

Bromsgrove Council  
Planning  
Town Hall  
Walter Stranz Square  
Redditch  
B98 8AH

12<sup>th</sup> June 2021

Dear Sirs

**RE: Proposed Two Storey Side Extension and Re-roofing  
at Arrow Cottage, Old Rectory Lane, Alvechurch**

Please find enclosed a household application for a two storey side extension at the aforementioned site together with the re-roofing of the dwelling and garage.

The two main issues in this application are impact on the Heritage Asset. And Green Belt.

Impact on Heritage Asset

The site has been assessed as a non-designated Heritage Asset of limited significance. A full assessment of its Historic Significance and impact of the proposed development, is set out in full in the accompanying Heritage Statement. I do not propose to repeat the detail here but simply set out the conclusions.

Two certificate of lawfulness applications have been submitted and approved during the last 12 months;

- 20/01300/CPL – Erection of a 2no. storey rear extension and 2no. single storey side extensions
- 20/01620/CPL – Re-roofing of existing dwelling and garage and replacing thatch with tile

This application proposes a two storey side extension and re-roofing, which is considered to be a more sympathetic design, which would help to articulate and bring variety to the elevations of the building, than the fall back PD scheme. It is considered this scheme would also have a better relationship to the building, which would enhance it by comparison.

In conclusion the proposed development will preserve the architectural interest of the locally important building, which would remain a pleasant, traditionally detailed house in an Arts and Crafts style. The significance of the non-designated heritage asset will be preserved and enhanced as a result of the proposals, especially when compared to the fall back PD scheme.



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## Green Belt

Adopted Supplementary Guidance - Extensions to dwellings in the Green Belt, SPG 7, allows for a maximum of up to 40% of the original dwelling or a maximum total floor space of 140 m<sup>2</sup>. Having checked the planning history as well as carrying out a site inspection, I can find no evidence of the dwelling having been extended after 1948, when the Planning Act was brought in. Therefore the house that stands on the site at present must be treated as the original dwelling for the purposes of the policy.

The proposed extensions would result in a 33.67% increase in floor area, equating to 128.36 m<sup>2</sup>. The scheme is therefore policy compliant and will have no adverse impact on the openness of the Green Belt. It should also be noted we are also demolishing an outbuilding which has a floor area of 14.44 m<sup>2</sup>, however we have not used this within our calculations. set out the existing and proposed calculations below.

## **EXISTING**

### **House:**

Ground Floor	181.78 m <sup>2</sup>
First Floor	148.65 m <sup>2</sup>
Garage Ground Floor	34.24 m <sup>2</sup>
Garage First Floor	<u>16.51 m<sup>2</sup></u>
<b><u>Total existing</u></b>	<b>381.18 m<sup>2</sup></b>

Outbuildings 14.44 m<sup>2</sup> (to be demolished)

40% of existing (excluding outbuildings) = 152.47 m<sup>2</sup>

## **Proposed:**

### **House:**

Ground Floor (inc garage)	287.08 m <sup>2</sup>
First Floor	201.21 m <sup>2</sup>
Garage First Floor	<u>21.25 m<sup>2</sup></u>
<b><u>Total proposed</u></b>	<b>509.54 m<sup>2</sup></b>

Proposed increase in floor area = 128.36 m<sup>2</sup>

Additional floor area is 33.67% of original. This excludes outbuilding removal.

I consider the application complies with Policy and should be approved.



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I look forward to receiving confirmation of validation in due course.

Yours Faithfully

Donna Savage  
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