



<b>Application Number</b>	<b>21/00714/HP</b>
<b>Site Address</b>	<b>5 Barbourne Court, Barbourne Crescent, Worcester, WR1 3LJ</b>
<b>Description of Development</b>	Proposed erection of a pitched roof single storey rear/ side garage and the proposed erection of a flat roofed single storey side/ rear extension.
<b>Expiry Date</b>	4 January 2022. An extension of time has been sought.
<b>Applicant</b>	Mr Adam Broadhurst
<b>Agent</b>	Mr Adam Broadhurst
<b>Case Officer</b>	Laura Williamson
	<a href="mailto:laura.williamson@worcester.gov.uk">laura.williamson@worcester.gov.uk</a>
<b>Ward Member(s)</b>	Arboretum Ward
<b>Reason for Referral to Committee</b>	Ward Member Referral.
<b>Key Issues</b>	The principle of development and whether the proposal would be sustainable form of development having regard to the 3 dimensions of sustainable development in terms of its economic role, social role and environmental role.
<b>Web link to application</b>	<a href="https://plan.worcester.gov.uk/Planning/Display/21/00714/HP">https://plan.worcester.gov.uk/Planning/Display/21/00714/HP</a>
<b>Recommendation</b>	<b>The Corporate Director - Planning and Governance recommends that the Planning Committee approve planning permission subject to the conditions set out in section 9 of this report.</b>

## **1. Background**

- 1.1 The application was registered on 9 November 2021 and was due for a decision on 4 January 2022. An extension of time for the determination of the application has been sought to allow determination by the Planning Committee.
- 1.2 The application has been referred to the Planning Committee at the request of Councillor Karen Lewing.

## **2. The site and surrounding area**

- 2.1 The application site is located within a well-established residential area of the Arboretum Ward. The site is also located within the St Georges Square Conservation

Area. There is a public right of way located between the western elevation of the site and the playing field to the west of the site leading into Pitchcroft Recreational Ground/ Racecourse further west. The land beyond the public right of way to the west of the site is also an area of designated green space, Flood Zone 3 and a SSSI Impact Risk Zone. The application site is in the Worcester City Air Quality Management Area.

The  
is a  
dwelling  
  
located  
plot.



host property  
three-storey  
of red brick  
construction  
within a corner

Figure 1: Site Location Plan

### 3. The proposals

- 3.1 The proposals seek planning permission for the proposed erection of a pitched roof single storey side/ rear garage and the proposed erection of a flat roofed single storey side/ rear extension.
- 3.2 The proposals have been amended during the course of the application to overcome concerns regarding the impact of the proposals on neighbouring amenity. These amendments include the omission of the previously proposed roof terrace and associated balustrade/ staircase.
- 3.3 The application is accompanied by a full set of plans together with a suite of supporting documents that include:

- Amended Proposed South East and South West Elevations (Drawing No: A2.2)
- Existing Floor Plans (Drawing No: R1.1)
- Existing North East and North West Elevations (Drawing No: R2.1)
- Existing South West and South East Elevations (Drawing No: R2.2)
- Amended Proposed Ground Floor Plan (Drawing No: A1.1)

Amended Proposed First Floor Plan (Drawing No: A1.2)  
Amended Proposed North East and North West Elevations (Drawing No: A2.1)  
Amended Existing and Proposed Block Plan (Drawing No: SP1.1)

- 3.4 In accordance with Article 15 (7) of The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), full details of the application have been published on the Council's website. As such, Members will have had the opportunity to review the submitted plans and documents in order to familiarise themselves with the proposals prior to consideration and determination of the application accordingly.

#### **4. Planning Policy**

- 4.1 The Town and Country Planning Act 1990 ('the Act') establishes the legislative framework for consideration of this application. Section 70(2) of the Act requires the decision-maker in determining planning applications/appeals to have regard to the Development Plan, insofar as it is material to the application/appeal, and to any other material consideration. Where the Development Plan is material to the development proposal it must therefore be taken into account. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the application/appeal to be determined in accordance with the Plan, unless material considerations indicate otherwise.
- 4.2 The key legal provisions relating to the consideration of heritage assets in the planning system are s72 (1) and s66 (1) of the Planning Listed Buildings and Conservation Areas Act 1990 which state that "special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area" and "have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses".
- 4.3 The Development Plan for Worcester now comprises:
- The South Worcestershire Development Plan (SWDP) which was adopted February 2016, and;
  - The Worcestershire Waste Core Strategy, which was adopted in December 2012.

#### **South Worcestershire Development Plan**

- 4.5 The following policies of the SWDP are considered to be relevant to the proposal:

SWDP 21 Design  
SWDP 4 Moving Around South Worcestershire  
SWDP 29 Sustainable Drainage Systems  
SWDP 6 Historic Environment  
SWDP 24 Management of the Historic Environment

#### **The Waste Core Strategy for Worcestershire - Adopted Waste Local Plan 2012-2027**

- 4.4 The Waste Local Plan was adopted by Worcestershire County Council on 15 November 2012 and is a plan outlining how to manage all the waste produced in Worcestershire up to 2027. The following policies are relevant to this application:
- WCS1 (Presumption in favour of sustainable development)  
WCS3 (Re-use and recycle)  
WCS17 (Making provision for waste in new development)

## **Material Considerations**

### **1. National Planning Policy Framework**

### **2. National Planning Practice Guidance**

### **3. Supplementary Planning Documents**

4.5 The following Supplementary Planning Documents (SPD) are relevant to the application proposals: -

- South Worcestershire Design SPD

### **4. Other Material Considerations**

- **Worcestershire's Local Transport Plan (LTP4) 2018 – 2030**
- **Worcestershire County Council Streetscape Design Guide (2020)**

## **5. Planning History**

5.1 The site has been the subject of the following planning applications:

P03M0069 - Proposed two storey side extension and conservatory. Withdrawn. 28<sup>th</sup> February 2003.

P03M0352 - Proposed Conservatory. Approved. 1<sup>st</sup> August 2003.

### **Pre-application Engagement**

N/A

### **Public Consultation by Applicant**

N/A

## **6. Consultations**

6.1 Formal consultation, including display of a site notice, has been undertaken in respect of the application. The following comments from statutory and non-statutory consultees and interested third parties have been received in relation to the original and amended proposals and are summarised as follows:

### **Neighbours and other third-party comments:**

Objections have been received during the course of the application from the following neighbouring properties:

- 3 Barbourne Court, Barbourne Crescent
- 4 Barbourne Crescent
- Clevedon Lodge, Barbourne Crescent
- 4 Barbourne Court
- 3 Barbourne Crescent

In summary, these objections relate to the following matters:

- Security concerns relating to the proposed staircase.
- Overlooking/ loss of privacy as a result of the proposed roof terrace to Clevedon House, No.3 and 4 Barbourne Crescent and No. 3 and 4 Barbourne Court.
- Impact on the existing flue at the site
- Concerns relating to the extension being an incongruous addition to the host property.
- Concerns relating to overdevelopment.
- Concerns relating to impacts on neighbouring amenity during the construction.
- Impact on Conservation Area.
- Concerns relating to potential noise disruption from the proposed roof terrace.
- Concerns relating to loss of light as a result of the proposed privacy screen.
- Request for a Crime Risk Assessment to be carried out.
- Request for light study to be carried out.
- Request for Drainage Study to be carried out.
- Concerns relating to loss of light as a result of the proposed garage to the garden and west facing rooms of No. 4 Barbourne Court.
- Concerns relating to flooding/ Drainage.
- Concerns relating to the impact on trees/ hedges.
- Concerns relating to noise and disturbance during previous construction works at the application site.
- Request for a time restriction condition to be applied.
- Concerns relating to the proposed extensions not falling under permitted development rights.
- Concerns relating to car parking at the site if the proposed garage was converted into living accommodation.
- Concerns relating to the visual impact of the proposed staircase.
- Request that a condition is applied to ensure that the roof area cannot be used as a balcony.
- Concerns relating to the use of render as a finishing material.

Procedural Concerns:

- Location of site notice displayed.
- Description of development not being reflective of the submitted plans.
- Concerns relating to periods of time for consultation.
- Concerns relating to the description of development on the application form not being the same as that on the description of development for the application.
- Concerns relating to lack of information regarding height of the proposed extension and floor areas.

**Worcester City Council Conservation Officer:**

Initial comments from the Conservation Officer were received stating the following:

*'Thank you for consulting me about this application. The application site is unlisted and situated within the St George's Square conservation area. The proposal is for an extension to a building of relatively modern construction. Subject to the use of appropriately matching materials, I have no objection to the proposal.'*

In response to the amended plans, the following additional comments were also received from the Conservation Officer:

*'Thank you for consulting me about this application. The application site is unlisted and situated within the St George's Square conservation area. I note that the proposals have been amended and that the previously proposed roof terrace is no longer included. As presented now, this proposal mirrors, bookends indeed, the arrangement*

*on the opposite end of the main block. I have no objections to the amended scheme. I would recommend a 'before first use on site' materials condition.'*

### **Worcester City Council Landscape and Biodiversity Adviser:**

The Landscape Officer has commented on the proposals stating that they have no objections provided no existing trees are affected.

### **Worcestershire County Council (Highway Authority):**

Initial comments were received from the Highways Authority stating that they have no objection to the proposals, these initial comments were on the assumption that the dwelling had one bedroom. Following the submission of additional clarification from the applicant, the Highways Authority raised the following comments:

*'Thanks for the additional information as requested, on the basis of which there is no further objection from Highways. Adequate parking in line with standards can be retained within the curtilage with the proposed garage. It is noted that Barbourne Crescent is a cul-de-sac with some parking taking place on the private road as existing and any disruption during the construction phase will be temporary and short term.'*

### **South Worcestershire Land Drainage Partnership:**

South Worcestershire Land Drainage Partnership have commented on the proposals stating that in the accompanying Water Management Statement, the Applicant has not stated or shown the proposed means of disposal for surface water.

They have therefore recommended that a pre-commencement condition and advisory note is attached to any planning permission granted for this application.

### **West Mercia Constabulary Design Out Crime Officer:**

Initial concerns were expressed by the Design-Out Crime Officer, these concerns relate to the limited security details submitted with the application. The following observations were also raised in relation to this application:

*'Doorsets all owing direct access into the home which includes easily accessible balcony doorsets and a window which is within 2 meters vertically of an accessible level surface of a flat roof windows and roof lights should meet the police preferred specification of PAS24:2016. I wish to add, Thumb turn locks should never be considered for doors if they are half or fully glazed and the internal thumb turn can be easily seen from the outside. This will increase the potential for burglary and other offences to occur.'*

*Natural surveillance over dwellings is a known deterrent against criminality and ASB. Pound Walk is locked to close to this neighbourhood; therefore it is encouraged that informal surveillance from neighbours to, walk ways, other residential dwellings and parking areas are covered as much as possible. I note that with the proposed installation of the composite wooden privacy screen, will limit surveillance from one of the neighbouring property's pt floor window and other residential properties in the Crescent.'*

Following the submission of revised plans, the Design Out Crime Officer commented stating that they have no concerns or objections but recommending that the standards of the Secured by Design initiative are followed.

### **Conservation Area Advisory Panel:**

The Conservation Area Advisory Panel commented on the proposals stating the following:

*'Mr Lockett declared an interest in this scheme. It was agreed that there are flaws in the application. The applicant has supplied photographs which fail to show the site context. Reputedly also, the site notice has been posted in a less than public position. The Panel expressed differing opinions on the scheme. All disliked the roof terrace whilst some thought that the proposals unbalanced the overall complex. Others observed that there was already a similar garage at the other end of the building complex. There were likely to be impacts on the adjacent property which do not appear to have been resolved. The existing chimney was also discussed. Overall, there was a conclusion that whilst it might be acceptable to have some form of extension, the current proposal was not acceptable.*

*The Panel find the application unacceptable in its current format for the reasons given above.'*

- 6.2 Members have been given the opportunity to read all representations that have been received in full. At the time of writing this report no other consultation responses have been received. Any additional responses received will be reported to members verbally or in the form of a late paper, subject to the date of receipt.
- 6.3 In assessing the proposal due regard has been given to local residents' comments as material planning considerations. Decisions should not be made solely on the basis of the number of representations, whether they are for or against a proposal, and local opposition or support for a proposal is not in itself a ground for refusing or granting planning permission unless it is founded on valid planning reasons.

## **7. Planning Assessment**

7.1 Policy SWDP1 of the South Worcestershire Development Plan sets out overarching sustainable development principles and these are consistent with the Framework. The policy seeks to ensure that the amenity of neighbours is protected and where relevant maintained. Due to the scale and nature of the changes to the approved scheme, following issues are considered to be relevant in the assessment of this application:

- Design and impact on heritage assets
- Impact on neighbouring amenity
- Impact on crime risk
- Impact on heritage assets
- Drainage
- Impact on access, car parking and highway safety

### **Design and impact on heritage assets**

7.2 Policy SWDP 21 of the South Worcestershire Development Plan 2016 requires all development to achieve a high standard of design, having regard to the character of the area and to harmonise with its environment, whilst not having a detrimental impact on the amenities of the neighbouring properties.

7.3 Concerns have been raised by neighbouring properties relating to the following:

- *Impact on Conservation Area.*
- *Concerns relating to the extension being an incongruous addition to the host property.*
- *Concerns relating to overdevelopment.*
- *Concerns relating to the use of render as a finishing material.*

- 7.4 Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires Local Planning Authorities to have special regard to the desirability of preserving listed buildings or their setting or any features of special architectural or historic interest which they possess and Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in exercising an authority's planning function, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of Heritage Assets.
- 7.5 Policy SWDP6 of the Development Plan echoes the aims and objectives of paragraphs 200-204 of the NPPF in particular. The application Site is located within the St. Georges Square Conservation Area. The Conservation Area is a significant asset, it is considered that the application property plays a limited role in its significance. It is however considered that as the site is located in a prominent position next to the public footpath, proposals need to be sensitively designed to ensure that they do not harm the significance of the Conservation Area.
- 7.6 As stated within the comments of the Conservation Officer, *'as presented now, this proposal mirrors, bookends indeed, the arrangement on the opposite end of the main block. I have no objections to the amended scheme. I would recommend a 'before first use on site' materials condition.'*
- 7.7 The comments of the Conservation Area Advisory Panel and neighbouring properties are also noted, particularly in relation to the concerns relating to the potential for the proposed extensions to create an unbalanced effect on the overall complex. In assessing the impact of the proposals, it is also noted that there is evidence of other extensions within the area, in particular, there is a similar extension at No. 2 Barbourne Court for a single storey detached outbuilding, which sits on the opposite side of Barbourne Court. It is therefore considered that the proposals as amended would also not result in over development at the site. Whilst each case must be considered on its own merits, other similar extensions in the immediate vicinity are a material consideration.
- 7.8 On balance, it is considered that as amended, subject to the satisfactory discharge of the recommended materials condition, the proposals would result in no material harm to the Conservation Area as a Heritage Asset. Therefore, they would be in accordance with Policy SWDP 6 and SWDP 24 and the aims and objectives of the NPPF.

### **Impact on neighbouring amenity**

- 7.9 The site lies adjacent to residential properties located within Barbourne Court/ Barbourne Crescent. Policy SWDP 21 requires that new development does not have a significant adverse effect on neighbouring amenity. This is consistent with paragraph 103 of the NPPF that requires planning policies and decisions, amongst other matters, to ensure a high standard of amenity for existing and future users of land and buildings.
- 7.10 The following concerns have been raised in comments from the neighbouring properties, these will be addressed as follows:
- *Concerns relating to loss of light as a result of the proposed garage to the garden and west facing rooms of No. 4 Barbourne Court. Request for a light survey to be carried out.*

Whilst the request for a light survey to be carried out is noted, when considering the impacts of loss of light to neighbouring properties, the 45- and 25-degree code light assessments are undertaken as set out within the South Worcestershire Design Guide SPD.

The 45° code works by drawing an imaginary vertical line at an angle of 45° from the mid-point of the nearest habitable (normally excludes bathrooms, halls, landings and garages) room window which would be affected by a proposed extension. The plane connecting the two lines is then tilted to an angle of 25° above the horizontal from the mid-point line of the lowest window, or 1.6 metres from ground level in the case of French windows or patio doors. Extensions should be designed so as not to cross either the 45° line or the 25° rising line. The tests are applied as primary and secondary tests on the basis that if the 45° Code test is met it follows that the 25° Code will be satisfied.

It is considered that the proposed extension as amended, would not be in breach of the 45-degree code. It is therefore considered that any loss of light as a result of the proposed extension would be limited and would not be to such a detrimental level to warrant refusal of the application.

- *Concerns relating to the proposed extensions not falling under permitted development rights.*

The concerns relating to the proposals not falling under permitted development rights have been noted. The restrictions regarding to restrictions on permitted development rights in conservation areas are also noted. It is important to note that permitted development rights do not prevent extensions that do not comply with the limitations but rather if a proposal does not comply with permitted development rights, it follows that planning permission is therefore required and does not constitute a valid reason for refusal.

- *Concerns relating to potential noise disruption once the extension is occupied.*

Whilst these concerns are noted, it is considered that the proposals as amended would themselves result in any additional noise disruption to an unacceptable level.

### **Concerns relating to disruption as a result of construction works**

- 7.11 During the course of the application, a number of concerns have been raised within comments of neighbouring properties in relation to potential disruption as a result of construction works. These comments are noted, and it is recognised that the introduction of the proposed development could give rise to potential noise and disturbance for the occupiers of the surrounding properties as a result of construction works, the movement of construction and related traffic, construction works.
- 7.12 It is however recognised that as the proposals are relatively small in scale, it is considered that the disruption caused by construction would be relatively minimal. Nevertheless, due to the proximity of the host property to neighbouring properties, it is considered that a time restriction condition as set out in Section 9 of this report is appropriate in the case of this application.

### **Impact on Crime Risk**

- 7.13 Concerns have been expressed with regard to crime risk and security by neighbouring properties in relation to the following:
- *Security concerns relating to the proposed staircase.*
  - *Request for a Crime Risk Assessment to be carried out.*
- 7.14 The request for a Crime Risk Assessment to be submitted is noted, however it is considered that such an assessment would be disproportionate to the scale of the development proposed.

It is also considered that a Crime Risk Assessment is not a validation requirement for this type of application.

- 7.15 The Design Out Crime Officer has however been consulted on the proposals, initial concerns were raised to the original proposals. Further to the submission of amended plans, the Design Out Crime Officer commented stating that they have no concerns or objections but recommend that the standards of the Secured by Design initiative are followed.

### **Drainage**

- 7.16 Policy SWDP 29 requires that all development proposals demonstrate through a Water Management Statement that site drainage and run off will be managed in a sustainable and co-ordinated way.
- 7.17 It is also noted that concerns have been raised within neighbour comments in relation to drainage and flooding at the site.
- 7.18 South Worcestershire Land Drainage Partnership have commented on the proposals recommending that a pre-commencement condition is applied. It is considered that subject to the satisfactory compliance with this condition, the proposals would not have a detrimental impact on drainage at the site.

### **Impact on trees and hedging**

- 7.19 The concerns relating to the impact of the proposals on existing trees and hedging at the site are noted. The Landscape Officer has been consulted on the proposals and has commented stating that they have no objections providing no existing trees are affected.

### **Impact on access, car parking and highway safety**

- 7.20 Concerns have been raised by neighbouring properties in relation to the impact of the proposed extension on parking, and also potential disruption as a result of construction works. In addition, concerns relating to car parking at the site if the proposed garage was converted into living accommodation have also been raised.
- 7.21 The Highways Authority have been consulted on both the original and revised plans, further to clarification from the Applicant regarding the number of bedrooms at the dwelling, the Highways Authority have commented stating that they have no objections to the proposals. In light of these comments, it is therefore considered that the proposals would not have a detrimental impact on parking or highways safety.
- 7.22 The concerns raised regarding potential disruption as a result of construction works are noted, it is considered that any disruption would be of a temporary nature. Nevertheless, a condition has been recommended to ensure that delivery hours are restricted to reduce the impact on neighbouring amenity.

### **Impact of the previously proposed roof terrace and associated balustrade**

- 7.23 A number of objections have been received from neighbouring properties relating to the impact of the previously proposed roof terrace/ balcony area and associated balustrade/ privacy screen. These objections relate to the following:
- *Overlooking/ loss of privacy as a result of the proposed roof terrace to Clevedon House, No.3 and 4 Barbourne Crescent and No. 3 and 4 Barbourne Court.*
  - *Concerns relating to potential noise disruption from the proposed roof terrace.*
  - *Concerns relating to loss of light as a result of the proposed privacy screen.*

- *Concerns relating to the visual impact of the proposed staircase.*
- *Request that a condition is applied to ensure that the roof area cannot be used as a balcony.*

7.24 During the course of the application, concerns were raised with the Applicant as it was considered that the originally proposed roof terrace would have resulted in an unacceptable level of overlooking to neighbouring properties and potential loss of light as a result of the originally proposed privacy screen and the design and impact of the proposals on the Conservation Area. Amended plans were subsequently submitted omitting the roof terrace, associated staircase and balustrade screening from the submitted scheme.

7.25 Concerns have been raised in respect of the revised plans as a Juliet balcony is proposed above the flat roof, these concerns are noted, as the proposed roof terrace has been removed from the scheme, if there was ever an intention to use this area as a balcony, a separate application for planning permission would be required. Nevertheless, to maintain privacy from the proposed Juliet balcony, a condition has been recommended to ensure that the proposed barrier to this door is retained.

### **Procedural Matters**

7.26 During the course of the application comments have been received from neighbouring properties in relation to the following procedural matters:

- *Description of development not being reflective of the submitted plans and concerns relating to the description of development on the application form not being the same as that on the description of development for the application.*

During the course of the application the description of development was revised to reflect the amendments made to the original proposals. It is noted that the Application Form still states the original description of development, nevertheless, as the revised description of development was agreed in writing by the Applicant the description of development was amended accordingly to the following:

*'Proposed erection of a pitched roof single storey rear/ side garage and the proposed erection of a flat roofed single storey side/ rear extension.'*

- *Location of site notice displayed.*

Initial concerns were raised with regard to the location of display of the site notice. The site notice was initially sent to the Applicant for display. It is considered that this initial notice was not displayed at a public vantage point. Following an initial site visit the position of the notice was noted and an additional notice was therefore displayed by the Case Officer on the 18<sup>th</sup> January 2022, the consultation period was also extended to allow the full 21 day statutory consultation period.

- *Concerns relating to periods of time for consultation.*

During the course of the application, a number of concerns have been raised regarding the consultation period for comments of neighbouring properties. Neighbouring properties were consulted for a statutory consultation period of 21 days, and also a discretionary consultation period of 7 days was also carried-out on the revised plans. At the request of neighbouring properties, a discretionary extended period for both consultation periods was also implemented to allow neighbouring properties time to make comments in respect of the application.

- *Concerns relating to lack of information regarding height of the proposed extension and floor areas.*

The comments regarding lack of measurements provided are noted, however the proposed plans are drawn to a recognised scale and therefore meet the validation requirements.

- *Request for the application to be withdrawn and resubmitted.*

The request for the application to be withdrawn and resubmitted is noted, it is however considered that the proposed amendments are not to such a significant level to warrant the submission of a revised application.

### **Planning Enforcement in relation to the existing flue at the application site**

7.27 The following concerns have been raised in neighbour comments relating to the flue at the site:

- *Impact of the existing flue at the site*
- *Planning Enforcement and concerns that the flue is not permitted development*

7.28 Whilst the concerns regarding permitted development rights for the existing flue at the site are noted, this matter has been reviewed by Officers and it is considered that the existing flue does fall under permitted development rights.

7.29 The concerns raised relating to the current planning application and the flue being shown on the plans are noted, however, as the flue is permitted development, irrespective of whether the plans show the flue, the flue does not form part of the assessment of the planning application. The flue being drawn on the plans is at the discretion of the applicant to provide further context to the drawings and gives an accurate depiction of what exists for the benefit of the planning officer considering the application and others.

## **8. Conclusion and planning balance**

8.1 The NPPF identifies a series of the components that are considered critical to achieving sustainable development. It is considered that the above assessment of the planning application proposals against the planning policy framework demonstrates that the application responds to, and is in accordance with, the requirements of the adopted planning policy within the development plan and material considerations relevant to the determination of the application.

8.2 The following material planning issues are relevant to this application:

- Design and impact on heritage assets
- Impact on residential amenity
- Impact on crime risk
- Drainage
- Impact on access, car parking and highway safety

8.3 Whilst the assessment is not an exhaustive list of all policies that are potentially applicable to this site, it seeks to address how the proposals respond to the key planning criteria in the planning policy framework against which the planning application will be determined.

- 8.4 In respect of potential adverse impacts, the proposal has generated a high number of objections and many of these focus around the impact of the proposals on neighbouring amenity, heritage, parking and highway safety and drainage. These are significant concerns which are to be given appropriate weighting in the determination of this application.
- 8.5 On balance, it is considered that as amended, the submitted scheme has indicated sufficient detail to warrant approval.
- 8.6 All comments received as part of the consultation process have been acknowledged and it is considered that all material planning issues have been considered in the determination of this application. Having regard to the totality of the policies in the Framework, it is considered that the proposed development is sustainable when looking at its social, economic and environmental credentials in the round. The adverse impacts of the development do not significantly and demonstrably outweigh the benefits. Overall, it is considered that the proposals constitute an environmentally, socially and economically sustainable form of development that accords with the Framework and the Development Plan as a whole.

## **9. Recommended Conditions**

- 9.1 In the event that members resolve to grant planning permission, the following conditions are recommended:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To conform with the requirements of Section 91 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 permitted shall be carried out and completed in accordance with the following approved plans and associated documents and the specifications and recommendations contained therein, except where otherwise stipulated by conditions attached to this permission

Amended Proposed South East and South West Elevations (Drawing No: A2.2)  
Existing Floor Plans (Drawing No: R1.1)  
Existing North East and North West Elevations (Drawing No: R2.1)  
Existing South West and South East Elevations (Drawing No: R2.2)  
Amended Proposed Ground Floor Plan (Drawing No: A1.1)  
Amended Proposed First Floor Plan (Drawing No: A1.2)  
Amended Proposed North East and North West Elevations (Drawing No: A2.1)  
Amended Existing and Proposed Block Plan (Drawing No: SP1.1)

Reason: To ensure compliance with the approved scheme.

3. Development shall not take place until a scheme of surface water drainage, which shall include proposals for sustainable drainage, (SuDS), has been submitted to, and approved in writing by the Local Planning Authority. The approved scheme shall be completed before the development is first brought into use, or in accordance with a timetable to be submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure satisfactory drainage of the site and to prevent the increased risk of flooding by ensuring a satisfactory means of surface water disposal.

4. Prior to their first use on site, details of the materials to be used in the construction of the external surfaces of the proposed extensions hereby permitted shall be submitted to and approved in writing by the local planning authority.

The details to be submitted shall include:-

- type, colour and texture of render and brickwork;
- type, colour, texture, size and design of roofing materials;

The development shall be carried out using the materials as approved.

Reason - To protect, conserve and enhance the significance of heritage assets and to ensure that the new materials are in keeping with the surroundings and to represent quality design in accordance with policies SWDP 6, SWDP21 and SWDP24 of the South Worcestershire Development Plan.

5. Demolition, clearance or construction work and deliveries to and from the site in connection with the development hereby approved shall only take place between the hours of 08.00 and 18.00hrs Monday to Friday and 08.00 and 16:00hrs on a Saturday. There shall be no demolition, clearance or construction work or deliveries to and from the site on Sundays or Bank Holidays.

Reason - To preserve the amenities of the locality in accord with Policy SWDP21 of the South Worcestershire Development Plan.

6. Prior to the first use of the proposed Juliet balcony in the southwestern elevation of the dwelling, the proposed barrier shall be installed and shall be permanently retained in that position thereafter.

Reason - To protect the amenities of nearby properties from unacceptable overlooking or loss of privacy in accordance with policy SWDP21 of the South Worcestershire Development Plan.

7. No trees, shrubs or hedgerows on the application site shall be felled or removed without the prior written consent of the local planning authority.

Reason - To maintain the visual and environmental quality of the site and surrounding area in accordance with policy SWDP25 and SWDP5 of the South Worcestershire Development Plan and aims and objectives of the National Planning Policy Framework.