

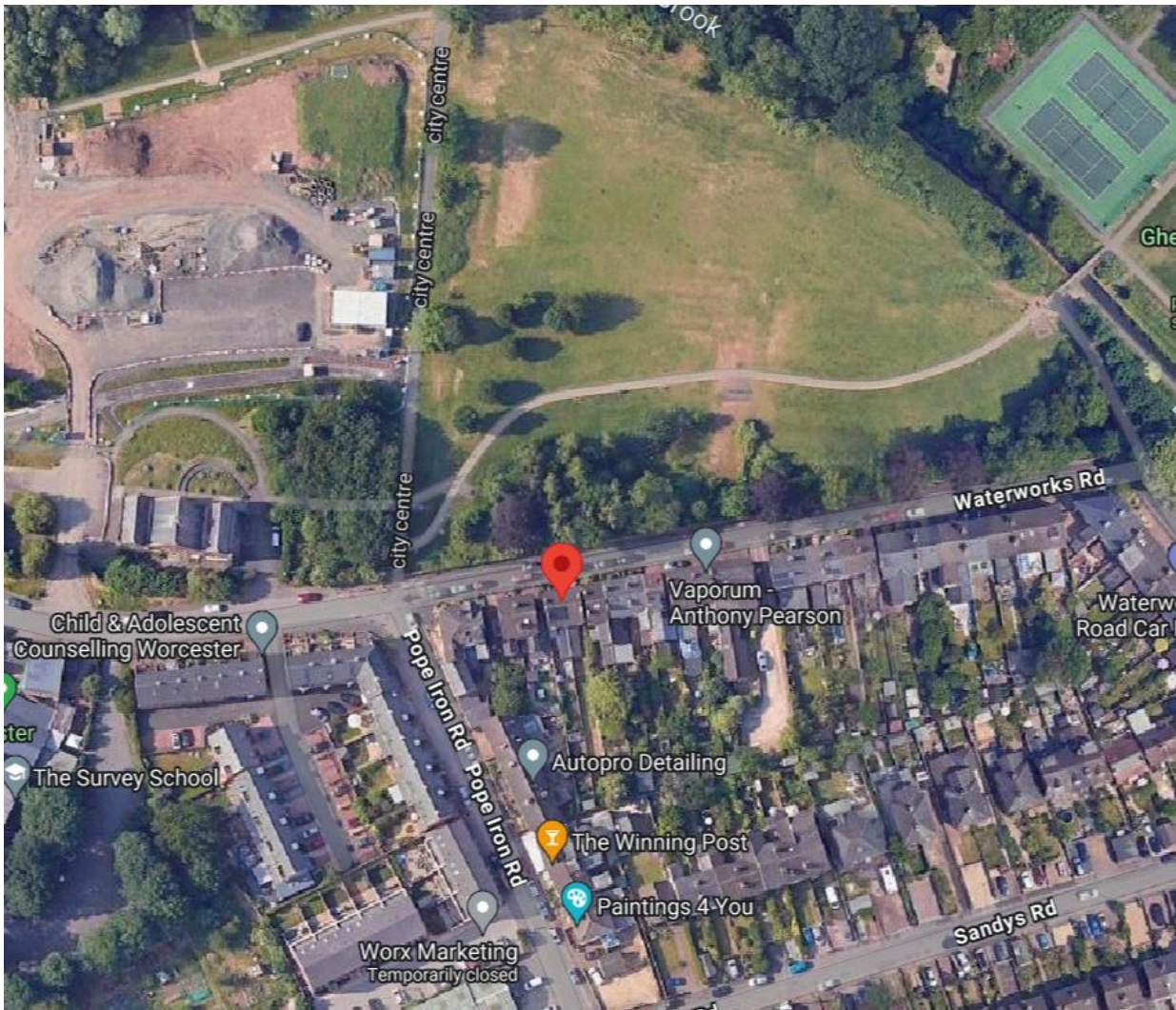
Application Number	23/00957/HP
Site Address	63 Waterworks Road, Worcester, WR1 3EY
Description of Development	Rear single storey extension, and rear outbuilding. Loft conversion with front dormer window.
Expiry Date	19 January 2024
Applicant	Mr Hedge
Agent	Herlig Architecture Limited
Case Officer	Ros Vaux Harvey
	ros.vaux-harvey@worcester.gov.uk2183
Ward	Arboretum Ward
Reason for Referral to Committee	Applicant related to a Local Councillor
Web link to application	https://plan.worcester.gov.uk/Planning/Display/23/00957/HP
Recommendation	The Corporate Director - Planning and Governance recommends that the Planning Committee Grant Planning Permission subject to the conditions set out in Section 9 of this report.

1. Background

- 1.1 The application was registered on 24 November 2023 and was due for a decision on 19 January 2024. An extension of time for the determination of the application has been agreed until 29th February 2024 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.

2. The site and surrounding area

- 2.1 This application relates to a Victorian terraced residential property located on Waterworks Road in Worcester. The site, which runs to the southern boundary of the historic Gheluvelt Park, is relatively flat with a small garden area to the rear and on street parking to the front of the property.



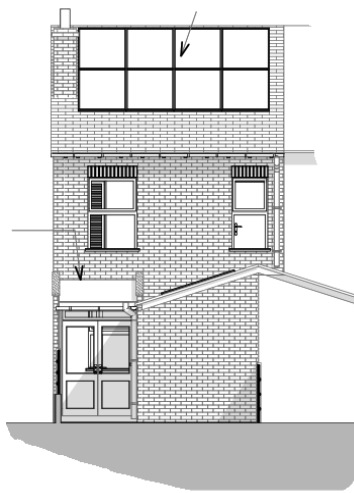
3. The proposals

3.1 The application proposals are for extensions in three parts:

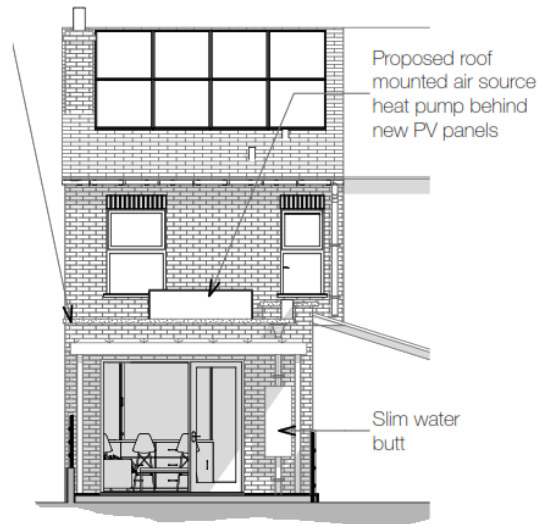
- A rear single storey extension to provide a larger kitchen to the family home. The rear extension is proposed to be approximately 6800 x 1700mm and 3200mm in height. It would be constructed in reclaimed/ reproduction brickwork to match the existing dwelling.
- A rear outbuilding to provide a home office to the owners, the outbuilding measures at approximately 2550x2250mm and 2500mm in height. The proposed materials are prefabricated timber with chevron shaped cladding and will be situated on the existing garden level where the site is relatively flat.
- A loft conversion with front dormer window measuring at approximately 2400x2100 and 1500mm in height. The proposals would allow the applicant to make use of the existing restrictive loft space to create a larger third bedroom. The property currently contains three bedrooms (albeit the third very small).

3.2 Rear single storey extension.

Existing rear elevation

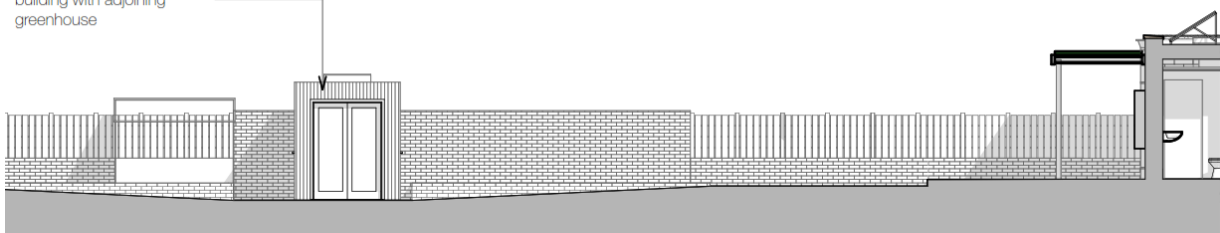


Proposed rear elevation



Rear outbuilding.

New timber garden office building with adjoining greenhouse



Loft conversion with front dormer window.

Existing front elevation.



Proposed front elevation with dormer window



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

Site Location Plan P1 0100
Existing and Proposed Ground Floor Plan P1 0400
Existing and Proposed First Floor Plan P1 0401
Existing and Proposed Loft Plan P1 0402
Existing and Proposed Garden Office P1 0403
Existing and Proposed Elevations P1 0500
Bat Assessment
Planning Statement
Flood Map Plan

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 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 on December 2012.

South Worcestershire Development Plan

4.3 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

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 (2023)

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 considerations are;

4.6 The following documents are relevant to the application proposals. Due to their status as evidence or guidance they cannot be given full weight.

Worcestershire County Council Streetscape Design Guide (2022)

5. Planning History

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

None

Pre-application Engagement

Pre application 23/00780/PA was submitted in Sept 2023 for the same proposals. An officer's informal response was provided advising the applicant that the rear extension was acceptable in principle but would be subject to Planning Permission; the outbuilding/home office complied with Permitted Development Regulations and the dormer window would be subject to Planning Permission. Officers further advised that whilst the dormer window was acceptable in principle, a reduction in size would enable it to blend into the existing streetscene. The submitted proposals reflect this advice.

6. Consultations

6.1 Formal consultation, including neighbour consultation, 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 received.

Worcester City Council Landscape and Biodiversity Adviser:

Initial response received:

No objections to the extensions, however as there is a full loft conversion a bat assessment is required. The building directly faces Gheluvelt Park linked to the river corridor and there are bat species using these areas.

Revised comments received upon receipt of the bat assessment:

No evidence of bats found so no further surveys needed.

Condition 2 bat boxes and 2 swift boxes as per the advice in the report, also the outbuilding has a green roof so recommendations for a native green roof which is better for wildlife.

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 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

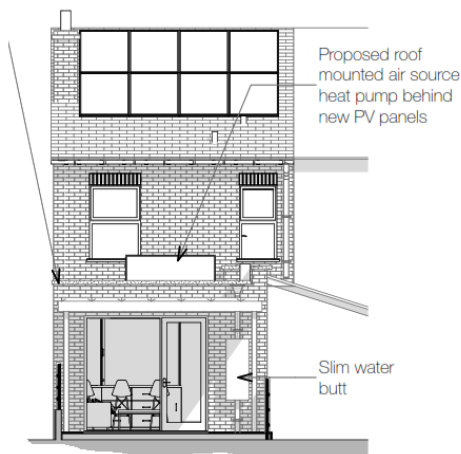
7.2 The application site is located within an urban area and is an established residential property which sits in its own grounds. The extensions would be closely related to the existing residential property and would not impact on the wider area. The extensions are acceptable in principle subject to the detail's considerations below.

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.

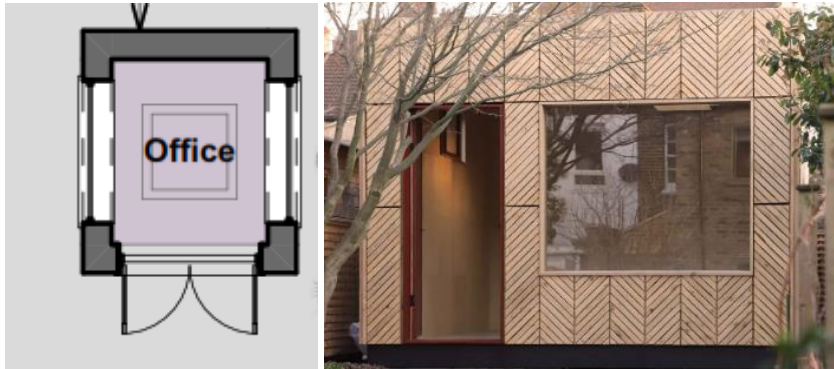
7.4 This proposal is for a single storey rear extension, an outbuilding/garden office and a front dormer window.

7.5 Rear Extension:



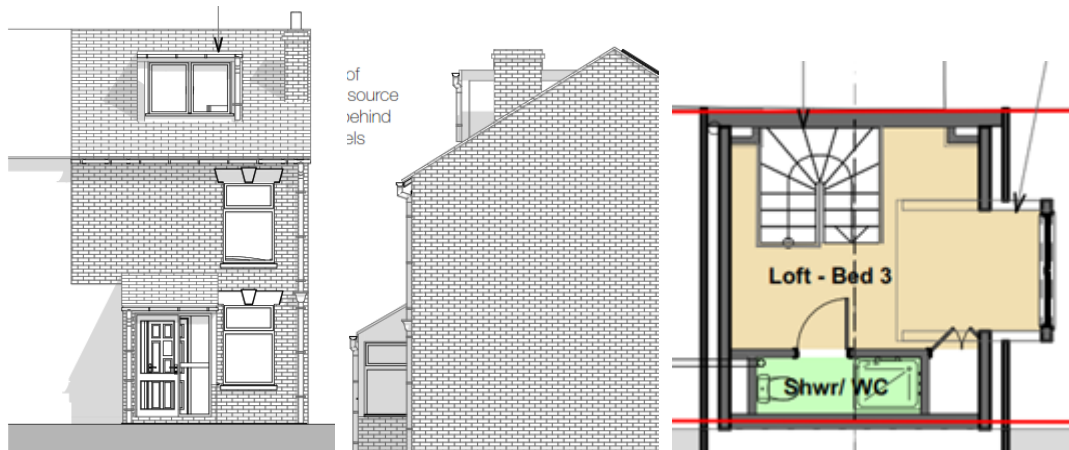
7.6 The single storey rear extension will measure approximately 6800x1700mm, 3200mm in height, and will protrude out at the same length of the original single storey rear elevation. It is considered that the proposed rear extension is of a good quality design and the scale, height and mass of the development is appropriate to the setting of the site and the surrounding streetscene of which many already benefit from rear additions.

7.7 Outbuilding/garden office:



7.8 The proposed outbuilding/garden office will be a prefabricated timber unit with chevron shaped timber cladding (as per above). As proposed it measure 2550 x 2250mm, and total height of 2500mm. It will sit on the existing garden level, where the site is relatively flat. The proposed outbuilding/ garden office is of a good quality design and the scale, height and mass of the development is considered to be appropriate to the setting of the site. Furthermore, the applicant benefits from the fallback position of Permitted Development rights which allows for an outbuilding of identical size and design. It has been included within the planning application for the sake of clarity.

7.9 Loft Conversion and Front Dormer:



7.10 The proposed dormer measures at approximately 2400x2100mm 1500mm in height. Whilst the supplementary design guide states that dormers to the front elevation of properties will be resisted, a number of neighbouring properties on Waterworks Road already benefit from front dormers and therefore it is considered that the proposal mirrors the established character. This proposal is considered to be modest in size and of a quality design, it is considered to be sympathetic to the host and would not result in an alien feature or detract from the existing streetscene.

7.11 As a whole the proposals are judged to be acceptable in design terms and would be in accordance with Policy SWDP 21 in terms of design.

Residential amenity for future occupiers

- 7.12 The site lies adjacent to residential properties located within Waterworks Road. Policy SWDP 21 requires that new development does not have a significant adverse effect on neighbouring amenity. This is consistent with paragraph 135 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.
- 7.13 The proposals would be set off the boundary and would not impact on neighbouring residential amenity. The agent has provided a 45-degree plan which demonstrates that the proposals are in accordance with the 45-degree rule and therefore the proposals would not have a detrimental impact on the amenity of the neighbouring properties. The proposals would be in accordance with Policy SWDP 21 in terms of residential amenity.

Access and Highway Safety

- 7.14 Policy SWDP 4 states that new development should have regard to the design criteria and principles set out in the Worcestershire County Council's Highways Design Guide.
- 7.15 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.
- 7.16 The proposals include a loft conversion with front dormer window allowing the applicant to make use of the existing restrictive loft space to create a new third bedroom. The property currently consists of three bedrooms with a downstairs bathroom and the proposals are to relocate the downstairs bathroom to the current third bedroom. Therefore, there is no increase to the number of bedrooms and there is no impact on the existing off street parking requirements.
- 7.17 Overall, the proposals are considered to be in accordance with Policy SWDP 4 of the Development Plan and supporting document Worcestershire Streetscapes Design Guide.

Biodiversity

- 7.18 Policy SWDP 22 is noted, this states that Development should, wherever practicable, be designed to enhance biodiversity and geodiversity (including soils) conservation interests as well as conserve on-site biodiversity corridors / networks. Developments should also take opportunities, where practicable, to enhance biodiversity corridors networks beyond the site boundary.
- 7.19 The Council's Landscape Officer has been consulted on the proposals who requested a bat assessment to be completed due to the proposals including roof works and the location of the site which faces Gheluvelt Park and linked to the river corridor of which bat species use. A bat assessment was completed and submitted by a suitably qualified ecologist who concluded that there was no evidence of bats present at the site therefore no further surveys are required.
- 7.20 Conditions are recommended for the siting of a minimum of 2 bat boxes and 2 swift boxes in accordance with comments of the Council's Landscape Officer and the recommendation within the ecologists report. A condition for a native green roof on the proposed outbuilding is also recommended to additionally increase biodiversity to the area.

8. Conclusion and planning balance

- 8.1 The NPPF identifies a series of the components that are considered critical to achieving sustainable development. 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

It is recommended that planning permission is granted, subject to the following conditions:

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.

Site Location Plan P1 0100
Existing and Proposed Ground Floor Plan P1 0400
Existing and Proposed First Floor Plan P1 0401
Existing and Proposed Loft Plan P1 0402

Existing and Proposed Garden Office P1 0403
Existing and Proposed Elevations P1 0500
Bat Assessment

Reason: To ensure compliance with the approved scheme and policy SWDP21 of the South Worcestershire Development Plan.

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.

4. Prior to the first use of the development hereby approved, two bat boxes and two sparrow terrace style nesting boxes should be installed within the ownership of 63 Waterworks Road, Worcester WR1 3EY.

Reason: To ensure the development contributes to the conservation and enhancement of biodiversity within the site and the wider area in accordance with policy SWDP22 of the South Worcestershire Development Plan.

5. Details (including a specification) of a green roof to the outbuilding hereby approved shall be submitted to and approved in writing by the local planning authority. The specification shall include details of the quantity, size, species, position and the proposed time of planting of all elements of the green roof, together with details of their anticipated routine maintenance and protection. The green roof shall only be installed and thereafter maintained in accordance with the approved details for the lifetime of the development.

Reason: To ensure the development contributes to the conservation and enhancement of biodiversity within the site and the wider area in accordance with policy SWDP22 of the South Worcestershire Development Plan.