

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr Gurtej Deol	First floor extension to existing dwelling to create additional storey  Holly House, 1A Hollybank Drive, Bromsgrove, Worcestershire, B61 0FT	12.05.2026	26/00195/FUL

**Councillor Hunter has requested that this application is considered by Planning Committee rather than being determined under Delegated Powers**

**RECOMMENDATION:** That planning permission be **GRANTED**

### **Consultations**

No consultation required

### **Publicity**

16 letters sent 10 March 2026 (expire 3 April 2026)

16 letters sent 24 March 2026 to all contributors following the submission of amended plans (expire 10 April 2026)

7 letters received objecting to the proposal as initially submitted

5 letters received objecting to the amended proposals on the following principal grounds:

- Loss of privacy and overlooking
- Overbearing scale and overdevelopment
- Harm to character of the area

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

### **Councillor Hunter**

Concerns regarding the height of the proposal and its potential impact upon privacy.

### **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**

22/00681/FUL Proposed new 3 bedroom bungalow with detached garage

Granted  
24.08.2022

### **Site Description**

Holly House is a detached bungalow located within a residential area in the north of Bromsgrove. The host dwelling was constructed following the granting of permission under application 22/00681/FUL.

Holly House is accessed from Hollybank Drive off the Birmingham Road.

Due to differing land levels, an existing retaining wall and fencing borders the curtilage of the property to the North and West towards properties along Swallows Close, which are set a higher level than Holly House.

### **Proposal**

Planning permission is being sought for a first-floor extension to the existing bungalow to create an additional storey. The rooms that would be created would serve as three en-suite bedrooms and two walk-in wardrobes. Two of the three existing bedrooms on the ground floor would be converted into a study and dining room respectively, resulting in the property increasing from three bedrooms to four. The proposed additional roofing and other materials would match those of the existing dwelling.

This additional storey would require the raising of the existing roof ridge height from the current maximum height of 6 metres to a height of 8.6 metres.

The current scheme before Members is an amended version of the originally submitted application.

### **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.

Five letters of objection have been received raising the following issues:

- Loss of privacy and overlooking
- Overbearing scale and overdevelopment
- Harm to character of the area

The two proposed windows on the first floor of the principal elevation would serve en-suite bathrooms linked to bedrooms 2 and 4 and would be obscure glazed and non-opening.

Section 4.2.49 of the High Quality Design SPD states that:

*A minimum separation distance of 21 metres will be required between opposing faces to achieve a degree of privacy between habitable rooms of two-storey dwellings. Habitable rooms do not include bathrooms, hallways, utility rooms and circulation space.*

It is therefore considered that the proposal as amended would not require a minimum separation distance between the proposed en-suite windows facing the rear elevations of properties on this section of Norton Way. In addition, it is not considered that there would be potential for material overlooking of properties from the proposed first floor windows due to their obscured and non-opening form.

The proposed rear elevation would contain three new windows at first floor level, serving three bedrooms (with bedroom 3 served by a projecting gable element). A separation distance exists of 9.8 metres to 26 Swallows Close to the north. However, the proposed first floor windows would face a side elevation of number 26. The objection from the neighbour at 26 Swallows Close states that the first floor side window of their property serves a bathroom, which is not a habitable room and would be itself obscure glazed. Additionally, due to the land level difference, number 26 is set at a level materially higher than Holly House.

This application does not propose any side windows and a condition to remove the right to insert any additional windows at first floor level has been presented to Members to be attached to any permission.

A condition attached to the original permission for the dwelling under 22/00681/FUL removed the Permitted Development rights for Classes B and C of the General Permitted Development Order (2015). These classes cover alterations and additions to the roof of a dwellinghouse. This condition therefore removed the ability of the occupier to make roof alterations, including the installation of rooflights and dormers to the dwelling, without first seeking planning permission. As a result of this existing condition, it is considered that there is no requirement to repeat this removal as part of this application.

The Bromsgrove High Quality Design SPD, under point 3.1.7 iii states that overbearance occurs when a development would dominate, overwhelm or have an intimidating impact upon a neighbouring property. It is not considered that the alterations, including the raising of the roof ridge height, would dominate or overwhelm the neighbouring properties.

The surrounding properties along Hollybank Drive, Norton Way and Swallows Close are of varying design and therefore harm to the character of the area cannot be reasonably demonstrated. Holly House is located in an enclosed plot, some distance from Birmingham Road and is not easily visible from the highway.

Given that the dwelling would increase from a 3-bedroom dwelling to a 4-bedroom dwelling, parking provision (as per the Worcestershire Streetscape Design Guide) would require that 3 cars could be parked. The driveway is of such a size that this is considered achievable and is therefore acceptable in this regard.

### **Conclusion**

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. The proposals are also considered to be acceptable in all other aspects, in compliance with the Bromsgrove District Plan, the High Quality Design SPD and the National Planning Policy Framework 2024 and would not result in harm to the visual amenities of the area.

**RECOMMENDATION:** That planning permission be **GRANTED**

- 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 - dated 19 February 2026

Block Plan - dated 24 March 2026

202564/1H Existing and Proposed Plans - dated 24 March 2026

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.

- 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any Order revoking and re-enacting that Order with or without modification) no additional windows, similar openings or enlargement thereof shall be constructed at first floor level, except for any which may be shown on the approved drawings.

Reason: To safeguard the privacy and amenity of neighbouring occupiers

- 5) The first floor windows to the front elevation that would serve en-suite bathrooms shall be fitted with obscure glass (Pilkington Glass level 3 or above, or equivalent) and shall be non-opening. The windows (and any subsequent replacement of those windows) shall remain so in perpetuity.

Reason: In the interests of protecting nearby residential amenities.

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