

Name of Applicant	Proposal	Determination Date	Plan Ref.
Mr Andy Godwin	Single storey rear extension to provide larger kitchen/dining/family area. 477 Birmingham Road Marlbrook Worcestershire B61 0HZ	28.01.2025	24/01218/FUL

This application is being reported to the Planning Committee for consideration because the applicant is a Redditch Borough Council employee.

RECOMMENDATION: That planning permission be **GRANTED**

Consultations

Catshill and North Marlbrook Parish Council

No comments received to date

Publicity

2 letters sent 5 December 2024 (expired 29 December 2024)

No responses received

Relevant Policies

Bromsgrove District Plan

BDP1 Sustainable Development Principles

BDP19 High Quality Design

Catshill and North Marlbrook Neighbourhood Plan

Others

NPPF National Planning Policy Framework (2024)

Bromsgrove High Quality Design SPD

Relevant Planning History

No Relevant Planning History

Site Description

This section of Birmingham Road consists of a mix of detached properties and semi-detached properties. The application site is a semi-detached dwelling with a single garage facing Birmingham Road. A workshop currently exists at the rear of the house. The front and side of the property can be seen within the street scene as the property is directly facing the pavement and road.

Proposal Description

The proposal involves the removal of an existing rear workshop and side-garage, to be replaced by a single storey extension to the side and rear of the property to provide a larger kitchen/dining/family area, in addition to a W.C. and utility room.

The proposed extension will project 3 metres from the rear of the dwelling. The proposed extension will project 1.8 metres to the side of the dwelling. The height of the extension is 3 metres.

The extension will have a flat roof and will include bi-folding doors on the extended rear elevation, a window to serve the new kitchen and a pedestrian door on the side elevation.

The materials used will match existing (UPVC double glazed windows/ UPVC double glazed doors/rendered brick).

Assessment of Proposal

The site is located within a residential area where it is considered that the principle of residential development is acceptable, subject to Policy BDP19 of the Bromsgrove District Local Plan and guidance set out in the Bromsgrove High Quality Design SPD.

The proposed design of the extension is in keeping with the property and would not detrimentally affect the residential amenity of neighbouring occupiers. The proposed extension will have a significantly smaller footprint than the existing garage and workshop which are to be demolished.

The proposal is considered to comply with both the National Planning Policy Framework 2024 and the Bromsgrove District Plan, specifically Policy BDP 1.4 e) which states that the proposal should 'not result in any adverse harm to the amenities enjoyed by the occupiers of the nearby dwellings with regard to loss of light, outlook or privacy', and Policy BDP 19.1 e) which states that the Council must ensure that the 'development enhances the character and distinctiveness of the local area'. Additionally, the proposal complies with the High Quality Design SPD with specific reference to Section 3.1.2. which states that 'developments should ensure they protect and consider the impact on neighbouring amenity. The development complies with the Catshill and North Marlbrook Neighbourhood Plan, specifically paragraph 8.7.1 with regards to high quality design, which states that developments in the Catshill and North Marlbrook area 'should be of good quality which helps retain the character of the village'.

Therefore, the proposal is considered acceptable, complying with Policies BDP1 and BDP19 of the District Plan, the Council's SPD on High Quality Design, the Catshill and North Marlbrook Neighbourhood Plan and the provisions of the NPPF (2024).

No third party representations have been made in respect to the proposal. The views of the Parish Council are currently awaited.

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:

Proposed Elevations- Drawing Number- EL1- Dated 3rd December 2024
Proposed Ground Floor Plan - Drawing Number- GF1- Dated 3rd December 2024
Roof Details- Drawing Number- RD1- Dated 3rd December 2024
Foundation Details- Drawing Number- FD1- Dated 3rd December 2024
Proposed Block Plan- Dated 3rd December 2024
Site Location Plan- Dated 3rd December 2024

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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