

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr Rob Hunter	Two storey rear extension to the existing house. 27 Shaw Lane, Stoke Prior, Bromsgrove, Worcestershire, B60 4DS	16.04.2021	21/00254/FUL

This application is to be considered by the Planning Committee rather than being determined under delegated powers as the applicant is a Councillor.

RECOMMENDATION: That planning permission be Granted

Consultations

Stoke Parish Council

No objection - The Parish Council supported this application as a good extension to a family home

Highways - Bromsgrove

No objection - The site benefits from an existing vehicular access and parking for 3 plus vehicles on site. The existing car parking is not affected by the proposed development.

Public notifications

8 neighbour letters were sent 01.03.2021 and expired on 25.03.2021
No response received

Relevant Policies

Bromsgrove District Plan

BDP1 Sustainable Development Principles
BDP16 Sustainable Transport
BDP19 High Quality Design

Others

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

Relevant Planning History

None.

Assessment of Proposal

Application site and proposal

The application site is located on the southern side of Shaw Lane in the designated residential area of Stoke Prior. It comprises a detached traditional dwelling and is bound to the east by an existing dwelling, to the south by dwellings and to the west by a block of L-shaped flats.

This proposal seeks permission to construct a two storey rear extension in place of an existing conservatory to form two bedrooms at first floor and enlarged living accommodation on the ground floor. The ground floor would project 5 metres beyond the original rear wall of the dwelling and the first floor would project 3.5 metres. The ground floor would extend the full width of the original dwelling, however the first floor would be set approximately 1.3 metres in from the western side.

The proposed extension would be sited entirely to the rear of the dwelling and would thus preserve the character of the existing dwelling and the spacious nature of the streetscene. Matching materials would be used in the extension.

Residential Amenity

Owing to the spacious nature of the plot, the extension would be set off the side boundaries by 2.4 metres to the eastern boundary and 2.5 metres to the western boundary. The first floor element of the extension would be set in from the ground floor by a further 1.3 metres on the western side to enable a new rear facing window to be created to serve an existing bedroom. The adjacent flats to the west of the site which are parallel to the host dwelling are also set off the common boundary by 3.5 metres and the adjacent dwelling to the east is set off the common boundary by 1.7 metres. The Agent has provided a window splay plan covering both the adjacent dwelling and the flats which are parallel to the dwelling which demonstrates that the proposed extension would not breach the 45 degree line at either first floor or ground floor level when drawn from the nearest habitable room window. As such, the extension would not result in a loss of light to neighbouring occupiers.

The separation distances and aspect of the development mean that there would be no concerns in respect of overshadowing the communal garden serving the flats or the garden of the adjacent dwelling.

There would be a separation distance of 15 metres at first floor level between the windows in the flats which are perpendicular to the site and the blank elevation. These factors combined with the distance to the common boundary and width of the communal garden area mean that the proposal would not appear overbearing to the occupiers of the flats.

No new side facing windows are proposed at first floor level other than roof lights. As such no concerns are raised in respect of overlooking to adjacent properties or their gardens. An existing narrow side window in the upper eastern elevation would be obscure glazed as it is proposed to be changed internally to a bathroom. The rear facing first floor windows serving the bedrooms would be approximately 23 metres away from the opposing windows in the dwellings to the rear of the site. There would also be 13 metres to the rear boundary. As such the proposal would be sited a sufficient distance

away from the windows and private amenity area of the dwellings to the north to prevent any overlooking in accordance with the High Quality Design SPD.

Finally, it is noted that a narrower window is proposed in place of the window which serves the existing bedroom 2 on the plans. However, it is considered that this window would still provide sufficient light and outlook for occupiers.

Conclusion

In conclusion, for the reasons set out above, the proposal would preserve the character of the existing dwelling and the streetscene and would not give rise to any concerns in respect of the residential amenity. As such it would accord with Policies BDP1 and BDP19 of the Bromsgrove District Plan, the High Quality Design Guide and the NPPF.

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:

Location Plans Drawing no. 100 received 27.02.2021
Proposed Ground Floor Plan Drawing Drawing 300 27.02.2021
Proposed First Floor Plan Drawing 301 received 27.02.2021
Proposed Elevations Drawing 302 received 27.02.2021
Block and Window Splay Plan Drawing no. 101

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 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.

Case Officer: Laura Russ Tel: 01527 534122
Email: l.russ@bromsgroveandredditch.gov.uk