

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr Christopher Hazlewood	Single storey flat roofed side/rear extension 41 Old Station Road, Bromsgrove, Worcestershire, B60 2AE.	08.09.2024	24/00756/ HHPRIO

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

RECOMMENDATION: That PRIOR APPROVAL IS NOT REQUIRED

Consultations

None required

Neighbours

2 letters sent 01/08/24 (expire 25/08/24): no response received

Relevant Policies

Schedule 2, Part 1, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Relevant Planning History

B/1265/1975	Erection of two detached houses with garages on site of cottages at corner of Garibaldi Terrace and Old Station Road.	GRANTED	14.07.1975
B/382/1974	Erection of two detached houses with garages on site of cottages.	GRANTED	30.09.1974

Site Description

The site is located in an established residential area of Bromsgrove. The two-storey dwelling is detached and is located on the eastern side of Old Station Road, with Garibaldi Terrace running to the northern boundary.

Proposal Description

The proposal relates to a prior approval application for the erection of a single storey extension to form a utility room at the rear of the property. The extension will have a flat roof. The extension has dimensions 6 metres by 2.2 metres with a height of 3 metres. The eaves height will also be 3 metres.

Procedural Matters

Members should note that this application is **not** a planning application, it is an application for Prior Approval.

In 2015 Central Government introduced a range of permitted development rights to allow larger extensions to residential dwellings. These types of proposals are, however, subject

to a 'lighter touch' prior approval process. In this case, the proposal has been submitted as a Prior Approval application under Schedule 2, Part 1, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Class A.1(g) allows for a detached dwelling to extend beyond the rear wall of the original dwellinghouse by up to 8 metres and up to 4 metres in height. To establish whether the development can be considered under this process an application must be considered against the fixed criteria as outlined below.

Where development can be considered under Class A.1(g), before beginning the development, the developer must provide the following information to the Local Planning Authority.

- A written description of the proposed development including:
 - How far the enlarged part of the dwellinghouse extends beyond the rear wall of the original dwellinghouse;
 - The maximum height of the enlarged part of the dwellinghouse;
 - The height of the eaves of the enlarged part of the dwellinghouse;
- A plan indicating the site and showing the proposed development
- The addresses of any adjoining premises
- The developer's contact address
- The developer's email address

The Local Planning Authority (LPA) may only refuse an application where, in the opinion of the authority;

- The proposed development does not comply with, or
- The developer has provided insufficient information to enable the authority to establish whether the proposed development complies with, the conditions, the limitations or restrictions applicable to development permitted by Class A which exceeds the limits in paragraphs A.1 (f) but is allowed by paragraph A.1 (g).

The LPA must notify each adjoining owner or occupier about the proposed development by serving on them a notice which:

- Describes the development;
- Provides the address of the development;
- Specifies the date the LPA received the information and the date of expiry;
- Specifies the date by which representations are to be received.

Where the owner or occupier of any adjoining premises objects, the LPA is required to assess the impact of the proposed development on the amenity of any adjoining premises. Should no comments be received from the adjoining occupiers, subject to compliance with the size parameters, the Council can issue a decision confirming prior approval is not required. The LPA may require further information to be submitted by the developer as is reasonable to determine the application.

Additionally, the proposed extension also extends off the side wall of the dwellinghouse and is therefore subject to Class A (j) limitations. This includes a maximum of 4 metres in height, be single storey, and must not have a width greater than half the width of the original dwellinghouse.

Assessment of Proposal

No neighbour representations have been received to date

The information submitted has been assessed against Schedule 2, Part 1, Class A of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) and it meets all criteria, notably:

- The proposed extension is not in excess of dimensions permitted;
- The extension will not extend beyond a wall which forms the principal elevation;
- Buildings do not cover more than 50% of the residential curtilage

I am therefore of the view that the Prior Approval of the Local Planning Authority is not required, and the development is thereby permitted under Schedule 2, Part 1, Class A of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

This is subject to the relevant condition set out under Schedule 2, Part 1, Class A.3 of the Town and Country Planning (General Permitted Development) England Order 2015 (as amended), which states that materials used in any exterior work to be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse. The applicant is aware of this requirement.

RECOMMENDATION: That PRIOR APPROVAL IS NOT REQUIRED

Conditions:

1. The materials used in any external work must be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse

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