

Application Number	22/00276/HP
Site Address	109 Canada Way, WORCESTER, WR2 4XD
Description of Development	Proposed two storey front and side extension, single storey rear and front porch extension.
Expiry Date	24 June 2022
Applicant	Mr & Mrs Bedford
Agent	Mrs Melissa Watson
Case Officer	Miss Ruth Lambert
	ruth.lambert@worcester.gov.uk
Ward	Bedwardine Ward
Reason for Referral to Committee	Ward Member referral
Key Issues	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.
Web link to application	https://plan.worcester.gov.uk/Planning/Display/22/00276/HP
Recommendation	The Corporate Director - Planning and Governance recommends that the Planning Committee grants planning permission subject to conditions as set out in Section 9 of this report.

1. Background

- 1.1 The application was registered on 31 March 2022 and was due for a decision on 26 May 2022. An extension of time for the determination of the application has been agreed to 24 June 2022 to allow determination by the Planning Committee.
- 1.2 The application has been referred to the Planning Committee in accordance with the adopted Scheme of Delegation. The application has been referred to the Planning Committee at the request of Councillor Alan Amos.

2. The site and surrounding area

- 2.1 The application site is a relatively modern detached four bedroom dwelling at the end of a private road. The application property is one of four properties which are relatively large with large gardens with a detached double garage at the front of the property. To the rear of the site is Worcester Golf and Country Club.



Figure 1 – Location Plan

3. The proposals

- 3.1 The application proposals are for extensions and alterations in four parts:
- Single storey rear extension measuring approximately 6m by 3m
 - Two storey side extension measuring approximately 6m by 2.35m
 - Front porch single storey extension measuring approximately 3.9m by 1.5m
 - Two storey front extension measuring approximately 4.75m by 1.25m

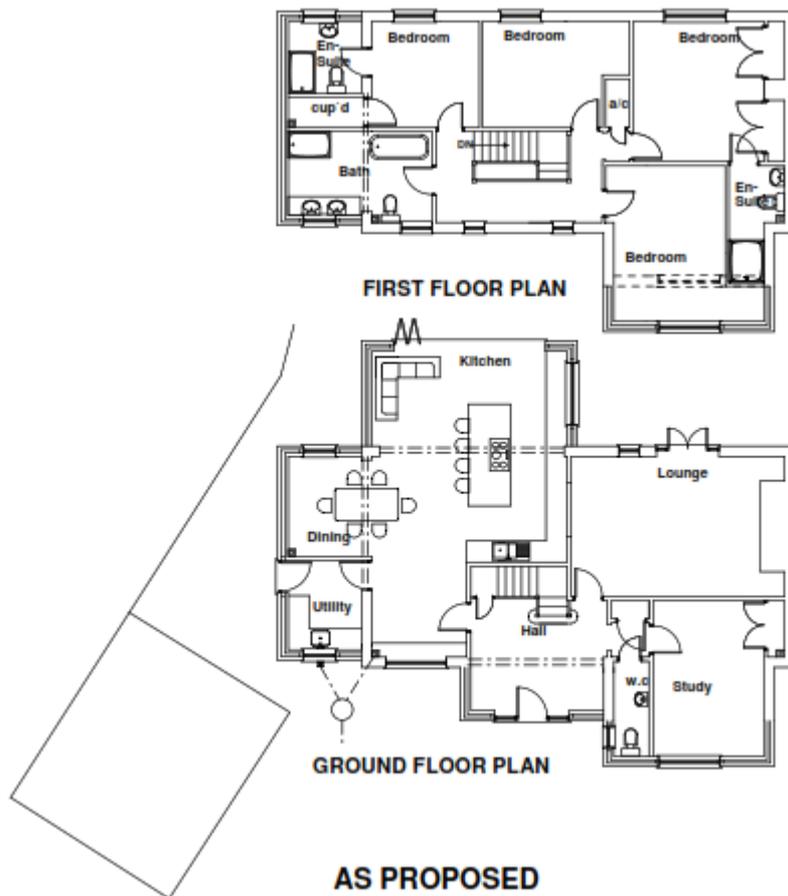


Figure 2 – Proposed Floor Plans

3.2 The application is accompanied by a full set of plans together with a suite of supporting documents that include:

- Existing Floor Plans (Drawing Number: 22 185 1)
- Existing Elevations (Drawing Number: 22 185 2)
- Proposed Floor Plans (Drawing Number: 22 185 3)
- Proposed Elevations (Drawing Number: 22 185 4)
- Location Plans (Drawing Number: 22 185 5)
- Proposed Site Plan (Drawing Number: 22 185 6)
- Water Management Statement

3.3 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 Development Plan for Worcester comprises:

- The South Worcestershire Development Plan (SWDP) which was adopted February 2016, and;
- The Worcestershire Waste Core Strategy, which was adopted on December 2012.

South Worcestershire Development Plan

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

SWDP 4 Moving Around South Worcestershire
SWDP 21 Design
SWDP 38 Green Space

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)

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

Other material circumstances

4.6 The following other documents are relevant to the application proposals:-

- Worcestershire County Council Streetscape Design Guide (2020)

5. Planning History

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

P91C0022 - Outline application for residential development. Approved 9 December 1991

P92C0200 - Housing development. Approved 11 June 1992

6. Consultations

- 6.1 Formal consultation, including display of site notices, 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: No comments have been received.

Worcestershire County Council (Highway Authority): No objection

Worcester City Council Landscape and Biodiversity Advisor: No objection to the proposal, and the existing roof space remains undisturbed. However, a qualified ecologist should be kept "on call" during any roof/tile works to attach the extension and if any evidence of bats is found work must stop for advice to be taken.

- 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.

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 various impacts of the development have to be assessed and the benefit and adverse impacts considered, to establish whether what is proposed is sustainable development.

The Principle of Development

- 7.2 The application site is located within the urban area and is an established residential property which sits in its own grounds. The extensions would be closely related to the existing residential property and would not impact on the wider area.

Design and Character of the Area

- 7.3 Policy SWDP 21 of the Development Plan states that the siting and layout of a development should reflect the given characteristics of the site in terms of its appearance and function. Further the policy advises that development proposals must complement the character of the area. In particular, development should respond to surrounding buildings and the distinctive features or qualities that contribute to the visual and heritage interest of the townscape, frontages, streets and landscape quality of the local area. On scale, height and massing, Policy SWDP 21 states that the scale, height and massing of development must be appropriate to the setting of the site and the surrounding landscape character and townscape, including existing urban grain and density. The Council's Design Guide SPD has also been given careful consideration, in particular Section 8 which supports Policy SWDP

21 in providing guidance for house extensions.

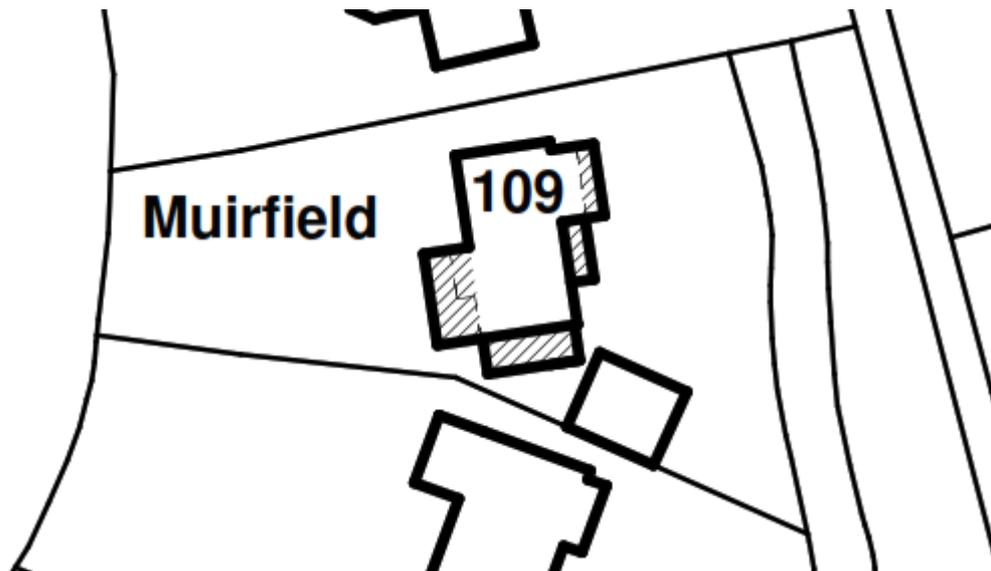


Figure 3 – Proposed Block Plan

7.4 In assessing the proposals and consideration of the application on its own merits, it is appropriate to assess the application based on the above criteria set out in policy. It would be inappropriate, contrary to the requirements of policy and misleading to present percentage figures or use this as a basis for determination or consideration of the application.

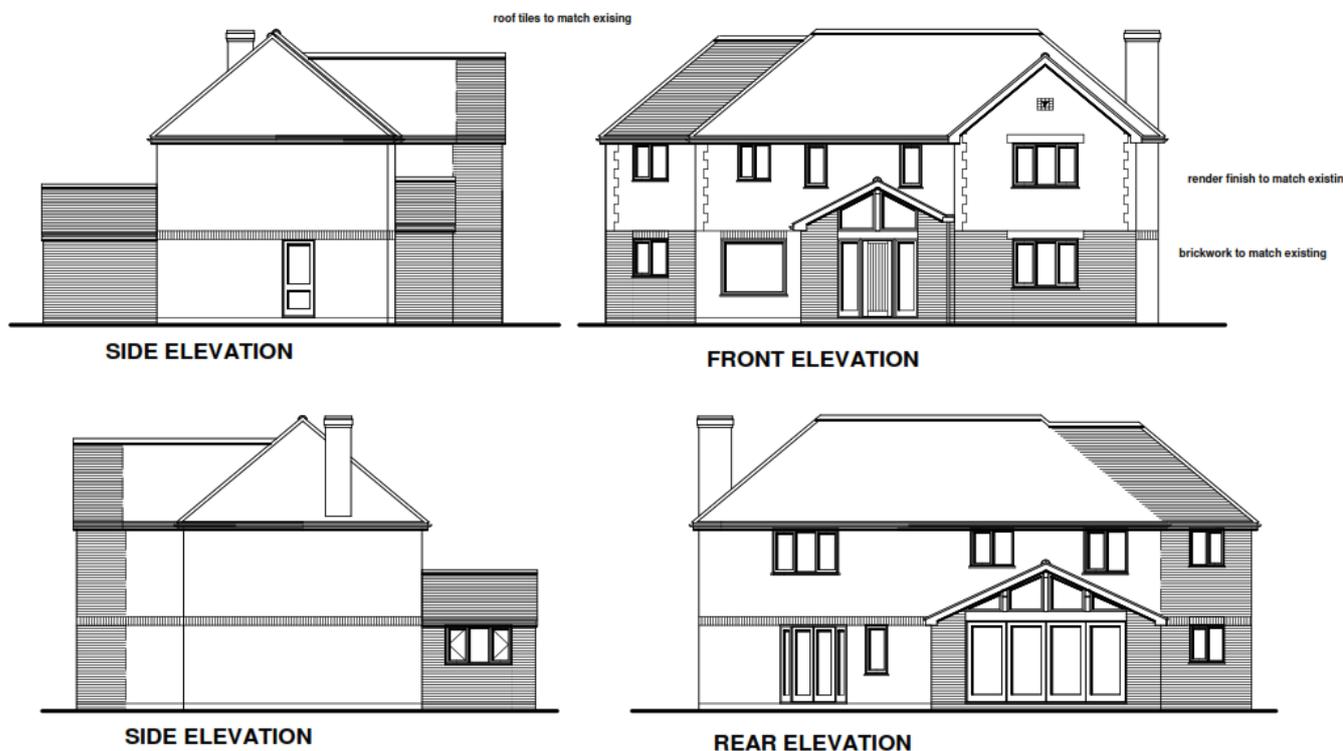


Figure 4 – Proposed Elevations

7.5 Having considered the merits of the application it is considered that the proposals are in keeping with the character of the existing property and would not impact on the wider character with the property continuing to be set in a generous setting.

The extensions individually and cumulatively would not result in overdevelopment or change the urban grain and density of the site.

- 7.6 Overall, the proposals are considered to be in accordance with Policy SWDP 21 of the Development Plan.

Impact on neighbouring amenity

- 7.7 Policy SWDP 21 sets out that the proposals should not impact on the amenities of neighbours.
- 7.8 The proposals would be set off the boundary and would not impact on neighbouring residential amenity. There would be no overlooking from the proposed extensions. The proposals would be in accordance with Policy SWDP 21.

Access and Highway Safety

- 7.9 Policy SWDP 4 (in particular Part A and B) support a reduction in the level of parking provision. This is in keeping with national policy and the aims of Government and also managing traffic, climate change and other matters such as air quality and pollution.
- 7.10 In accordance with Para 111 of the NPPF states Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 7.11 The proposals would not increase the number of bedrooms and it is noted that the Highway Authority raise no objection. There is sufficient space on site for appropriate car parking.
- 7.12 Overall, the proposals are considered to be in accordance with Policy SWDP 4 of the Development Plan.

Biodiversity

- 7.13 Policies SWDP22 and SWDP38 of the Development Plan are noted. Policy SWDP 38 aims to protect open spaces identified on the Policies Map, together with numerous incidental open spaces too small to include but that nonetheless contribute to the quality and character of their local areas. These small local spaces are often valued and used heavily by local communities and are therefore worthy of policy protection. Whilst most open spaces are publicly accessible, some are in private ownership, although they nonetheless perform valuable functions such as contributing to biodiversity, the character of the area and providing a sense of openness and space.
- 7.14 The proposals would not impact on any existing trees or alter the character of the area. The comments of the Council's Landscape and Biodiversity Officer are noted. The proposals would not impact on any protected species.
- 7.15 As such the proposals are in accordance with Policies SWDP22 and SWDP38 of the Development Plan and the aims and objectives of the National Planning Policy Framework.

8. Conclusion and planning balance

8.1 The NPPF identifies a series of the components that are considered critical to achieving sustainable development. In my opinion, 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 Where a development is found to be sustainable development, a presumption in favour applies.

In accordance with Policy SWDP1 the decision taker should grant planning permission for such developments, unless material considerations indicate otherwise or, where specific policies in the Development Plan or material considerations indicate development should be restricted.

8.3 The proposed development would result in some economic benefits; employment during construction. For this role of sustainable development, the balance would clearly be in favour of granting planning permission.

8.4 With regard to the social role, the improvements to the existing housing stock also weighs in favour of the application.

8.5 Environmentally the application is considered to be well designed and would not have a significant or material impact on the character of the area or the amenities of neighbours.

8.6 There are no significant concerns to which weight could be given in the determination of this application. There are no objections to the proposal and the development is in accordance with the guidance set down at national and local level.

8.7 On balance, the submitted scheme is considered well designed and appropriate to the character of the area. Considering all material planning issues and having regard to the totality of the policies in the Framework, the proposed development is sustainable when looking at its social, economic and environmental credentials that accords with the Framework and the Development Plan as a whole.

9. Recommended Conditions

In the event that Members are minded to grant planning permission the following planning 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 the specifications and recommendations contained therein, except where otherwise stipulated by conditions attached to this permission

Existing Floor Plans (Drawing Number: 22 185 1)

Existing Elevations (Drawing Number: 22 185 2)
Proposed Floor Plans (Drawing Number: 22 185 3)
Proposed Elevations (Drawing Number: 22 185 4)
Location Plan (Drawing Number: 22 185 5)
Proposed Site Plan (Drawing Number: 22 185 6)

Reason: To ensure compliance with the approved scheme

3. All new masonry shall be finished externally in materials to match in form, texture and colour those of the existing building.

Reason - To ensure that the new materials are in keeping with the surroundings and/or represent quality design in accordance with policy SWDP21 of the South Worcestershire Development Plan.

Informative:

1. As a precautionary approach, it is recommended that a licensed bat worker remains 'on call' during the development works. In the event that roosting bats are discovered work must cease immediately and the on-call ecologist contacted, they will liaise with Natural England (as required) to advise on any licensing requirements to allow lawful completion of the work.