

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr Rod Laight	Single storey side extension 29 Brecon Avenue, Bromsgrove, B61 0TQ,	13.03.2023	23/00053/FUL

**This application is being reported to the Planning Committee because the applicant is a serving District Councillor.**

**RECOMMENDATION:** That planning permission be **GRANTED**

### **Consultations**

None required

### **Publicity**

2 letters sent 30/01/23 (expire 23/02/23)  
No responses received

### **Relevant Policies**

**Bromsgrove District Plan**  
BDP19 High Quality Design

### **Others**

Bromsgrove High Quality Design SPD  
NPPF National Planning Policy Framework (2021)  
NPPG National Planning Practice Guidance

### **Relevant Planning History**

B/10699/1983	Erection of side and rear extension to form dining room and enlarged kitchen and lounge.	Approved	12.04.1983
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### **Assessment of Proposal**

#### **Site description**

The application site is located on the western side of Brecon Avenue at the head of the cul-de-sac, situated within the residential area of Bromsgrove. There is an area of public open space to the rear of the site. The application property is a two-storey semi-detached dwelling that has been previously extended to the side and rear.

The application seeks permission for a single storey side ~~and rear~~ extension. The proposed extension would project off the side of the existing side extension, extending up to the northern boundary.

#### **Design**

The proposed extension is of a modest scale, with a pitched roof design and materials to match the existing dwelling. Whilst partly visible from street, the proposed would be set back towards the rear of the property and would therefore not appear visually prominent in the streetscene.

Overall, the proposed extension is considered to be sympathetic to the main house and would not harm the character of the street or local area.

The proposals are therefore considered to be acceptable in terms of design, in accordance with the Council's High Quality Design SPD and Policy BDP19 of the adopted District Plan.

### **Residential Amenity**

The proposed extension would be situated adjacent to the shared boundary with number 31 Brecon Avenue, approximately 2 metres from the side elevation. There is a boundary fence between the two properties in this location. There is a door within the side elevation of number 31 which provides access to a garage. Whilst close in proximity, the proposed extension is modest in scale and the garage is not habitable space. It is therefore not considered that the proposal would result in significant harm upon the residential amenity of the occupiers of 31 Brecon Avenue by way of overbearance or loss of light.

No responses have been received arising from the publicity process.

### **Conclusion**

Overall, the proposal is considered acceptable in accordance with Policy BDP19 of the Bromsgrove District Plan, the High Quality Design SPD, and the NPPF as set out above.

**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:

- Site location and proposed site plan as received 16.01.2023 - drawing number 663 01
- Proposed floor plans and elevations as received 16.01.2023 - drawing number 663 03

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

- 3) The development shall be carried out in accordance with the materials specified on the application form.

Plan reference

Reason: This is the basis on which the application has been considered and the Local Planning Authority would wish to be satisfied that any alternative materials were acceptable with regard to the appearance of the building within the setting.

**Case Officer:**

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