

# BROMSGROVE DISTRICT COUNCIL

Mr James Lees  
C/O mr Carl Jenkins  
Why Move Improve  
9 Dawson Road  
Worcestershire  
B61 7JF

## Grant of Householder Planning Permission Subject to Conditions

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<b>APPLICATION:</b>	22/01487/FUL
<b>LOCATION:</b>	61 Segbourne Road, Rubery, Birmingham, Worcestershire
<b>PROPOSAL:</b>	Two storey side extension and single storey rear infill.
<b>DECISION DATE:</b>	27th March 2023

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Bromsgrove District Council as the Local Planning Authority grants planning permission in accordance with the Town and Country Planning Act 1990 and The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended) for the proposal described above. This permission is subject to conditions which must be complied with and are set out below:

### 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:
- 300, Issue B - Proposed Ground Floor
  - 301, Issue B - Proposed First Floor
  - 302, Issue B - Proposed Elevations
  - 303, Issue B - Proposed Roof Plan

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 and in accordance with Policies in the Local Plan.



**Ruth Bamford**  
**Head of Planning, Regeneration and Leisure Services**

**Reason**

This proposal has been assessed against the following documents

**Bromsgrove District Plan**

BDP1 Sustainable Development Principles

BDP16 Sustainable Transport

BDP19 High Quality Design

**Others**

Bromsgrove High Quality Design SPD

NPPF National Planning Policy Framework (2021)

NPPG National Planning Practice Guidance

The application property, a three bedroom house, is one half of a pair of semi detached houses, which fronts the south west side of the end of the smaller of two crescents off Segbourne Road.

The original house, which probably dates from the 1950's, does not appear to have been previously extended apart from relatively small part single storey lean to additions to the front and rear elevations. However, there is an extant planning permission (reference 21/01252/FUL for a first storey side extension which, if implemented, would change the roof shape from the existing cat slide type to a full height hipped roof and with no set back to the front elevation.

The proposed two storey side extension would have a front elevation set back 2.8 metres from the original front elevation of the house and the apex of a hipped roof set down 0.8 metres from the main house ridge and would be 2.5 metres wide. The side extension would also project rearwards at two storey level by 1.6 metres from the rear elevation and have a hipped roof. Also, there would be a single storey rear extension with a lean to roof projecting 1.6 metres which would lay between this two storey projection and the existing lean-to extension such that the single storey part would lay across the width of the original house.

In consideration of one of the main issues which is whether the proposed development is good design, the SPD cited above, advises that extensions should be clearly subordinate in scale and not the central feature - paragraphs 3.15, 3.16, and for side extensions - 3.1.1 and 3.1.2 and the roof form (type and angle of pitch) should match the original dwelling - paragraph 3.1.8 of the SPD. In this context, it is considered that the combination of the substantial set back and set down and narrow width of the aforementioned dimensions compared to the relatively wide existing house would be clearly subordinate in scale. Similarly, the modest size of the rear projecting which would have an apex with a similar set down and reflect the hipped roof shape would also be clearly subordinated and integrate into the resultant design. Whilst the proposed roof would be different, changing from cat slide to two storey hipped roof type, the roof planes would be similar. Moreover, the proposed external face materials - matching brick walls and concrete tile roof would assist in the integration of the extension with the host dwelling. Furthermore, considering the fall back of the 2021 permission, which considered to be realistic, the increased width would be compensated by the substantial set back. In terms of the effect on the street scene the immediate vicinity - this crescent within Sedgemoor Road is characterised by the regular blocks of semi-detached houses with cat slide roofs to the sides such that having the proposed design would interrupt the rhythm and symmetry. However, there are three similarly designed extensions on this house type involving the building onto and loss of a cat slide roof shape in the immediate vicinity which is defined in paragraph 1.4 of the

Bromsgrove High Quality Design SPD as 'what is in your vision field', as well as others of a similar design or with a box dormer in the side roof plane on similar house types within the housing area of Rubery. Therefore, overall, it is concluded that the proposed development would accord with the design policy in the adopted local plan and design guidance in the SPD.

Turning to the issue of the effect on the living conditions of the occupants of neighbouring properties the proposed side and rear two storey extensions would be sited leaving a reasonable side separation gap both to the side boundary and between the resultant host dwelling and no 59. This would be assisted by the shape of the curtilage which gets wider from front to back of the curtilage and offset juxtaposition of these two dwellings. Moreover, the separation distance between the proposed rear elevation and the rear elevation of those house opposite which front Windmill Avenue would meet the distance separation guideline in the SPD. Also, it is noteworthy that there are no objections from neighbouring occupants. In conclusion, on this issue, the proposed development would not unacceptably harm the living conditions, including light, outlook and noise, of the neighbouring occupants. Therefore, it would accord with the amenity policy and guidance, in the adopted local plan and SPD, respectively.

County Highways have no highway objections. It is noted the dwelling at present is a 3 bed to be converted into a 4 bed. The property would still have the capacity to park 3 vehicles within the front curtilage. Therefore, the proposed development would accord with the cited highway safety policy.

## **Informatives**

- 1) In dealing with this application the local planning authority have worked with the applicant in a positive and proactive manner, seeking solutions to problems arising from the application in accordance with the NPPF and Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The authority has helped the applicant resolve technical issues such as:
  - o the impact of the development in the street scene,
  - o improving the design of the proposed development.Specifically, amended plans were negotiated and secured, omitting the front/ side single storey extension and for a hipped rather than ridged roof for the two storey rear extension. Attempts were also made to find a design solution to replicate a cat slide roof in the two-storey side extension but it was accepted that this would lead to a complicated and potentially inharmonious design.

The proposal is therefore considered to deliver a sustainable form of development that complies with development plan policy.

## **For your information**

### **Appealing the planning conditions**

If you feel that the conditions are not acceptable you can appeal to the Secretary of State through the Planning Inspectorate. This appeal should be made by 20th June 2023 unless supported by special circumstances. The appropriate form and further information on how to appeal can be found at <https://www.gov.uk/appeal-householder-planning-decision> or by contacting the planning Inspectorate Customer Services Team on 0303 444 5000. If you want a planning appeal to follow the inquiry procedure you should notify the Local Planning

Authority and also the Planning Inspectorate at least 10 working days before submitting your planning appeal.

### **Purchase Notices**

If Bromsgrove District Council or the Secretary of State has refused planning permission or granted it conditionally, the landowner may claim that the land is incapable of reasonable beneficial use, and for this reason may serve the Council a purchase notice requiring them to purchase the land. In certain circumstances, a claim may be made against Bromsgrove District Council compensation. Further information about purchase notices can be found at: <http://www.legislation.gov.uk/ukpga/1990/8/part/VI>