

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr Adam Brown	Single storey front extension and single and two storey rear extensions. 32 Gleneagles Drive, Blackwell, Bromsgrove, Worcestershire, B60 1BD.	01.01.2021	20/01402/FUL

Councillor King has requested that this application is considered at Planning Committee rather than being determined under Delegated Powers.

RECOMMENDATION: That planning permission be **Granted**

Consultations

Lickey and Blackwell Parish Council

No objection to this application.

Publicity

Eight Neighbours consulted 19.01.2021 Expired 12.02.2021

Amended Plans neighbours re-consulted 16.02.2021 Expired 05.03.2021

Five representations received in objection to the application, raising comments as summarised below:

- In accurate plan – Not showing the two storey element
- A 3 bed property has been extended to a 5 bed dwelling
- Small gardens will lead to overshadowing of neighbour's properties
- A single storey extension would be acceptable
- The front extension exceeds the building line
- Overlooking into neighbour's gardens, downstairs rooms/conservatories
- Loss of light to rooms
- Loss of privacy in garden
- Garden will feel hemmed in and loss of sunlight during the day
- Overlooking into garden, shadow and block sunlight to garden

Cllr J. E. King

Objects to this application and request that it be called in for consideration by the BDC Planning Committee on the following grounds:

1. I am concerned that the proposed elevations plan 545.06 is incorrect. The rear extension, which is the cause of neighbours' objections to the application, is actually two storeys.
2. The two storey rear extension is an addition to an already extended house. A three bedroom house has already become a five bedroom house.
3. The distance between the houses on this estate is narrow and the gardens are small ; thus rear extensions lead to overshadowing of neighbouring properties and this proposal will certainly take light from the Hollyers' home and reduce the

openness of their garden.

4. A single storey extension would be acceptable and could provide the extra space, which a growing family needs.

5. The front extension exceeds the building line but not excessively.

Relevant Policies

Bromsgrove District Plan

BDP1 Sustainable Development Principles

BDP19 High Quality Design

Others

Lickey & Blackwell and Cofton Hackett Neighbourhood Plan Jan 2020

Bromsgrove High Quality Design SPD

National Design Guide

NPPF National Planning Policy Framework (2019)

NPPG National Planning Practice Guidance

Relevant Planning History

B/2001/0295	Two-storey side extension.	Granted	02.05.2001
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Assessment of Proposal

Site Description

This application relates to a detached residential property, located at the end of a cul-de-sac and within a residential area. Number 34 Gleneagles Drive is situated to the west of the site, number 30 Gleneagles Drive abuts the southern side of the site, whilst the north side of the dwelling abutts the rear gardens of properties situated in Linthurst Newtown, namely numbers 18 -24 Linthurst Newtown.

This part of the cul-de-sac consists of 7 dwellings. These properties are detached and similar in design, with modest front garden areas and parking provided by a mixture of driveway spaces and garages. Some of the dwellings have extended garages to the frontage.

Proposal Description

The application seeks permission for a single storey front extension. At the rear a part single storey and part two storey extension is proposed.

The front extension will provide for a store in a position forward of what is currently the garage. This area will be brick built with a pitched roof over and will extend for a depth of 1.9m. A garage style door will form the front elevation. Other internal alterations, not

requiring consent, will provide an office and playroom in what is the existing garage. Some fenestration alterations are also proposed on the south facing elevation.

To the rear an existing conservatory will be removed and replaced with the single storey extension which will project 2.9m from the rear of the existing dwelling. This will provide for an extended kitchen and add a new playroom. This area will be treated with a mono pitch roof and will be brick built.

The first-floor rear extension will extend the existing bedroom by 1.9m. The extension is set back and set down from the ridge of the roof. The proposals will use materials to match existing. There are no windows proposed at first floor in the side of this extension.

The resultant dwelling will remain a five bedroomed unit. There is no increase in bedroom numbers as a consequence of the development.

Application Assessment

The site is located within a residential area where the principle of residential development is acceptable, subject to the satisfaction of Policy BDP19 of the Bromsgrove District Local Plan, relevant policies of the Lickey & Blackwell and Cofton Hackett Neighbourhood Plan Jan 2020 and the guidance in the Bromsgrove High Quality Design SPD.

Policy BDP19.1 sets out the importance of High-Quality Design through a list of criteria a) to v). Of note is criteria e) '*ensuring development enhances the character and distinctiveness of the local area*' and m) '*encouraging residential developments to provide sufficient functional space for everyday activities, meet people's needs and expectations from their homes, and to enable flexibility and adaptability*'.

The issues raised by the development are focussed upon the design and appearance of the additions and any associated impact upon residential amenity.

The applicant's agent has taken the opportunity to respond to the matters raised through the public consultation exercise and sets out ;

- drawings submitted with the application omitted the first-floor extension on the side elevations. An amended drawing (54506 A) was submitted on 1.3.21 addressing this issue
- A check survey was carried out to confirm the relationship between No 30 and No 32. Drawings accurately reflecting the relationship between the properties were submitted on 10.2.21.
- Given the orientation and relationship of No 30/No 32 any shadows cast by the sun will be cast from No 30 onto No 32 (not the other way around) The proposed extension will not block any direct sunlight from No 30, or its roof window. Any evening sun will be blocked by the existing houses and not the extension.
- The 45-degree rule, which is designed to protect neighbouring properties from overshadowing from proposed extensions, also protects existing views from neighbouring windows. This proposed extension complies with your 45-degree rule.

- Potential overlooking onto the garden of No 30; this would be at an angle from the extension bedroom window and is no different to looking out of the existing bedroom window at the same angle.
- Overlooking to garden of No 26 Gleneagles Drive; the first-floor extension has been reduced in size and the rear wall is now over 10.5m away from the boundary of No 26. This complies with the SPD paragraph 4.2.29.
- The ground floor rear wall of the extension is 9.8m from the boundary of No 26; slightly less than the 10.5m in the SPD but the extension does not face a flank wall and the resulting rear garden area of No 32 is 99sqm, more than the 70sqm required by para 4.2.29.
- Overlooking to No 26; that the extension at the adjacent property (No 30) is closer to the boundary of No 26 than the ground floor element of the proposed extension.

Officers consider the extension to the front of the dwelling is modest in scale, being less than 2m in depth and single storey in form. The position of the addition is not considered to be incongruous or overly dominant in the street scene, especially given the siting of the unit at the end of a cul-de-sac and is noted to reflect similar structures in the locality namely at no. 30 and 28 Gleneagles Drive. In terms of residential amenity, given the scale and location of the proposal, any impact would be limited to the dwelling to the immediate south; number 30 Gleneagles Drive. Officers are satisfied that this arrangement would not give rise to any concerns relating to overbearing, overshadowing or lack of privacy to that occupier.

Turning to the development to the rear, Members will be aware that two storey extensions are assessed against the 45 degree guidance contained within the Council's Supplementary Planning Document (SPD): High Quality Design where a 45 degree line is drawn from the closest edge of the nearest habitable window of the neighbouring property, in the direction of a proposed two storey extension. During the processing of the application the proposed first floor extension has been reduced in depth from 2.5m to 1.9m and as a consequence now complies with the 45 degree code as drawn from number 30, to the south. Officers also note the presence of a 2.2m gap between the proposed extension with a fence along the boundary with that dwelling. Taking these matters into account and considering the orientation of the plot, the proposal is not considered to be harmful to residential amenity of number 30 by virtue of overshadowing or overbearing effects. Given the garden length dividing the application site from those dwellings on Linthurst Newtown, there is no negative impact upon the amenity of the occupiers of those dwellings arising from overbearing, overshadowing, or overlooking issues.

In terms of the design of the proposals to the rear, the two-storey element is set down in relation to the main ridge and is of scale and proportion reflective of the host dwelling. The scale, materials, appearance, and design of the additions proposed to the rear are considered to reflect the advice in the SPD and represent an acceptable form of development.

Conclusion

As officers have set out overall the proposal is considered to be acceptable as the design, appearance and scale are sympathetic to the main house and would not harm the amenities enjoyed by the occupiers of adjoining residents.

The extensions proposed are 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. 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) The development hereby approved shall be carried out in accordance with the following plans and drawings:

545.01A - Location/Block Plan

505.02A - Existing Plans

545.03 - Existing Elevations

545.04A - Proposed Ground Floor Plan

545.05A - Proposed First Floor Plan

545.06A - Proposed Elevations

Materials in accordance with question 5 of the application form

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

Informatives

- 1) In dealing with this application the local planning authority have worked with the applicant in a positive and proactive manner, seeking solutions to problems arising from the application in accordance with the NPPF and Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The authority has helped the applicant resolve technical issues such as:
 - o impact of the development upon amenity of neighbours,
 - o improving the design of the proposed development.

The proposal is therefore considered to deliver a sustainable form of development that complies with development plan policy.

Plan reference 20/01402/FUL

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