

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr Tony Nicholls	Detached garage and dropped kerb. 60 East Road, Bromsgrove, Worcestershire, B60 2NS	22.05.2024	24/00191/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

Worcestershire Highways

No objection subject to conditions relating to:

- Pedestrian visibility splays
- Vehicular visibility splays
- Vehicular access arrangements
- Vehicular access surfacing

Publicity

Five letters sent 27 February 2024 (expired 22 March 2024)

Re-consultation letters sent 17 April 2024 (expired 27 April 2024)

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

23/00952/FUL	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.	Approved	12.12.2023
B/12876/1985	New double garage and convert ex-garage to family room.	Approved	15.05.1985

Assessment of Proposal

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.

A planning application (23/00952/FUL) was approved by Members on 11 December 2023 for the demolition of the garage and sun-lounge; erection of one and a half storey side extension with dormers to front and back and single storey rear extension. The ground floor extension included a replacement garage. The Applicant has confirmed that construction works have not yet commenced following the grant of planning permission.

The proposal includes a detached double garage measuring approximately 8m wide, 8.6m deep, approximately 3m high to the eaves and approximately 5m high to the ridge. The garage would be located at the end of the garden, adjacent to, and broadly in line with, the garage which serves No.1 Slideslow Avenue. Part of the dwarf wall that forms the boundary has already been removed to allow for the proposed access. A dropped kerb is proposed, and vehicular and pedestrian visibility splays have been shown on plan, alongside a 2m boundary fence.

The site is located in the residential area and therefore the principle of a garage is acceptable. The overall size, layout and design is considered acceptable. The proposed materials include facing brick and concrete tile and a planning condition can be secured to require matching materials with the main dwelling of 60 East Road.

The garage is located within 2m of the boundary and therefore would not benefit from permitted development under The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended), Schedule 2, Part 1 Class E; however, it is acknowledged that there would be a permitted development fallback if the garage was located 2m from the boundary.

County Highways have no objections subject to planning conditions for pedestrian and vehicular visibility splays, and vehicular access. A pre-commencement condition for vehicular visibility splays has been agreed with the Applicant in accordance with Section 100ZA(5) of the Town and Country Planning Act 1990.

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 received 22/02/2024
- Proposed Site Plan 092/01A received 08/03/2024
- Proposed Plans 092/02 received 16/04/2024

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

3. Development shall not begin until visibility splays are provided from a point of 1.05m above carriageway level at the centre of the access to the application site and 2.4 metres back from the near side edge of the adjoining carriageway, (measured perpendicularly), for a distance of 43 metres in each direction measured along the nearside edge of the adjoining carriageway, to a vertical offset distance of 0.6m from the edge of the carriageway. Nothing shall be planted, erected and/or allowed to grow on the triangular area of land so formed which would obstruct the visibility described above.

Reason: In the interests of highway safety.

4. All new external walls and roofs shall be finished in materials to match in colour, form and texture those on the main dwelling of 60 East Road.

Reason:- To ensure that the development is satisfactory in appearance, to safeguard the visual amenities of the area.

5. The Development hereby approved shall not be brought into use until pedestrian visibility splays of 2m x 2m measured perpendicularly back from the back of footway shall be provided on both sides of the access. The splays shall thereafter be maintained free of obstruction exceeding a height of 0.6m above the adjacent ground level.

Reason: In the interests of highway safety.

6. The Development hereby approved shall not be brought into use until the access, parking facilities have been provided as shown on drawing 092/01A.

Reason: To ensure conformity with submitted details.

7. The Development hereby approved shall not be brought into use until the first 5 metres of the access into the development, measured from the edge of the carriageway, has been surfaced in a bound material.

Reason: In the interests of highway safety.

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