

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr and Mrs Glaze	Proposed single storey rear extension, raised patio including retaining walls, steps & handrail, new triple garage, porch and garage conversion including new render finish to front and part side elevations. New boundary wall, railings and automatic sliding gate including modified access and enlarged driveway	10.03.2025	24/01309/FUL

30 Middlefield Lane, Hagley, DY9 0PX

Councillor Lambert has requested that this application is considered by Planning Committee rather than being determined under delegated powers

RECOMMENDATION: That planning permission be **GRANTED**

Consultations

Worcestershire Highways – Bromsgrove

- No objection subject to conditions relating to:
 - Bound materials
 - Conformity with plans

Arboricultural Officer

Comments summarised as follows:

- The Beech tree identified as T1 (in plan GD2706/07) has been felled. The Beech tree identified as T2 on the same plan remains. On reviewing this tree, I have raised a TPO on T2.
- I do not object to the removal of the vegetation to the front of the property subject to replacement planting being shown within a submitted landscape scheme.
- The plan shows that the new driveway will be installed on 'Permeable Block Paving over Cellweb Root Protection Matting and Geo Membrane' which would be welcomed.
- I would require more information regarding the driveway installation and an Arboricultural Method Statement to be submitted to show how T2 would be protected under any proposed development.

Hagley Parish Council

The Parish Council objects to the application.

Comments summarised as follows:

- The area is characterised by boundary hedges or low boundary walls and mature trees and shrubs. Any loss would have a detrimental impact on the existing character of the area and the street scene
- The garage is substantial in size constructed forward of the building line and harmful to the character of the area. Whilst there are garages constructed forward of the building line further down Middlefield Lane there are none in this vicinity.
- Given the levels difference at the rear of the property, the rear extension may breach the 45-degree line guidance having regard to impact upon number 28.

Public Consultation

5 letters sent 9 January 2025 (expired 2 February 2025)

No responses received

Councillor Lambert

Comments summarised as follows:

- I would like to call in the application to Planning Committee if you are minded to approve given my concerns as follows:
- I trust you will have consulted the tree officer with regard to the proposed loss of the established vegetation by the introduction of the boundary wall and gates and the loss of a mature tree by the proposed construction of the triple garage. This particular section of Middlefield Road is characterised by boundary hedges or low boundary walls and mature trees and shrubs, the loss of which would have a detrimental impact on the existing character of the area and the street scene which would be contrary to local and national policies. In terms of biodiversity, the Council should be working towards BNG rather than loss.
- With regard to the siting of the garage, this is substantial in size and to be constructed forward of the building line which, I believe, would be contrary to guidance within the High-Quality Design SPD. There are garages constructed forward of the building line further down Middlefield Lane but not in this vicinity.
- The rear extension, given the levels difference at the rear of the property, may breach the 45-degree line guidance having regard to impact upon number 28.

Relevant Policies:

Bromsgrove District Plan

BDP1 Sustainable Development Principles

BDP19 High Quality Design

Others

National Planning Policy Framework (2024)

Bromsgrove High Quality Design SPD

Relevant Planning History

None

Site Description

30 Middlefield Lane is a detached property located within a residential area within Hagley. The dwelling which probably dates from the 1940s/50's, is a wide fronted detached house.

Proposal

Planning permission is sought for a single storey rear extension, raised patio including retaining walls, steps and handrail, new triple garage, porch and garage conversion including new render finish to front and part side elevations. The scheme also includes a new boundary wall, railings and automatic sliding gate including modified access and enlarged driveway.

The proposed rear extension would project 3.4m from the rear of the existing dwelling and would enlarge the existing kitchen/dining room. The height of the extension would be less than 3m in height, with a flat roof and a roof lantern.

The existing porch would be replaced with a new oak framed porch which would be similar in size to the existing.

The existing garage would be converted to a home office with utility to the side.

The proposed garage would be positioned in front of the existing garage and along the boundary between the neighbour at number 28. The proposal includes a small link/walkway allowing access into the proposed garage from the main house.

The proposed garage would measure 6.7m in width and 8.3m in length, with a hipped roof.

The existing vehicular access would be utilised and following removal of the existing laurel and planting, would be widened to four metres in width and a new boundary wall facing Middlefield Lane constructed. The brick wall and railings would have a height of 1.9 metres with brick piers and gate posts at a height of 2.2 metres. New brickwork setts would be placed across the driveway entrance with the driveway access constructed from tarmac. The automatic steel framed sliding gates would have a height of 2 metres and would be set six metres back from the edge of the carriageway.

Assessment of Proposal

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

The proposed rear extension and patio area would extend further beyond the rear of the dwelling of the neighbours at number 28. There is however a separation distance of approximately 7m from the side of the raised patio and the side of number 28, with trees between the boundaries, which shields this side of the application site. The separation in question is considered to be sufficient and acceptable having regard to the context of the site.

There is a separation distance of over 12 metres to the neighbour at number 32 with the application site being lower than that of no. 32.

A separation distance of over 40m to the neighbours at the rear from the rear of the application site.

There would be no conflict with the 45-degree line guidance set out within the Councils SPD High Quality Design.

I am satisfied that the living conditions and amenities enjoyed by neighbouring properties would not be harmed by this development having regard to matters including loss of light, outlook or privacy. Also, it is noteworthy that no objections have been received from the occupants of neighbouring properties.

Paragraph 3.1.11 of the Council's High Quality Design SPD comments that alterations or extensions must not normally project forward of the principal elevation or that fronting the public domain. This guidance should be read in the context of respecting local styles and features to maintain local distinctiveness.

Considering this case on its merits, the scale of the proposed triple garage would be in proportion with this relatively large house.

That the scale and forward siting of the garage is considered to be acceptable in this case given the fact that the host property is very well set back from the highway as are the majority of properties to this side of Middlefield Lane. The garage would be partially screened by landscaping and as such the proposals would not injure the visual amenities of the area. Materials to be used would be a new silicone render which would be acceptable in its context, noting that rendered properties are not uncommon along this section of Middlefield Road. (It is noted that number 49 Middlefield Lane has a garage in a similar position behind a wall and fencing) to that proposed.

The proposed boundary treatments are considered to be acceptable in their context. The Tree officer has raised no objection to the loss of the laurel and planting to the frontage of the property subject to new planting to be introduced by means of a planning condition

The Tree Officer has been consulted and has noted that Tree T1 which was previously located at a part of the site which is now to be occupied by the proposed garage has been felled. It is noted that the tree was felled lawfully since the tree was not protected at the time of its removal.

The Beech tree identified as T2 on the same plan remains and is now protected by means of a TPO. The Tree Officer raises no objections subject to the imposition of appropriate conditions, which are recommended below.

The applicant's agent has advised officers that they will comply with the conditions in question; will be submitting an Arboricultural Method Statement, further information regarding detailed driveway installation and an appropriate landscaping scheme.

Worcestershire County Highways were consulted as part of the application and raise no objections subject to the imposition of planning conditions. The requested condition on bound material for the vehicular access is not deemed necessary given the plans indicate brickworks setts and tarmacadam. The use of these materials is covered by the requirements of condition 2.

Councillor Lambert has raised the issue of BNG. For the reference of Members, BNG legislation does not apply to householder development.

Conclusion

Notwithstanding the views of the Parish Council and the Ward Member, the application is considered to be in compliance with Policy BDP.19 of the Bromsgrove District Plan and any approval would not result in harm to the visual amenities of the area.

Similarly, I am satisfied that the proposals would not result in harm to residential amenity noting that objections to this application have not been received from the occupiers of the nearest affected neighbours (28 Middlefield Lane and 32 Middlefield Lane), or neighbours at 55, 57 and 59 Park Road to the rear of the application site.

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:

GD2706/01 - Existing Ground Floor Plan
GD2706/02 - Existing Elevations Plan
GD2706/03 - Proposed Ground Floor Plan
GD2706/04 - Proposed Elevations Plan
GD2706/05 - Location Plan
GD2706/06 - Block Plan
GD2706/07 - Proposed Site Plan
Materials as specified on the planning application form

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

- 3) Tree T2 as shown on drawing number GD2707/07 and the Root Protection Areas must be protected during the construction phase in accordance with BS5837:2012, using suitable protective fencing and/or ground protection as appropriate. No storage of plant/materials shall take place within the Root Protection Areas of any retained trees. This fencing and /or ground protection shall be constructed in accordance with the guidance in the British Standard BS5837:2012 and shall remain as erected until the development has been completed.

Reason: In order to protect trees which form an important part of the amenity of the site.

- 4) No development above foundation level of the scheme hereby approved shall take place until a scheme of landscaping, including details of proposed tree and shrub planting has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the sizes, numbers, species and grade of all proposed trees/plants; and specifications to ensure successful establishment and survival of new planting. The approved details of landscaping shall be carried out in the first planting season following the practical completion of the development.

All such planting shall be maintained to encourage its establishment for a minimum of five years following practical completion of the development. Any trees or significant areas of planting which are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective within this period, shall be replaced as soon as is reasonably practicable with others of species, size and number as originally approved.

Reason: In the interests of the visual amenity of the area

- 5) Prior to first commencement of development on the proposed driveway and garage, an Arboricultural Method Statement (AMS), Tree Protection Plan and a plan to show that the new driveway will be installed on 'Permeable Block Paving over Cellweb Root Protection Matting and Geo Membrane' shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved documents.

Reason: In order to protect the tree which form an important part of the amenity of the site.

- 6) The Development hereby approved shall not be brought into use until the layout has been provided as shown on drawing GD2706/07.

Reason: To ensure conformity with submitted details.

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