

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mrs Claire Jones	First floor rear extension and annex with ancillary use to the existing dwelling in the rear garden 47 Lodge Crescent, Hagley, Worcestershire, DY9 0ND	23.05.2025	25/00106/FUL

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

Objection:

- Proposal does not comply with the Streetscape Design Guide in terms of parking provision. Due to the under-provision of 1 car parking the displacement of a vehicle onto the highway would not be acceptable.
- Cars being displaced to the highway would compromise highway safety or would be an inconvenience for road users. It is noted no parking restrictions are in force in the vicinity which in turn would not deter on-street parking. Displaced vehicles onto unsuitable locations and the surrounding road network will impede traffic flow and increase congestion and be detrimental to highway users.

Hagley Parish Council

Objection:

Comments summarised as follows:

- Infilling the step down from dormer in roof void to single storey first floor, it becomes overbearing, and out of keeping with the character of the building.
- The ancillary building, with the addition of a microwave oven, or free-standing electric hob, could easily be a fully self-contained unit.

Public Consultation

4 letters sent 26 February 2025 (expire 22 March 2025)

8 letters sent 1 April 2025 to all contributors following the submission of amended plans (expire 18 April 2025)

8 letters received objecting on the following principal grounds:

- Design – disproportionate and out of character
- Parking
- Noise and privacy issues
- Location of trees
- Potential loss of light to neighbouring properties

A number of issues have been raised which are not material planning considerations and therefore have not been reported to Members.

Councillor Ruth Lambert

I raise several concerns with regard to this application:

- Lack of parking
- Poor design
- Potential noise disturbance to neighbours by occupants of the annex
- Breach of 45-degree code
- Overdevelopment
- Does existing dormer have planning permission as materials do not match the house?
- Overlooking
- Out of character with the local area

Relevant Policies

Bromsgrove District Plan

BDP1 Sustainable Development Principles

BDP19 High Quality Design

Others

Bromsgrove High Quality Design SPD

National Planning Policy Framework (2024)

Relevant Planning History

None

Site Description

47 Lodge Crescent is a semi-detached property located within a residential area within Hagley. Lodge Crescent has no parking restrictions and is within half a mile of Hagley Train Station.

Proposal

The proposal relates to two elements:

- First floor rear extension
- A detached outbuilding in the rear garden for use as an annex with ancillary use to the existing dwelling

The first-floor extension would extend 3.06 metres from the rear wall of the existing dwelling. The additional room created would be an en-suite bedroom, bringing the total number of bedrooms in the property up from the current 4 to 6 (including the proposed en-suite located in the annex). It is proposed to clad the extension in brick slips to match the existing dwelling.

The annex would have a dual-pitch roof with a maximum height of 3 metres and the exterior walls would be timber clad. The proposal outlines that the annex would consist of an en-suite bedroom and a lounge area. I am therefore satisfied that use of such an annex would indeed be ancillary to the main dwelling as cooking and cleaning facilities would depend on the host dwelling.

No trees are proposed to be removed as part of the scheme.

Assessment of Proposal

By its nature as a rear extension, the proposal would not be visible from the street scene and therefore will not impact upon the character of Lodge Crescent. I am content that the proposal is compliant with the 45 degree guidelines set out in the Council's adopted High Quality SPD.

The Highways Officer has raised an objection to the proposal, citing the WCC Streetscape Design Guide's requirement for provision of 4 parking spaces for a dwelling which has 6 or more bedrooms. The existing driveway is 9.6 metres in width and can currently be used to park 3 cars. Lodge Crescent itself has no parking restrictions and thus an additional car could be parked on the street without any restriction. This would not equate to a severe impact on the highway network. Whilst I note the comments of the Highway Officer, I am thus of the view that the application should not be refused on this issue alone.

The host dwelling at 47 Lodge Crescent benefits from extant Permitted Development (PD) Rights under the General Permitted Development Order (GPDO) 2015. The provisions of Schedule 2, Part 1, Class E of the GPDO allows:

The provision within the curtilage of the dwellinghouse of—

(a) any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of the dwellinghouse.

Stating that such a building would not be permitted development if:

(e) the height of the building, enclosure or container would exceed—

(ii) 2.5 metres in the case of a building, enclosure or container within 2 metres of the boundary of the curtilage of the dwellinghouse.

Therefore, a building of the type and location of the proposed annex could be constructed, to a height of 2.5m without the need for an application for planning permission. The Officer therefore concludes that the additional 0.5m in height would not have a material impact upon the proposal. Whilst I note the views of Hagley Parish Council, the use of this structure is considered acceptable.

Eight objections were received during the consultation period from neighbours. I will first summarise and then address the concerns of the objections:

- Design – disproportionate and out of character
- Parking
- Noise and privacy issues
- Location of trees
- Potential loss of light to neighbouring properties

I will now address each point in turn:

I am content that the design of the annex and the first floor extension are proportionate and are not out of keeping with the area. Neither element proposed would be visible from the front of the property and therefore would have no effect on the street scene.

I am content that three cars can park on the drive as existing. An extra vehicle could park on the unrestricted road to the front of the property. I do not believe that this situation would cause a highway safety issue.

I am content that any potential overlooking would not materially exceed that which currently exists given the existing windows to the first floor of the rear elevation. The dwelling is set in an established residential area where a degree of overlooking is to be expected. The proposals would not lead to undue noise matters given the domestic occupation of the dwelling.

I am also content that material loss of light to neighbouring properties, including number 45 Lodge Crescent would be limited in nature and thus not represent material harm to neighbouring amenity. Gardens in this area of Lodge Crescent are south facing and therefore there is considered to be minimal loss of light during the majority of daylight hours.

No trees would be removed in order for the proposal to be achieved. No protected trees exist within the curtilage of the host dwelling.

Conclusion

Notwithstanding the views of the Parish Council, the Ward Member and Highways Officer, 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.

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:

A101e Site Plan - dated 1 April 2025
A102h Plans – dated 12th of May 2025
A104d Annex / Ancillary - dated 1 April 2025

External Facing Materials shall comprise those shown in the plans and drawings.

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

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