

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr Simon Plant	Extension to rear of existing garage.  52 Hartle Lane, Belbroughton, Stourbridge, Worcestershire, DY9 9TJ	11.09.2020	20/00824/FUL

**RECOMMENDATION:** That planning permission be GRANTED

### **Consultations**

**Belbroughton And Fairfield Parish Council** Consulted 21.07.2020  
No objection.

**Arboricultural Officer** Consulted 21.07.2020  
No objection subject to condition.

**Worcestershire County Council Countryside Service** Consulted 21.07.2020  
No Comments Received To Date

### **Publicity**

One site notice was placed onsite 22<sup>nd</sup> July 2020 and expired 15<sup>th</sup> August 2020. A press notice was placed in the Bromsgrove Standard on 31<sup>st</sup> July 2020 and expired 17<sup>th</sup> August 2020. 3 neighbour letters were sent to neighbouring dwellings on 21<sup>st</sup> July 2020 and expired on 14<sup>th</sup> August 2020.

### **Representations**

One letter has been received as a result of this public consultation. The letter raises no objection to the extension of the building however has raised concerns over an increase in noise caused by the car restoration business taking place within the building which has previously caused a report to Environmental Health.

### **Relevant Policies**

#### **Bromsgrove District Plan**

BDP1 Sustainable Development Principles  
BDP4 Green Belt  
BDP19 High Quality Design  
BDP21 Natural Environment

#### **Others**

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

### **Relevant Planning History**

B/2006/0826 Two Storey side extension. 15.09.2006

## **Assessment of Proposal**

The application site is located within the Green Belt in the village envelope of Belbroughton. The dwelling sits at the end of a shared drive with two other dwellings south of Hartle Lane. The proposed development is for the extension of an existing garage building constructed in 2007 within the dwelling's curtilage.

New buildings in the Green Belt are considered to be inappropriate development subject to a closed list of exceptions as outlined in Paragraph 145 of the NPPF and BDP4 of the Bromsgrove District Plan. An exception to inappropriate development is the extension to a building provided the extension is proportionate to the original building. The garage to be extended is sited 8.9m from the dwelling at its closest point and is a modern building. Due to this, the garage is considered to be a separate building to the dwelling and therefore is subject to a proportionate addition under this policy. BDP4 has defined a proportionate addition to a dwellinghouse to be 40% above the original. Given the ancillary nature of the garage I would consider a proportionate addition to be lower than this threshold. The proposed extension is 23% above the original and this is considered proportionate and thereby appropriate development in the Green Belt. Furthermore, given the position of the extension and the set down ridge and in the position of an existing shed it is not considered to impact on openness.

The proposed extension continues the linear form of the building and is proposed in matching materials. The design of the extension is considered to be appropriate to this building having regards to the guidance within the Council's High Quality Design SPD.

The garage is single storey and the proposed extension is set away from the neighbouring properties. The proposed extension is therefore not considered to detrimentally impact the neighbours in respect of overlooking, overbearing impact or loss of light. One letter has been received from the neighbouring dwelling No. 54 Hartle Lane raising concerns over an increase in noise caused by the car restoration business taking place within the building which has previously caused a report to Environmental Health. The garage building sits on the boundary with the garden of this property. A business can be run from home provided that the use of the site is not materially altered. In this case it is clear that the garage is used for vehicle restoration work in relation to the residents of the main dwelling and therefore no change of use has occurred. Given the small scale of the extension with no proposed windows, in the position of an existing Permitted Development shed I would not expect the existing use within the building to be materially increased as a result of this development to the detriment of the neighbouring property. Any issues with noise at the site should be dealt with through the appropriate legislation via at Worcestershire Regulatory Services.

No objections have been received from any consultees. The Tree Officer has requested a suitable condition to ensure the Hawthorn tree towards the south of the site is afforded protection during construction. Members should note that there is a Public Right of Way which runs along the southern boundary of the site. There are only oblique views of the development from this pathway given the significant natural screening within the site. It is therefore considered the proposal would have no impact on this Public Right of Way. The application site is located in a rural location however given the modern construction

of the building erected in 2007 it has not been considered appropriate to require any ecology reports in this instance. However, in order to provide a net gain in biodiversity as outlined in BDP21 of the District Plan a bat box will be conditioned.

In conclusion, having regards to all these matters, the proposal is considered to be an appropriate form of development in this location.

**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 Plan  
Drawing No. 2 Site Plan  
Drawing No. 3 Floor Plans  
Drawing No. 4 Side Elevation  
Drawing No. 5 Rear Elevation

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 garage.

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.

- 4) Prior to occupation of the proposed extension, to provide a net gain in biodiversity one schwegler bat or equivalent shall be placed on site in a suitable location at least 3 metres above ground level facing to the south or east and kept thereafter in perpetuity.

Reason: To ensure that the proposal results in a net gain of biodiversity having regard to BDP21 of the Bromsgrove District Local Plan and Paragraph 170 of the NPPF.

- 5) The Hawthorn tree located to the south of the development shall be protected in accordance with BS5837:2012 throughout the construction phase of the development.

Plan reference

Reason: To protect the Hawthorn tree which provides a good level of amenity.

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