

**Bromsgrove District Council
Planning Committee**

**Committee Updates
27 April 2021**

This Update Report has been prepared to provide information received since the publication of the main Planning Committee report.

Members are reminded that it is possible to view the full responses received and the details associated with the application by using the Council's public access system <https://publicaccess.bromsgroveandredditch.gov.uk/online-applications/>

20/01565/FUL 163- 165 Birmingham Road, land to the rear of 151 and 157 Birmingham Road and 73 All Saints Road, Bromsgrove
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Further representation received 27 April 2021

All committee members received a copy of this further representation, which can be summarised as follows:

- Plot 8 is a very large 5 bed, 3 storey, total 2,830 sq ft. Due to the height 9.2m this building impact upon the amenities of the occupiers of Somerville, Hollyfields and 71 All Saints Road.
- According to the SPD "A development would be considered overbearing if it dominated, overwhelmed, or had a visually intimidating impact on a neighbouring property. Overbearance can occur when an extension is positioned too close to a property boundary and has sufficient height and mass to dominate its neighbour"
- The distance of PLOT 8 from Somerville, a low-lying dormer bungalow is 21 meters and Hollyfields, a single storey bungalow on lower ground is 20 meters. PLOT 8 would cause an overbearing and intimidating impact on privacy.
- Regarding Agenda Item 5, Page 31 Housing Mix, paragraph 1 states there are already a high proportion of large 4- and 5-bedroom houses, so there needs to be a significant change in building patterns across the District to provide realistic alternatives for the increasing elderly population. Therefore, why have bungalows not been considered for this project? To correct page 33, Somerville and Hollyfields are bungalows, designed as advised 17 years ago, not to offend or impose on neighbouring dwellings. These were built on a Brownfields Site of former lock-up garages constructed of asbestos and crumbling concrete. This was not for monetary gain, but to provide 2 secure family homes.

Officer Response

Plot 8 is a large detached 5 bedroom property. The gross external floorspace is 241 sqm (2,594 sq ft) and the detached garage has an external floorspace of 22 sq m (236 sq ft).

Plot 8 does not directly face either Somerville or Hollyfields and is located between these two properties and there are no windows proposed on the side elevation. The High-Quality SPD

recommends a minimum separation distance of 12.5m where a two storey dwelling faces a flank wall of a two storey dwelling, this increase to 15.5m where a two storey dwelling faces a flank wall of a three storey dwelling. The proposed dwelling at Plot 8 is more than these distances away and is not considered to cause overbearing or an intimidating impact on privacy.

The extract below outlines the properties and Plot 8 raised in the representation.



The committee report on page 31 outlines why the proposed housing mix, which includes 5 bedroom properties are considered acceptable in this instance.

20/01635/FUL 11 Cherry Hill Avenue, Barnt Green

No updates