

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr C Slade Bromsgrove District Housing Trust	Demolition of single storey attached outbuilding. New two storey side extension and internal alterations to create additional living space and bedroom 2 Humphrey Avenue, Bromsgrove, Worcestershire, B60 3JB,	31.12.2020	20/01306/FUL

RECOMMENDATION: That planning permission be Granted

This application comes before the Planning Committee because the applicant is Bromsgrove District Housing Trust (BDHT)

Consultations

Cllr Thompson Consulted 05.11.2020
No comments received

WCC Highways Consulted 05.11.2020

No objection subject to the imposition of planning conditions with respect to:

- Bound material for vehicular access
- Conformity with submitted details

The site is located in a sustainable residential location off an unclassified road and the site benefits from an existing vehicular access with good visibility in both directions from the exiting access. Humphrey Avenue benefits from footpaths (3m) and street lighting on both sides of the road and no parking restrictions are in force in the vicinity. The site is located within walking distance of amenities, bus route and bus stops.

The applicant is proposing 2 new car parking spaces to the (eastern) side of the existing space. A dropped kerb is proposed as shown via annotation on drawing K982-022(C) which is acceptable.

Publicity

Three neighbours consulted 06.11.2020 Expired 30.11.2020
No objections received

Relevant Policies

Bromsgrove District Plan

BDP1 Sustainable Development Principles
BDP19 High Quality Design

Others

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

Relevant Planning History

None

Background

Applications for householder development are normally determined under delegated powers afforded to the Head of Planning and Regeneration. However, in this case the applicant is Bromsgrove District Housing Trust. All applications submitted by BDHT come before the Planning Committee for determination.

Assessment of Proposal

The site and its surroundings

The property which is semi-detached and of brick and tile construction is one of many in this area managed by BDHT. The property is situated to the southern side of Humphrey Avenue near to the road junction with Lyttleton Avenue (to the west).

The proposed development

Planning permission is sought to erect a new two storey side extension measuring approximately 2.75 metres in width. The proposals would provide increased living accommodation for the occupiers including the provision of an additional (4th) first floor bedroom.

In order to accommodate the new two storey extension, an existing ground floor covered store and ground floor W.C. would be demolished.

Walls would be constructed in a red/brown brick to match the existing dwelling. The roof tile would also match those used on the existing dwelling.

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.

Although the proposed first floor extension would narrow the gap between No. 2 Humphrey Avenue and No.55A Lyttleton Avenue immediately to the west of the host property, the development would not be considered to cause harm to the character and appearance of the area.

Residential amenity

No neighbour objections have been received and no adverse impacts have been identified 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.

Highway matters

The Worcestershire County Council (WCC) Streetscape Design Guide requires that 4 bedroomed and larger dwellings accommodate three car parking spaces within the curtilage of the property. The property benefits from a frontage which is significant in terms of both its width and depth. A single car parking space currently exists and two additional car parking spaces can comfortably be accommodated within this area. Members will note that WCC Highways have raised no objections to the application subject to conformity with details as shown on the proposed site plan: Drawing K982-022(C) which shows where the three car parking spaces would be located.

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) 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.

- 3) The development hereby approved shall be carried out in accordance with the following plans and drawings:

Drawing K982-001(-) Site Location Plan
Drawing K982-020(C) Proposed Floorplans
Drawing K982-021(A) Proposed Elevations
Drawing K982-022(C) Proposed Site Plan

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

- 4) The Development hereby approved shall not be occupied until the first 5 metres of the access into the development, measured from the edge of the carriageway, has been surfaced in a bound material.

Reason: In the interests of highway safety.

- 5) The Development hereby approved shall not be brought into use until the access and parking facilities have been provided as shown on drawing K982-022(C).

Reason: To ensure conformity with submitted details

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