

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mrs Rachel Wilkes	Single storey rear extension 40 Penshurst Road, Bromsgrove, Worcestershire, B60 2SN,	06.12.2021	21/01548/FUL

This application is being reported to the Planning Committee for consideration because the applicant is a Bromsgrove District Council employee

RECOMMENDATION: That planning permission be **GRANTED**

Consultations

Arboricultural Officer

Views awaited

Publicity

2 neighbour letters were sent on 2 November 2021 and expired 26 November 2021.

No neighbour representations have been received as a result of this publicity.

Relevant Policies

Bromsgrove District Plan

BDP1 Sustainable Development Principles

BDP19 High Quality Design

Others

NPPF National Planning Policy Framework (2019)

NPPG National Planning Practice Guidance

Bromsgrove High Quality Design SPD

Relevant Planning History

17/00554/FUL	First Floor Side Extension	Approved 04.07.2017
B/2003/0007	House type alteration to that previously approved under B/1999/1266 to include conservatory to rear elevation.	Approved 17.03.2003

Proposal Description

The proposal involves the removal of an existing conservatory that will be replaced with a single storey extension to the rear of the property to provide a larger kitchen/dining/family area.

The proposed extension will project 3.2m from the rear of the dwelling and will finish in line with the existing garage to the side of house. The extension will have a flat roof with lanterns and materials used will match existing.

Site Description

Penshurst Road consists of a mix of detached properties and semi-detached properties. The application site is a detached dwelling with double garage located side onto Penshurst Road. A conservatory currently exists at the rear of the house. The side and rear of the property can be seen within the streetscene.

The rear garden contains a number of tree specimens.

Assessment of Proposal

The site is located within a residential area where it is considered that the principle of residential development is acceptable subject to Policy BDP19 of the Bromsgrove District Local Plan and guidance set out in the Bromsgrove High Quality Design SPD.

The proposed design of the extension is in keeping with the property and would not hinder the residential amenities of neighbouring occupiers. There will be no adverse impact on the streetscene. The views of the Tree Officer are currently awaited and I will update Members at your Committee.

The proposal is therefore acceptable and complies with Policy BDP19 of the District Plan, the provisions of the NPPF, and the Council's SPD on High Quality Design.

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:

21 - 044 - P100 - Existing & Proposed Site Location & Block Plan

21 - 044 - P101 - Existing & Proposed Ground & First Floor Plans

21 - 044 - P102 - Existing & Proposed Elevations

Materials in accordance with question 10 of the application form.

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

Plan reference 21/01548/FUL

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