

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr Tony Nicholls	Demolition of garage and sun-lounge; erection of one and a half storey side extension with dormers to front and back and single storey rear extension. 60 East Road, Bromsgrove, Worcestershire, B60 2NS,	18.10.2023	23/00952/FUL

This planning application is considered by Planning Committee rather than being determined under delegated powers as the applicant is related to a Council employee.

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

Consultations

Four letters sent 30 October 2023 (expired 23 November 2023).
No representations received.

Relevant Policies

Bromsgrove District Plan (BDP) 2017
BDP1 Sustainable Development Principles
BDP19 High Quality Design

Others

National Planning Policy Framework (NPPF) 2023
Bromsgrove High Quality Design SPD 2019

Relevant Planning History

B/12876/1985	New double garage and convert ex-garage to family room.	Approved	15.05.1985
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Assessment of Proposal

The description of development and proposals have been amended during the determination process following Officer discussion with the Agent.

60 East Road is located on the corner of East Road and Slideslow Avenue, in the residential area of Bromsgrove. To the north of the site is No.62 East Road, to the east of the site is No.1 Slideslow Avenue, to the south is Slideslow Avenue with No.58 East Road beyond and to the west of the site is East Road with the garden area of No.15 North Road beyond.

The site comprises a two-storey red brick dwelling c.1950s, with projecting gable, cat slide roof with flat roof dormer and single storey side garage extension. The dwelling is set back from East Road with access, driveway and front garden. The existing rear garden is enclosed by dwarf wall, close boarded fence and landscaping to Slideslow Avenue.

The existing garage c.4.8m wide and c. 4m8m deep is to be demolished and replaced by a new garage c.5.6m wide and c.8m deep, set back c.1.1m from the front elevation. The extension would provide first floor accommodation within the roof space to provide two ensuite bathrooms to existing bedrooms. The roof would be hipped and set down from the main ridge by c. 1.3m. Dormer windows are proposed within the side extension at the front and back and would follow the form of the existing flat roof front dormer, albeit the depth of the proposed dormers are lightly deeper to allow for insulation as required by Building Regulations.

The existing sun-lounge at the rear of the dwelling would be demolished with internal alterations allowing for an extension to provide a single storey kitchen/dining/family room with sliding rear doors to the garden and roof lanterns.

The proposed materials for extensions are to match the existing facing red brick and small clay tile roof.

The site is located in the residential area and therefore the principle of an extension is acceptable. The proposed side extension is considered to be subordinate in size and prominence with the extension being set down from the ridge of the dwelling and set back from the principal elevation.

The overall size of the proposed extensions maintain the balance and harmony of the dwelling and do not have a detrimental effect on the street scene. The side extension would be set behind the existing dwarf wall which would provide a small section of defensible space and buffer, albeit limited, to the public realm. The hip roof of the side extension would reduce the overall impact to Slideslow Avenue in addition to this small area of defensible space. The side extension would not maintain the building line of the properties on Slidelow Avenue; however, the existing rear garden of the site when measured from the proposed garage is c.33m with existing established landscaping and therefore this is not considered to harm the street scene.

There are no windows proposed in the side extension onto Slideslow Avenue to offer natural surveillance; however, due to the length of boundary this would not alter the existing situation to cause additional harm.

Due to the substantial rear garden length there are no concerns in respect of residential amenity to No.1 Slideslow Avenue or any other nearby dwelling.

Overall, the proposals are considered acceptable and accord with the Development Plan.

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 Plan dated 21/08/2023
- Proposed Site Plan Drawing Number: 057/04A
- Proposed Floor Plans Drawing Number: 057/03B
- Proposed Elevations Drawing Number: 057/05A

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.

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