

## PLANNING DECISION NOTICE

Mrs Carole Wright  
C/O Mrs Vanessa Greenhouse  
54 Doctors Hill  
Bournheath  
Bromsgrove  
B61 9JE



**Bromsgrove**  
District Council  
[www.bromsgrove.gov.uk](http://www.bromsgrove.gov.uk)

### Approval of Planning Permission Subject to Conditions

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**APPLICATION REFERENCE:** 16/1138  
**LOCATION:** Rosemary Cottage , 26 St Catherines Road, Blackwell,  
Bromsgrove Worcestershire B60 1BN  
**PROPOSAL:** Conversion of garage into a separate dwelling  
**DECISION DATE:** 31st January 2017

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Bromsgrove District Council, as the Local Planning Authority, approves planning permission 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 must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004

- 2) The development hereby permitted shall be carried out in accordance with the Materials specified in Question 9 of the application form and the Approved Plans/ Drawings listed in this notice:

03 Proposed Site Plan  
04 Proposed Floor Plans and Elevations

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no development included within Schedule 2, Part 1, Classes A, B and E and Schedule 2, Part 2 Class A shall be carried out without the prior approval of the local planning authority to an application in that behalf.

Reason: To protect the visual amenity of the area and the openness of the Green Belt.

- 4) The development hereby permitted shall not be brought into use until the access, turning area and parking facilities shown on the approved plan have been provided and these areas shall thereafter be retained and kept available for those users at all times.

REASON: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.



Ruth Bamford  
Head of Planning and Regeneration

#### **Reasons for granting planning permission**

This proposal has been assessed against the following documents:

#### **Adopted Bromsgrove District Plan 2011-2030**

BDP1 Sustainable Development Principles  
BDP4 Green Belt  
BDP15 Rural Renaissance  
BDP19 High Quality Design

#### **Others:**

NPPF National Planning Policy Framework  
SPG1 Residential Design Guide

The proposal site is within the Green Belt as defined in BDP4 of the Bromsgrove District Plan (BDP) and therefore the construction of new buildings is to be regarded as inappropriate development. There are however a number of exceptions to this, as set out in paragraph 89 and 90 of the National Planning Policy Framework (NPPF) including the re-use of buildings provided that the buildings are of a permanent and substantial construction. The existing garage is brick built with a tile roof and is considered of substantial construction, therefore the re-use of the building is considered appropriate development by definition.

Whilst the applicants have indicated that the building will be occupied by a family member the garage is completely severed from the main dwelling with adequate facilities, amenity space and parking and is therefore considered as a separate planning unit in regards to this planning application. This does not change the stance of the Council in respects of paragraph 90 of the NPPF as previously stated above. Given the garage is within a residential garden and would not result in any additional built form on site, with the removal of permitted development rights the change of use would have no greater impact on openness and does not conflict with the purposes of including land in the Green Belt and is therefore considered to be in accordance with paragraph 90 of the NPPF.

For the reasons stated above the proposal is considered to be in accordance with the Development Plan. The comments from the Parish Council are noted, however ownership of the property are not under planning control and therefore a condition would not be considered reasonable in this instance. No objections have been received from the consultees or neighbours in respect of this application.

### **Informatives**

- 1) Proactive engagement by the local planning authority was not necessary in this case as the proposed development was considered acceptable as initially submitted.
- 2) The developer should be aware of the Department of Environment Circular 1/09 (part 7) which explains that the effect of development on public right of way is a material consideration in the determination of applications for planning permission and that the grant of planning consent does not entitle developers to obstruct a public right of way.
- 3) The applicant is advised, although the site is located within a low flood risk area, it would be in their interest to conduct a porosity test at the earliest possible stage, to ensure the viability of the soakaway.

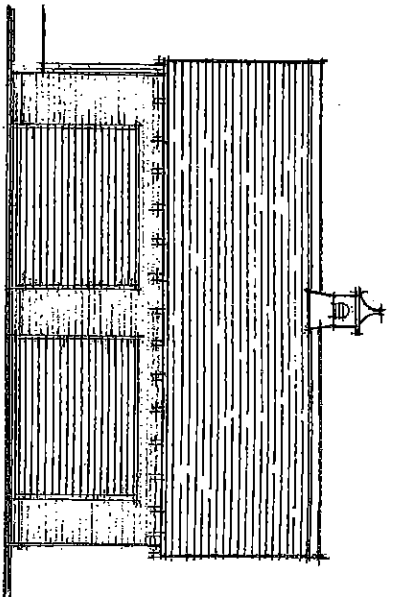
### **For your information**

#### **Appealing the planning conditions**

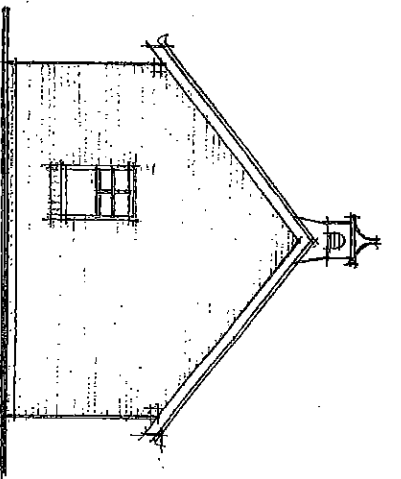
If you feel that the conditions are not acceptable you can appeal to the Secretary of State through the Planning Inspectorate. This appeal should be made by 1st August 2017 unless supported by special circumstances. The appropriate form and further information on how to appeal can be found at <http://www.planningportal.co.uk/planning/appeals/planningappeals> or by contacting the planning Inspectorate Customer Services Team on 0303 444 5000.

## **Purchase Notices**

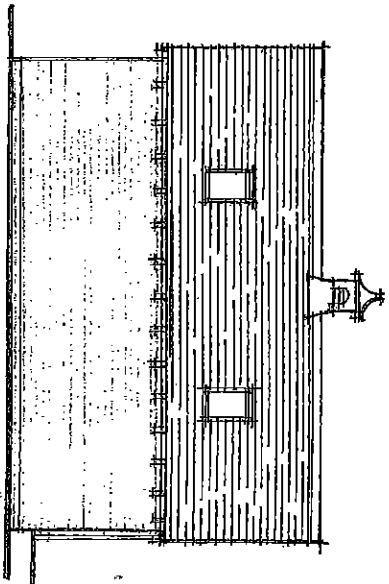
If Bromsgrove District Council or the Secretary of State has refused planning permission or granted it conditionally, the landowner may claim that the land is incapable of reasonable beneficial use, and for this reason may serve the District Council a purchase notice requiring them to purchase the land.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



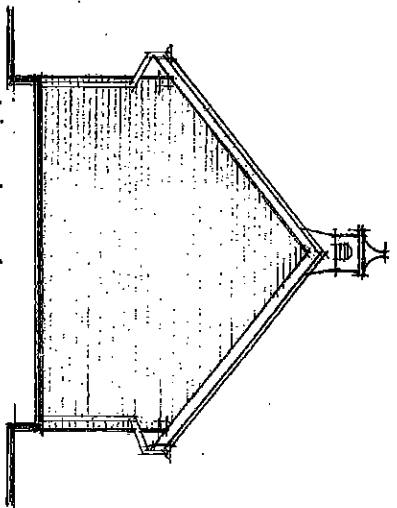
front elevation



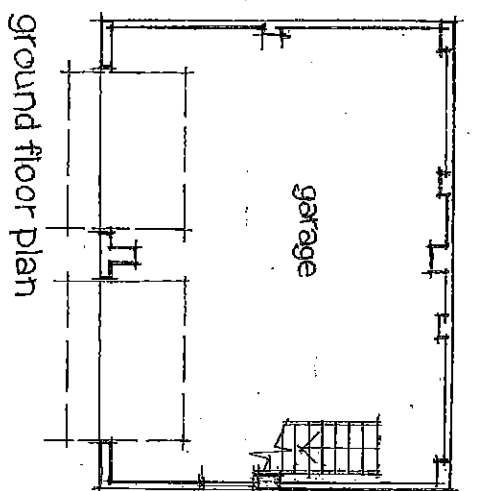
side elevation



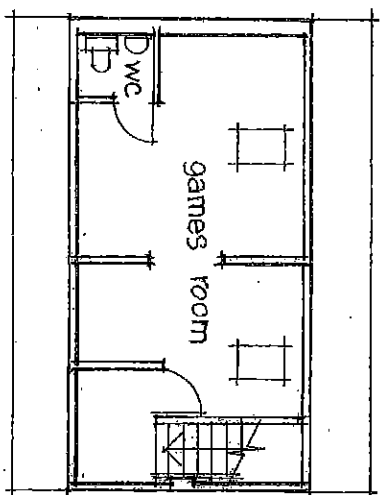
rear elevation



side elevation



ground floor plan



first floor plan

project:  
conversion of garage to annexe  
Rosemary Cottage  
26 St Catharines Road  
Blackwell

client:  
Mr & Mrs Wright

drawing:  
existing plans & elevations

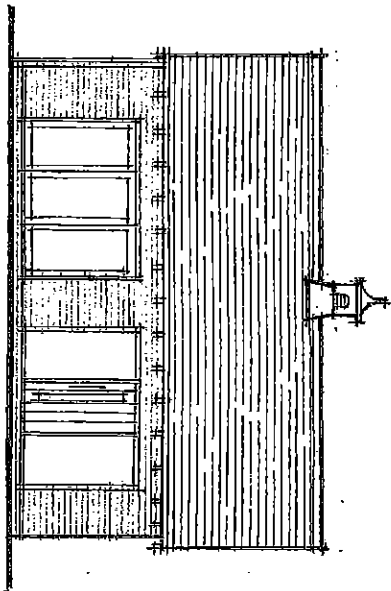
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Nov 2016

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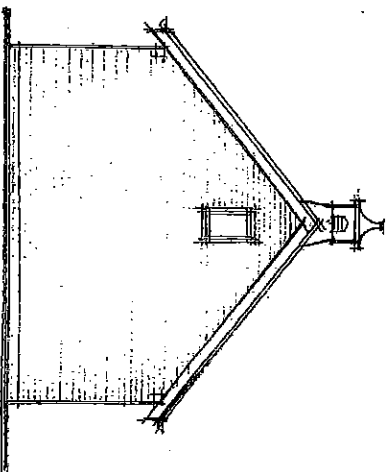
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revision:

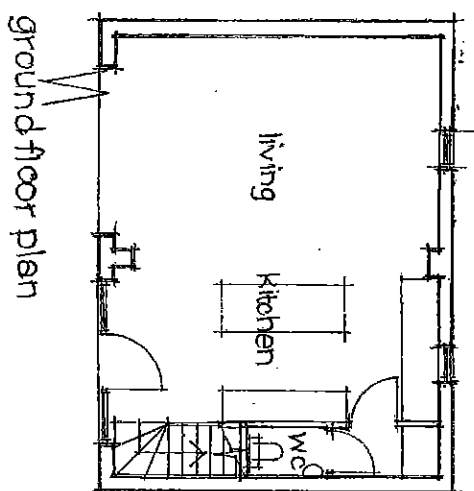
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Bournemouth  
Bournemouth B61 9JE  
tel: 01527 578726



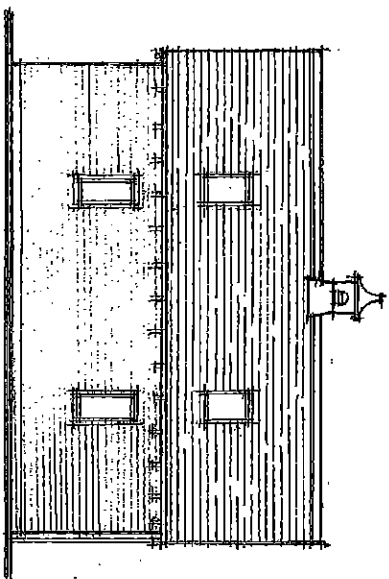
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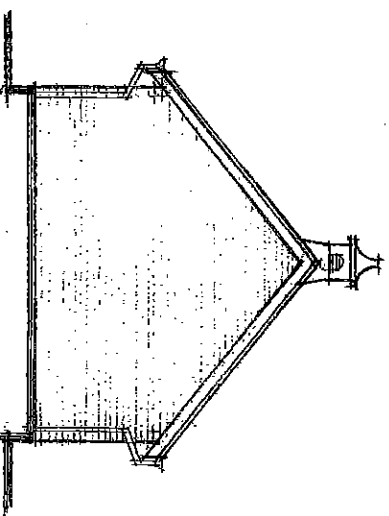
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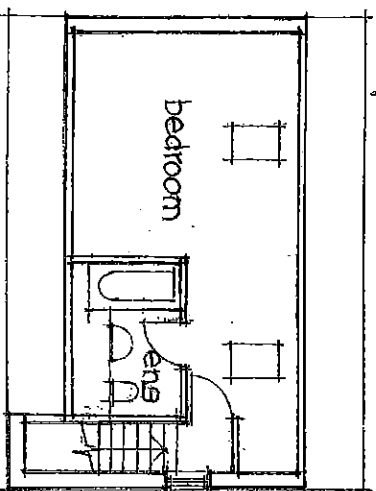
ground floor plan



rear elevation



side elevation



first floor

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proposed plans & elevations

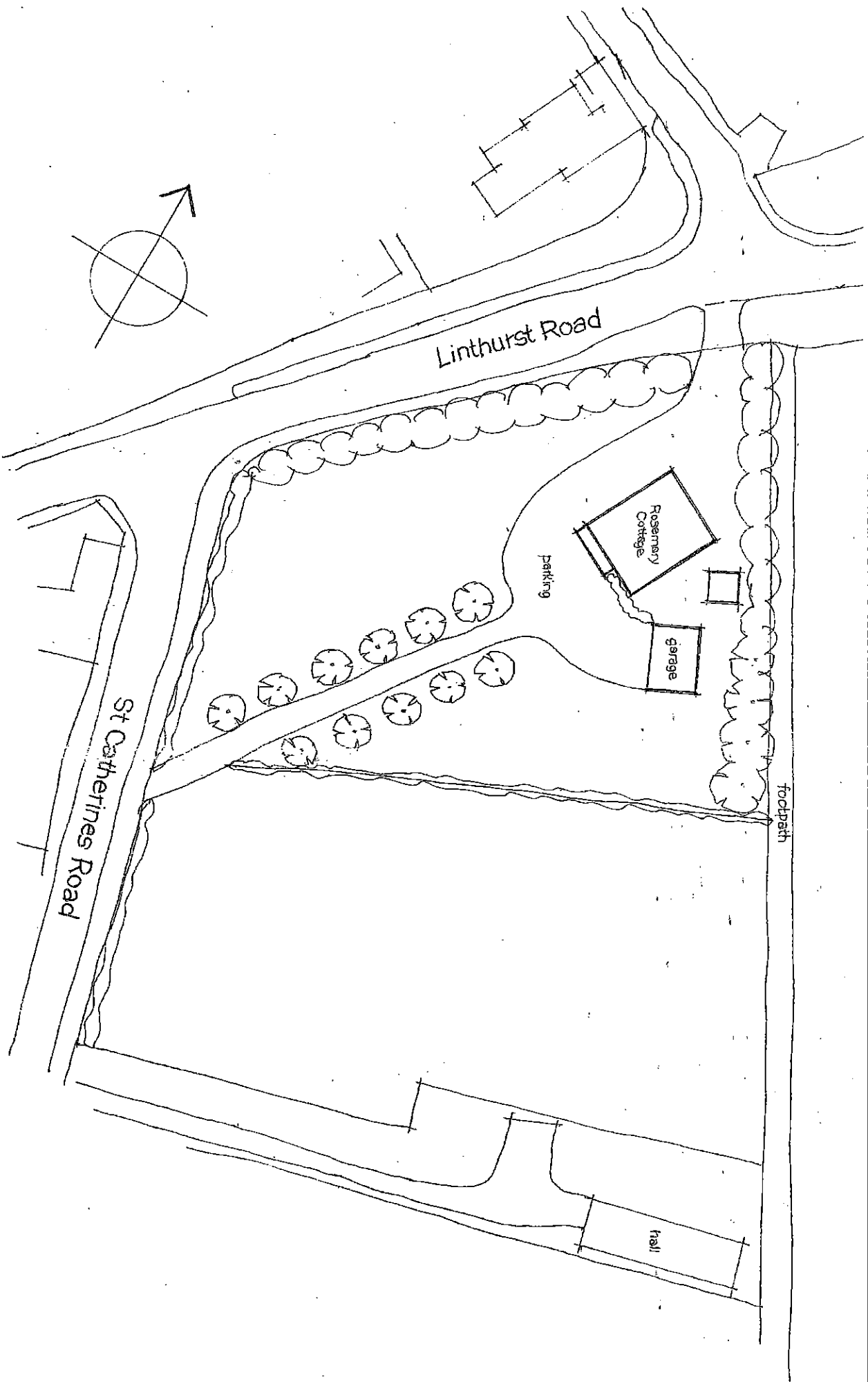
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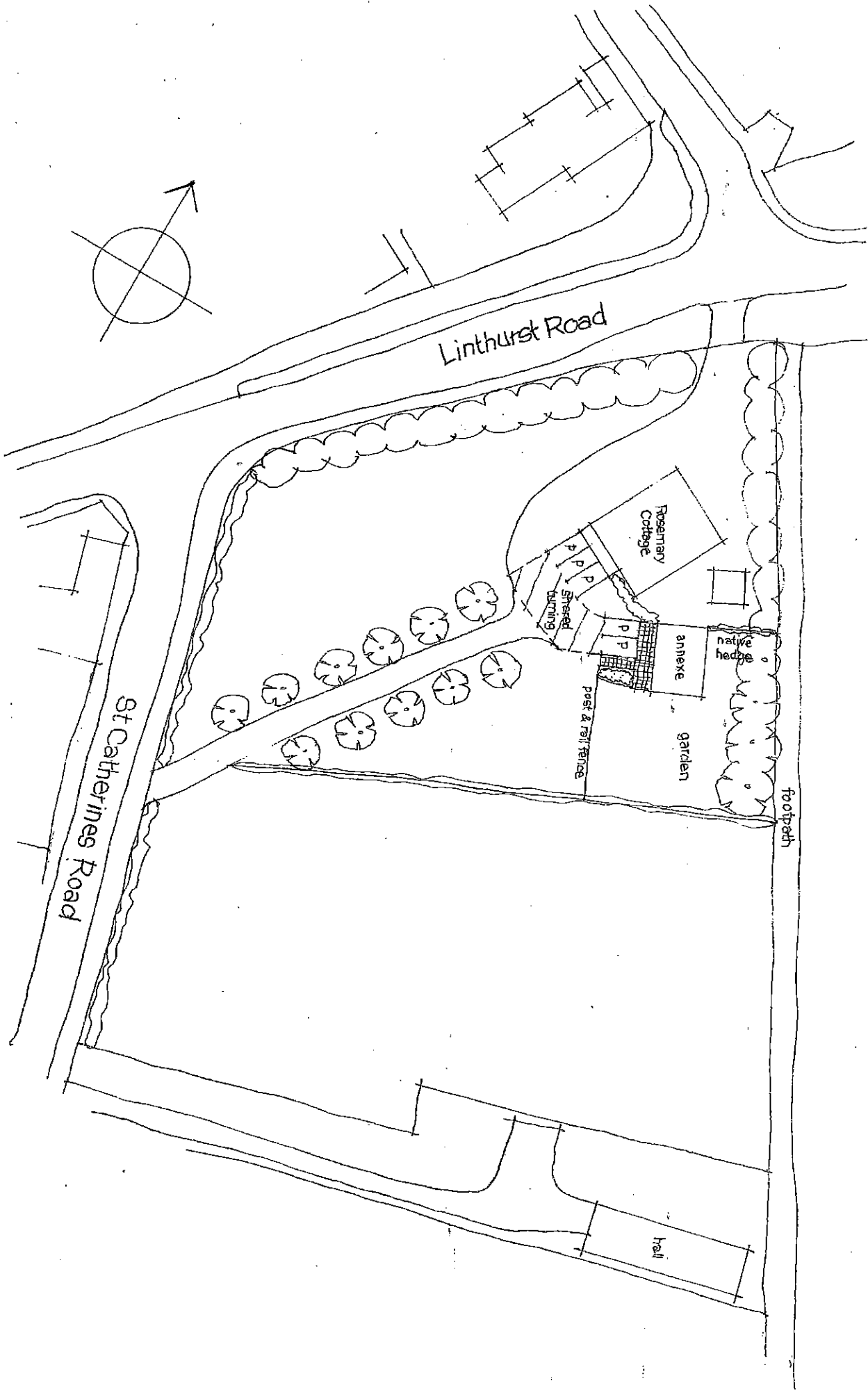
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existing site plan

date:  
Nov 2016  
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1:500

dwg no:  
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