

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr David Jones	Detached double garage (retrospective) 1A St Catherines Road, Blackwell, Bromsgrove, B60 1BN	27.05.2022	22/00483/FUL

RECOMMENDATION: That planning permission be **REFUSED**

Councillor Janet King has requested that this application be considered by the Planning Committee rather than being determined under delegated powers

Consultations

Lickey And Blackwell Parish Council

Lickey and Blackwell Parish Council object to this retrospective application as we have done before when it has been refused permission previously. We feel that it is too large on an already extended property, unduly prominent in the street scene and not in keeping with the surrounding properties.

Publicity

Six neighbours notified by letter 07.04.2022. Expired 01.05.2022
No comments received

Cllr J. E. King

I see the garage almost daily as I walk in Blackwell village and it is a well designed and constructed little building well hidden from the street scene by mature laurel hedging. It does not harm the street scene and blends well with the improved house. The height is not excessive and does not harm the amenity of the neighbouring dwelling, the convenience store at 65 Greenhill. The owners have made an effort to make the frontage of their family home attractive.

I strongly support this retrospective application and wish that all new builds were as heedful of their surroundings. Should your decision be to refuse permission, I wish to call the application to Committee.

Relevant Policies

Bromsgrove District Plan

BDP1 Sustainable Development Principles
BDP19 High Quality Design

Others

Lickey and Blackwell and Cofton Hackett Neighbourhood Plan
Bromsgrove High Quality Design SPD
NPPF National Planning Policy Framework (2021)

Relevant Planning History

21/00321/FUL	Retrospective planning permission for a detached double garage to the front of the property	Refused	26.04.2021
19/00527/FUL	Roof alterations including front and rear dormer windows (amendment to approval 18/01469/FUL)	Granted	05.06.2019
18/01469/FUL	Loft conversion with dormer windows	Granted	11.01.2019
17/01401/FUL	Free standing garage	Refused	26.02.2018

Assessment of Proposal

The property is detached and is situated at a road junction with 'Greenhill' to the south, and St Catherine's Rd to the east. Access to the property is via St. Catherine's Rd.

The property was constructed in the 1970's as a single storey bungalow. A loft conversion which included the insertion of several dormer windows has been implemented following the granting of planning permission for these works in 2019, as set out in the planning history above.

The site lies within a residential area comprised of houses dating from varying periods.

An earlier application for a detached garage in this location of the site was submitted under planning ref 17/01401/FUL and was refused planning permission on 26.02.2018 for the following reason:

'The proposed garage by reason of its siting and scale is considered to be contrary to the pattern of development locally and consequently would appear unduly prominent within the street scene thereby materially harming the character of the area contrary to Policy BDP19 of the Bromsgrove District Plan and the NPPF'

Despite this, a detached garage was erected in this location. A new planning application was submitted on 01.03.2021 (planning ref 21/00321/FUL) seeking the retention of the garage. This retrospective application was refused planning permission on 26.04.2021 with no appeal being lodged.

The current application ref 22/00483/FUL was submitted on 01.04.2022, again, seeking its retention.

No.1a St Catherine's Road sits at the end of a row of dwellings which are mostly detached and are well set-back from the highway. The application site, like its neighbour, 1 St Catherine's Road has a substantial front garden, and a characteristic and consistent building line exists.

The host dwellings' plan form and plot size is similar to that of No. 1 St Catherine's Road and No. 3 St Catherine's Road which are situated to the north.

The garage is substantial in size and is positioned approximately 8.4m forward of the dwellings' principal elevation. It is located within close proximity of the St Catherine's Road / Greenhill junction. The garage is considered to be prominent in appearance and the siting of a substantial garage adjacent to the highway is considered to be at odds with the pattern of development locally. Consequently, the garage appears as an unduly dominant and obtrusive feature at the core of the village, harming the street scene in this highly prominent location. In this regard, I respectfully disagree with Cllr Kings' assertions that the building is small, well-hidden and does not have an adverse impact upon the street scene.

I have noted that Lickey and Blackwell Parish Council have objected to the application, commenting that the garage is too large and that earlier applications have been refused planning permission.

In summary, the garage as erected is unduly prominent within the street scene at odds with the pattern of development locally, harming the character and appearance of the area. Approval of this application would conflict with Policy BDP19 of the Bromsgrove District Plan and Policy BD2 of the Lickey and Blackwell and Cofton Hackett Neighbourhood Plan which amongst other matters, collectively require that development enhances the character and distinctiveness of the local area and provide support for well-designed proposals that are in keeping with their surroundings.

The application would be inconsistent with guidance set out within the Councils High Quality Design SPD which advises that outbuildings set forward of the principal elevation will not usually be appropriate as it may harm the character of the street scene. It would also be contrary to the provisions of the NPPF which seek well-designed places.

RECOMMENDATION: That planning permission be **REFUSED**

Reason for Refusal

- 1) The garage by reason of its siting, scale and appearance is considered to be contrary to the pattern of development locally and consequently appears unduly prominent within the street scene thereby materially harming the character of the area contrary to Policy BDP19 of the Bromsgrove District Plan; the Councils High Quality Design SPD; the provisions of the Lickey and Blackwell and Cofton Hackett Neighbourhood Plan and the National Planning Policy Framework (NPPF)

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