was noted that number 48 Rea Avenue had already had a side extension added in the 1990s consisting of a part flat roof and part gable arrangement.
2. That the design of the proposed extension would not comply with the requirements of the SPD for side extensions to be “set down” and “set back” so as to be subordinate in size and prominence to the main building. The design being proposed was flush to the original dwelling.

At the invitation of the Chairman, Mr M. Banks (applicant) addressed the Committee in support of the application. Councillor P. M. McDonald in whose ward the site was located also addressed the Committee.

In debating the application the Members referred to points raised during public speaking including the significant number of houses on Rea Avenue which had already had “flush” side extensions added and the suggestion that the existing street scene would be better complimented by a “flush” side extension in this specific location, as opposed to one that was “setback”.

A number of members commented that they had independently visited the area to gain a better appreciation of the street scene and the types of dwellings and extensions already in situ.

Following further discussion Members indicated that they considered the scale and design of the proposed first floor side extension to be acceptable in relation to the character of the original dwelling and that it would not be harmful to the visual amenity of the locality.

An alternative recommendation was proposed and seconded that planning permission be granted subject to officers imposing the appropriate standard conditions including those with regard to implementation, time periods and materials.

**RESOLVED** that Planning Permission be granted and that authority be delegated to the Head of Planning and Regeneration to impose appropriate planning conditions.

The meeting closed at 7.07 p.m.

Chairman