

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr & Mrs Nock	Proposed single storey extension to the front elevation and first floor rear extension 25 Long Compton Drive, Hagley, Stourbridge, Worcestershire, DY9 0PD	31.10.2020	20/01064/FUL

RECOMMENDATION:

(a) MINDED to APPROVE FULL PLANNING PERMISSION

(b) That DELEGATED POWERS be granted to the Head of Planning, Regeneration and Leisure to determine the full planning application following the satisfactory completion of a Unilateral Undertaking to agree that both planning consents (20/01064/FUL and 20/01065/FUL) are implemented at the same time

Consultations

Hagley Parish Council
No objection

Publicity

4 letters sent - Expired 09.11.20

No comments received

Relevant Policies

Bromsgrove District Plan
BDP19 High Quality Design

Others

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

Relevant Planning History

None

Assessment of Proposal

The dwelling is semi-detached, and the proposal is for a single storey front extension to the lounge and a first-floor extension at the rear of the dwelling. The site is located within the residential area where it is considered that the principle of residential development is acceptable subject to satisfying of Policy BDP19 of the Bromsgrove District Local Plan and the guidance in the Bromsgrove High Quality Design SPD.

Long Compton Drive has a mix of dwellings including a number of semi-detached and link-detached properties. The proposed single storey lounge extension would be

constructed to the front of the dwelling and would not project any further forward than the existing building line. Whilst this is the case, the projection would be in breach of the 45-degree guidance and would therefore have a detrimental impact on the residential amenity of the occupiers of No 27 Long Compton Drive. The proposal is therefore considered unacceptable.

The extension would follow the roof pattern of the existing garage and porch. In terms of design, the proposal is designed to reflect the surrounding properties. Having regard to the relationship of the proposed extensions in terms of design, to the surrounding properties, the proposal raises no residential amenity issues and is therefore considered acceptable.

The proposed first floor extension at the rear would project two metres beyond the rear wall. The two-metre projection would be in breach of the 45-degree guidance and would therefore have a detrimental impact on the residential amenity of the occupiers of No 27 Long Compton Drive. The proposal is therefore considered unacceptable.

The residents of 27 Long Compton Drive have also submitted an application (20/01065) which replicates this proposal. To overcome the 45-degree breach, both parties have agreed to enter into a Unilateral Undertaking with the Council to construct both the extensions at the same time. This joint approach would remedy the 45-degree code conflict.

Conclusion

Having regard to the above, the standalone proposal is considered to be an unacceptable form of development in this location and would not be in compliance with Policy BDP19 of the Bromsgrove District Local Plan and the guidance afforded in the Bromsgrove High Quality Design SPD and the National Planning Policy Framework and should be refused.

However, the implementation of the two proposals at the same time would overcome the breach and would make the proposal acceptable. The Unilateral Undertaking would ensure that both the proposals are constructed at the same time.

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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:
GD2155-03 - Site Location Plan
GD2155/02 Rev B - Amended - Proposed Layouts and Elevations
GD2155/04 Rev A - Amended - Block Plan

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

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