

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr Gary Williams	Proposed single storey side/rear extension 14 Greenhill, Burcot, Bromsgrove, Worcestershire, B60 1BJ	01.12.2020	20/01227/FUL

This application is being reported to the Planning Committee for consideration because the applicant is a Bromsgrove District Council employee.

RECOMMENDATION: That planning permission be **Granted**

Consultations

Lickey And Blackwell Parish Council

Lickey and Blackwell Parish Council object to this application as it is above the 40% extension allowance. The proposed build would also be out of character with the property and the surrounding area. We would like to know the conservation officers view on this application, especially as we have a pending application for this area to become a conservation area.

Conservation Officer

- No objection
- Application site is not located within the Conservation Area (CA). Work has been done to make an assessment on whether the area should be become a CA however this is in the very early stages.
- Dwelling suitable for a Non-designated Heritage Asset as of interesting architecture and age
- The end gable/chimney feature is striking, and I would not like to see a side extension in this position
- Property difficult to extend - a low lying extension in this position likely best way to achieve an extension.

Arboricultural Officer

The footprint of the proposed extension does not impact on the BS5837:2012 recommended Root Protection Area of any trees either within the site or on any adjoining land. The proposed extension does not create any long term sustainability issues in relation to any trees either within the site or on any adjoining land. Therefore I have no objection to the proposed development in relation to any tree issues.

Publicity

One site notice was placed onsite on 28th September 2020 and expires on 21st November 2020. 4 neighbour letters were sent on 16th September 2020 and expired 9th November 2020. No third party representations have been received as a result of this publicity.

Relevant Policies

Bromsgrove District Plan

BDP1 Sustainable Development Principles
BDP4 Green Belt
BDP19 High Quality Design
BDP20 - Managing the Historic Environment

Others

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

Relevant Planning History

11/1030	Rear single storey extension.	Granted	27.01.2012
B/2007/0282	Two storey side extension. Appeal Dismissed P1805/A/07/2058955/WF	Refused	09.05.2007
B/2008/0490	Re-Sub of planning application ref: B/07/0282 - two storey side extension.	Granted	17.07.2008

Assessment of Proposal

The application site consists of a pair of individually designed semi-detached dwellings along Greenhill. The proposal is for a single storey side/rear extension to provide an additional bedroom. The extension will be mainly glazed on the rear elevation. Walls on the side and front elevation will be finished in brickwork to match the existing chimney breast on the dwelling. The extension will be finished with a flat roof and canopy. The depth of the canopy is comparable to the depth of overhang from the exposed rafters, and canopy above the front door of the house.

Green Belt

The application dwelling is located in the Green Belt. New buildings in the Green Belt are inappropriate development subject to a closed list of exceptions outlined in Paragraphs 145 and 146 of the National Planning Policy Framework (NPPF). A proportionate addition to a building does fall into one of these exceptions as outlined in the NPPF. Bromsgrove Local Plan Policy BDP4 further outlines that extensions to dwellings in the Green Belt up to a maximum of 40% above the original or increases up to a maximum total floor space of 140sqm are acceptable provided that this scale of development has no adverse impact on the openness of the Green Belt.

The proposed extension increases the floor area of the dwelling from 99.26sqm to 140.46sqm. This exceeds the Councils threshold of 140sqm as outlined in BDP4 and however very minor, would constitute inappropriate development in the Green Belt.,

Inappropriate Development carries substantial weight and should not be approved except in very special circumstances. The Parish Council have raised an objection to this proposal on these grounds.

Openness

The proposed extension sits within the existing built form of the dwelling, is low lying with a flat roof and set back from the front of the dwelling. The proposed extension is therefore not considered to be harmful to the openness of the Green Belt.

Design

The existing dwelling is an attractive property that first appears on the OS Map in 1927. Advice has been sought from the Conservation Officer who has confirmed that this an attractive dwelling, with a striking chimney feature and should be considered a non-designated Heritage Asset (NDHA) given the historic significance of both its architecture, which has not been previously altered and its age. The applicants have outlined that this dwelling is not on the Local List and no consultation has been given for this allocation. A building is not required to be on the Local List in order to be considered a NDHA and it is a judgement to be made as part of an application. The proposed design of the extension is contemporary and therefore makes clear the old from the new. The extension has been designed to be subservient to the main dwelling and only extends from the rear elevation as to not impact on the side elevation which is both more prominent from public views and host to the chimney detailing. No objections have been raised by the Conservation Officer and the use of a simple modern addition is considered to compliment the dwelling and the street scene.

Other matters

The footprint of the proposed extension does not impact on the BS5837:2012 recommended Root Protection Area of any trees either within the site or on any adjoining land. No objection is raised by the Tree Officer.

The application dwelling is located in a rural location however given the extension is single storey and no trees are proposed to be removed it is not considered necessary to request an ecology appraisal in this instance.

The Parish Council have raised concerns on the design of the proposal and referred to the fact that the area is subject to a pending application to be designated as a Conservation Area. The area is in very early discussions in respect of designating it a Conservation Area however at the time of making this decision the site is not designated and therefore the relevant policies do not apply.

Planning Balance

The proposed extension is considered to be inappropriate development given it exceeds the 140sqm threshold in Policy BDP4. Inappropriate development should not be approved except in very special circumstances.

In this instance, the existing dwelling currently benefits from its Permitted Development (PD) Rights and Officers are mindful that a similar development could be achieved from a side and rear extension utilising the dwellings PD rights. The PD options available to the dwelling could both achieve a greater floor area and would utilise the side elevation which has been considered of importance to the historic significance of the dwelling by the Conservation Officer. For these reasons, and the fact that PD rights can be removed by condition with the approval of this application, it is considered that very special circumstances exist to justify the additional half a square metre proposed.

Conclusion

In conclusion, the proposal is an appropriate design on this dwelling and very special circumstances are considered to exist to outweigh the harm identified to the Green Belt. It is also considered that the scheme would not be harmful to the non-designated Heritage Asset and no objections are raised by the Conservation Officer.

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 Materials outlined in Question 5 of the application, matching brickwork and following plans and drawings:

1066_01 Site and Location Plans
1066_03 Proposed Floor Plans
1066_04 Proposed Elevations

REASON: To provide certainty to the extent of the development hereby approved in the interests of proper planning.

- 3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no development included within Schedule 2, Part 1, Class A shall be carried out without express planning permission first being obtained from the Local Planning Authority.

Reason: To protect the openness of the Green Belt and the historic significance of the dwelling.

Informatives

- 1) Proactive engagement by the local planning authority was not necessary in this case as the proposed development was considered acceptable as initially submitted.
- 2) The applicant is advised to be aware of their obligations under the Wildlife & Countryside Act 1981 (as amended by the Countryside & Rights of Way Act 2000) to avoid disturbance of nesting wild birds and protected species such as bats when carrying out these works.

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