

PLANNING (DEVELOPMENT CONTROL) COMMITTEE MEETING
4TH OCTOBER 2005
SCHEDULE 421 DEVELOPMENT CONTROL DECISIONS

The Schedule frequently refers to various standard conditions and notes for permission and standard reasons and refusals. Details of the full wording of these can be obtained from the Head of Planning, Health and Environment, Duke House, Clensmore Street, Kidderminster. However a brief description can be seen in brackets alongside each standard condition, note or reason mentioned.

WF.843/05 Two storey extension, conservatory to rear and creation of parking area to front at 6 Renfrew Gardens, Pineridge, Kidderminster.

APPROVED subject to the following conditions;

1. A6 (Full with No Reserved Matters),
2. A11 (Approved Plans), B3 (Finishing materials to match), Highway Conditions,

Note

SN12 (Neighbours rights)

Reason for approval

The proposed extension is considered to be of an appropriate scale and design to the main dwelling and will have an acceptable appearance in the street scene. The impact of the extension upon neighbouring properties has been carefully assessed and it is considered that there will be no undue impact upon their amenity.

WF.895/05 Rear first floor extension and garden room, pitched roof over flat roof (Re-submission of WF123/05) at 2 Ravens Nest, Sugars Lane, Far Forest, Rock

APPROVED subject to the conditions set out below:

1. A6 (standard time)
2. (Approved Plans) Location plan, drawing number 2118/1 and 2118/3A all date stamped 31/8/05
3. B3 (Finishing Materials to Match)

Reason for Approval

The proposed extensions are considered to be of an appropriate scale and design to the main dwelling and will have an acceptable appearance in the street scene. The impact of the extension upon the neighbouring property has been carefully assessed and it is considered that there will be no undue impact upon their amenity. For these reasons the proposal is considered to be in accordance with policies LA.1, LA.2, D.1, D.3, and D.17 of the Adopted Wyre Forest District Local Plan.

Councillor S J Williams left the room whilst the following item was considered.

WF.417/05 Removal of Condition No.3 to Planning Permission WF.758/92 (for the change of use of redundant barn into two cottages for rent) which restricts the rental of the properties at Kingscote Farm Barns, Dobes Lane, Chaddesley Corbett

REFUSED for the following reason:

1. The conversion of Kingscote Farm Barns to two cottages was only approved due to the units being occupied as low cost housing. Due to the identified need for affordable housing and low cost housing in the Parish, the removal of the condition will result in an unacceptable loss of such housing provision in the District. The loss of this low cost housing provision is therefore contrary to Policies H.2, H.9 and H.10 of the Adopted Wyre Forest District Local Plan, Policies D.3, D.6, D.8, and D.12 of the Adopted County Structure Plan, government advice in PPG3 and Policies CF.2 and CF.5 of Regional Spatial Strategy (RPG11). To enable these barns, which have been extensively rebuilt, to be occupied without the very special circumstances of the occupancy restriction, would be contrary to Policies GB.1 and RB.1 of the Adopted Wyre Forest District Local Plan and Policy D.16 of the Adopted County Structure Plan.

WF.689/05 Detached house with associated parking and access (Re-submission of WF.1160/04) on Land at Wilden Lane, Stourport on Severn

DEFERRED to the next meeting to enable Members to be informed of the appeal decision prior to making a decision on the current scheme.

Councillor Mrs F M Oborski left the meeting at 6.45 pm after consideration of the above application.

WF.801/05 Erection of detached single garage with associated garden storage at The Pound Stables, Drayton Road, Bluntington

REFUSED for the following reasons:

1. The proposed garage/store, at this site where the dwelling has been created through the re-use of a rural building, is considered to be inappropriate development in the Green Belt. As such, the proposal is contrary to Policy D.39 of the Worcestershire County Structure Plan and Policy GB.1 of the Adopted Wyre Forest District Local Plan, together with government advice in PPG2. No very special circumstances have been demonstrated to outweigh the harm by reason of inappropriateness.

2. The application relates to a converted rural building where rural building policies of the Adopted Wyre Forest District Local Plan apply. The proposed development would result in the erection of a new curtilage building which would be clearly contrary to Policy RB.5 of the Adopted Wyre Forest District Local Plan. By virtue of design, siting, scale and massing the proposed garage/store would have a detrimental impact on the character and setting of this historic converted property, by introducing more domestic-related buildings to its curtilage. The proposed development is therefore also considered to be contrary to Policies GB.1(v), LA.1, D.3, D.5 of the Adopted Wyre Forest District Local Plan, Policy CTC.1 of the Adopted County Structure Plan and Policies QE.3 and QE.6 of the Regional Spatial Strategy (RPG11), together with advice in PPS7.
3. The proposed garage/store by virtue of siting, scale and massing would harm the openness and visual amenity of the Green Belt. It is therefore considered to be contrary to Policy GB.6 of the Adopted Wyre Forest District Local Plan and Policies D.38 and D.39 of the Adopted County Structure Plan, together with government guidance in PPG2.

WF.806/05 Demolition of petrol filling station and erection of eleven dwellings with associated private road and driveways at Greenhill Service Station, Chester Road North, Kidderminster

DELEGATED AUTHORITY TO APPROVE subject to a Section 106 Agreement covering educational contributions and subject to the following conditions:-

1. A6 (Full with no reserved matters)
2. A11 (Approved plans)
3. B1 (Samples/details of materials)
4. B2 (Sample brick panel)
5. B8 (Mortar details – to be submitted)
6. B9 (Details of windows and doors)
7. B11 (Details of enclosure)
8. B13 (Levels details)
9. Tree protection measures
10. C6 (Landscaping – small scheme)
11. Tree Management details
12. Environmental Health conditions
13. Environment Agency conditions
14. Highways Agency conditions

Note

SN12 (Neighbours' rights)

Reason for Approval

The proposed residential development is situated in an area allocated for residential purposes and is considered to constitute previously developed land. The layout and design of the development, is considered to be acceptable, not adversely affecting the character of the immediate area or the street scene. The affect on neighbouring properties has been carefully considered however it is felt that there will be no significant loss of amenity to residents. It is also considered that the proposal will not result in an adverse impact on Highway Safety or have an adverse impact on protected trees in the locality. The proposal thus conforms to Policies H.2, H.5, D.1, D.3, D.4, D.10, D.11, D.15, D.16, TR.9, TR.17, CY.4 of the Adopted Wyre Forest District Local Plan (2004) and policies D.9, and D.11 of the Worcestershire County Structure Plan and QE.3 of the RPG11.

Councillor Shaw left the meeting at 7.15pm after consideration of the above application

WF.601/05 Alterations to improve access to A456 at West Midland Safari Park, Kidderminster Road, Bewdley

REFUSED for the following reason:

1. Based on the existing traffic movements to and from the site at peak times, the proposed alterations to the existing Safari Park access at its junction with the principal road, A456, a ranked Accident Cluster Site would be likely to compromise the safe movement of traffic and the safe use of the junction onto this principal road by others. The proposal would be contrary to Policy TR.9 of the Adopted Wyre Forest District Local Plan.

WF.707/05 Change of use from warehouse to extend existing snooker hall to form private snooker room and pool hall during daytime and function room (including dance hall use) and wine bar in evening (use A3) at Unit D and T, New Road Complex (fronting Green Street), Kidderminster

APPROVED subject to the following conditions

1. A6 (Full with no reserved matters);
2. A11 (Approved plans);
3. Defining use to that applied for (excluding Night Club usage);
4. B9 (Details of windows and doors);
5. Details of materials Note;

Notes

- A. SN4 (No advertisements);
- B. SN10 (DDAct 1995);
- C. Listed Building Consent required

Reason for Approval

The proposal is acceptable in this location, the development does not impact on residential amenity and the change of use is compatible in principle with the character and appearance of the Listed Building. The development accords with policies contained in the Adopted Wyre Forest District Local Plan.

WF.780/05 Change of use of land for the keeping of horses and erection of stable block on land adjoining Tanwood Barns, Tanwood Lane, Bluntington

APPLICATION WITHDRAWN

WF.781/05 Erection of agricultural building on land adjoining Tanwood House and Tanwood Barns, Tanwood Lane, Bluntington

APPLICATION WITHDRAWN

WF.793/05 Erection of sixteen dwellings, estate road on land at the rear of 'Champney', off Hoo Road, Kidderminster

APPROVED subject to the following conditions:

1. B1 (Samples/details of materials);
2. Retaining wall 5 metres from trees;
3. Retention of trees;
4. Severn Trent Water condition.

NB Other conditions covered in outline Planning permission

Reason For Approval

The reserved matters are considered to be acceptable in accordance with the Adopted Wyre Forest District Local Plan in terms of design, siting, external appearance, means of access impact on trees and neighbouring property.

WF.820/05 Erection of tractor and plant machinery store at The Old Forge, Worcester Road, Shenstone

REFUSED for the following reason:

1. The application site lies within an area designated as part of the West Midlands Green Belt; the development proposed is considered to be inappropriate development in the Green Belt. It would also harm the openness and visual amenity of the Green Belt, and no very special circumstances have been demonstrated to show why planning permission should be granted. The proposal is therefore contrary to Policies GB.1, GB.2 and GB.6 of the Adopted Wyre Forest District Local Plan, Policies D.38 and D.39 of the Adopted Worcestershire County Structure Plan and also government advice in PPG2

WF.821/05 Extension at first floor level to form bedroom with en-suite at 1 Llangorse Close, Stourport on Severn

REFUSED for the following reason:

1. The proposed extension by virtue of its design and form, is considered to be out of scale with the original dwelling house. The extension which is not set back from the principal elevation, nor set down from the main ridge is not considered to be subservient to the original dwelling and if approved would not allow the original building to retain its original dominance. The proposal is therefore contrary to Policy D.17 of the Adopted Wyre Forest District Local Plan and the adopted Supplementary Planning Guidance on Design Quality.

WF.824/05 Replacement Fascia Signs, Hanging Sign and window Graphics at 7 Bridge Street, Stourport on Severn

REFUSED for the following reason:

1. The proposed advertisements fail to preserve or enhance the character or appearance of Stourport on Severn Conservation Area No. 1. The proposal therefore fails to comply with Policies AD.1 and AD.2 of the Adopted Wyre Forest District Local Plan and Policies SD.2, CTC.19 and CTC.20 of the Adopted Worcestershire County Structure Plan and Policy QE.3 of RPG11

WF.826/05 Extensions and modifications (all sides) re-submission of WF.1323/04 at The Beeches, Heightington Road, Ribbesford

REFUSED for the following reasons:-

1. The proposed extensions would be out of scale and keeping, and would visually overwhelm the original building, which would fail to retain its visual dominance. This is contrary to policies D.1, D.3, D.5 and D.17 of the Adopted Wyre Forest District Local Plan.
2. The proposed extensions would appear as an incongruous feature in this part of the Landscape Protection Area, contrary to Policies D.1, D.3, D.5, D.17, LA.1 and LA.2 of the Adopted Wyre Forest District Local Plan, Policies SD.2, CTC.1 and CTC.4 of the Adopted Worcestershire County Structure Plan and Policies QE.1, QE.3 and QE.6 of the Regional Spatial Strategy (RPG11).

WF.827/05 Retention of fifteen additional car parking spaces (four disabled) and detached storeroom building [retrospective] at Austcliffe Lane, Cookley

APPROVED subject to the following conditions:-

1. A11 (Approved plans);
2. Building to be used for storage purposes in connection with Westley Court;
3. Revised layout for disabled spaces to be submitted and works carried out within 3 months

Reason for Approval

The car parking and storage building are considered to be acceptable and would not harm the visual amenity or openness of the Green Belt. For these reasons the proposal is considered to be in accordance with policies GB.1, GB.2, GB.6, D.1 and TR.17 of the Adopted Wyre Forest District Local Plan.

WF.833/05 Replacement of existing steel container with proposed timber hay store at Hillview, Fernhalls Bungalow, Greenway, Rock

APPROVED subject to the following conditions:

1. A6 (Full with No Reserved Matters);
2. A11 (Approved Plans);
3. B1 (Samples/Details of Materials);
4. Removal of steel container;
5. Storage purposes only.

Note:

No approval granted for the change of use of the land.

Reason for Approval

the replacement hay store is capable of implementation without creating an unacceptable or adverse impact upon the amenity of nearby residents, the character or appearance of the Landscape Protection Area of Area of Great Landscape Value. The development therefore complies with policies D.1, D.5, LA.1, LA.2, EQ.2 of the Adopted Wyre Forest District Local Plan and policies CTC.1 and CTC.4 of the Worcestershire County Structure Plan.

Councillor J Simmonds wished it to be recorded that he had voted against approval of the above application.

WF.834/05 Siting of portable building (4.6m x 9.1m) for use as an office at Willow Marsh Fishing Pools, Curslow Lane, Shenstone

APPLICATION WITHDRAWN

WF.838/05 Change of use to create Dental Surgery at ground floor and one bedroom flat at first floor including associated access and car parking at 43 Sutton Park Road, Kidderminster

APPROVED subject to the following conditions:-

1. A6 (Full with no reserved matters);
2. A11 (Approved plans);
3. B3 (Finishing materials to match);
4. Only two treatment rooms at any one time;
5. Opening hours;
6. Provision of fencing;
7. Details of gates to be agreed;
8. Landscaping;
9. Retention of existing hedges;
10. Highway

Note: DDA requirements

Reason for Approval

The proposed conversion and extension of the property to a dental surgery is felt to be acceptable in this location, and will not result in undue harm being caused to neighbouring properties, by virtue of loss of light, loss of privacy, increase noise, or traffic disturbance. The access and parking provision is also acceptable not resulting a deterioration of highway safety. For these reasons the proposal is considered to be in accordance with policies D.1, D.3, D.18, H.8, NR>11, TR.9 and TR.17 of the Adopted Wyre Forest District Local Plan.

WF.840/05 Erection of a two storey dwelling house with new vehicular access and car parking at Vacant Plot between No. 14 and No. 16 Briar Hill, Chaddesley Corbett

APPROVED subject to the following conditions:-

1. A6 (Full – No reserved matters);
2. A11 (Approved plans);
3. B1 (Samples/details of materials)
4. B13 (Levels details);
5. B11 (Details of enclosure);
6. C9 (Hedgerow protection).
7. Environment Agency Condition

Notes: Environment Agency

Reason for Approval

The principle for residential development on this site has been established by WF.972/02. The design and layout of the proposed dwelling is acceptable, along with its impact on and spatial relationship with neighbouring dwellings. It is therefore considered to comply with policies GB.1, GB.2, GB.6, D.1, D.3, D.4, D.5, D.11, TR.9, and TR.17 of the Adopted Wyre Forest District Local Plan and D.12, D.38 and D.39 of the Adopted Worcestershire County Structure Plan and Polices QE.1 and QE.3 of RPG11.

WF.844/05 Erection of brick wall and railings to front of property (maximum height of 0.85m) at 16 Aintree Close, Kidderminster

REFUSED for the following reason:

1. The proposed wall and railings by virtue of the siting and materials would create an alien feature within the street scene of this open plan residential estate. Therefore the proposal is contrary to policies D1 and D10 of the Adopted Wyre Forest District Council.

WF.852/05 : WF.853/05 Removal and relocation of two existing card operated power points and associated trenching works for services and new power kiosk at Mart Lane (adjacent to Canal Basin), Stourport on Severn

APPROVED applications WF.852/05 and WF.853/05 subject to the following conditions:-

1. A6 (Full with no reserved matters) / A7(Listed Building Consent);
2. A11 (Approved plans)

Reason for Approval

The relocated equipment and associated works are capable of implementation without harming the character, appearance or setting of the Grade II Listed Canal Basin and Wharves, and the character and appearance of the Conservation Area would also be preserved. This is in compliance with policies D.1, D.3, LB.1, LB.2, LB.3, LB.5 and CA.1 of the Adopted Wyre Forest District Local Plan

WF.856/05 Change of use to retail outlet (Use Class A1) at John Stretton Memorial Hall, New Road, Kidderminster

REFUSED for the following reason:

1. The application site does not fall within the Primary or Secondary Shopping Areas of Kidderminster town centre as identified in the Adopted Wyre Forest District Local Plan. The proposed change of use to retail of this property, which is situated in an edge of centre location is contrary to Policy RT.4 of the Adopted Wyre Forest District Local Plan which limits new retail development to modest extensions to existing premises. In addition it is considered that sufficient land has already been identified in the Local Plan to meet the retail needs of Kidderminster to 2011.

WF.866/Demolition of existing dwelling and erection of three dormer bungalows and garages (re-submission of WF.584/05) at 8 Areley Common, Stourport on Severn

DELEGATED AUTHORITY TO APPROVE subject to no objections being received from the Highways Authority, subject to no new objections prior to the expiry of the consultation period and subject to the following conditions:

1. A6 (Full with No Reserved Matters);
2. A11 (Approved Plans);
3. B1 (Samples/Details of Materials);
4. B11 (Details of Enclosure);
5. B13 (Levels Details);
6. E2 (Foul and Surface Water);
7. J1 (Removal of Permitted Development Rights);
8. J9 (Open Plan Frontages);
9. Footpath
10. H13 (Access, Turning and Parking)
11. H27 (Parking for Site Operatives)

Notes

SN12; SN1, HN6 (Notice to County Council regarding highway works)

Reason for Approval

The proposed development is situated within an area allocated for residential purposes and is considered to constitute previously developed land. The layout and design of the development, is considered to be acceptable, not adversely affecting the character of the immediate area or the street scene. The affect on the neighbouring properties has been carefully considered however it is felt that there will be no significant loss of amenity to residents. It is also considered that the proposal will not result in an adverse impact on Highway Safety. For these reasons the proposal is considered to be in accordance with H.2, D.1, D.3, D.10, D.11, TR.9, TR.17, NR.8 and NR.9 of the Adopted Wyre Forest District Local Plan.

WF.870/05 Retention of wall, railings and gate to front of dwelling at 12 Milford Avenue, Stourport on Severn.

REFUSED for the following reasons:

1. The retention of the wall, railings and gate by virtue of the siting and materials would create an alien feature within the street scene of this open plan residential estate. Therefore the proposal is contrary to Policies D1 and D10 of the Adopted Wyre Forest District Local Plan.
2. The gates, due to their siting, do not enable vehicles to park clear of the highway when accessing the site and the brick piers, by virtue of their height, obstruct visibility at the access point. The development would therefore compromise highway and pedestrian safety, contrary to Policy TR.9 of the Adopted Wyre Forest District Local Plan.

WF.875/05 Single storey extensions to front, side and rear at 9 Caldwell Crescent, Kidderminster

REFUSED for the following reasons:

1. The proposed extensions by virtue of its design and position, are considered to be out of character with the original dwelling house and would set a precedent in the street scene, contrary to Policies D.1 and D.17 of the Adopted Wyre Forest District Local Plan.
2. The proposed front extension would fail to harmonise with the existing townscape, by creating an incongruous feature. The proposal is therefore contrary to Policies D.1, D.3 and D.17 of the Adopted Wyre Forest District Local Plan

WF. 876/05Erection of covered area between house and garage and part conversion of garage to annex for dependant relative at 'The Haven', Blakeshall, Wolverley

APPLICATION WITHDRAWN-

WF.877/05 Two storey side extension at 103 Wilton Avenue, Kidderminster

APPROVAL subject to conditions, and in consideration of Articles 1 and 8 of the Human Rights Act 1998:-

1. A6 (Full with No Reserved Matters);
2. A11 (Approved Plans);
3. B3 (Finishing Materials to Match).

Notes

Drainage

Reason for Approval

The proposed extension is considered to be of an appropriate scale and design to the main dwelling and will have an acceptable appearance in the street scene. The impact of the extension upon neighbouring properties has been carefully assessed and it is considered that there will be no undue impact upon their amenity. For these reasons the proposal is considered to be in accordance with policies D.1, D.3 and D.17 of the Adopted Wyre Forest District Local Plan.

WF.887/05 Erection of extension to side and creation of new patio area at The Park Gate Inn, Stourbridge Road, Wolverley

REFUSED for the following reasons:-

1. The application site lies within an area designated as part of the West Midlands Green Belt; the development proposed would constitute inappropriate development and would be harmful by definition. It is thus considered to be contrary to policies GB.1, GB.2, GB.6, E.9 and RT.13 of the Adopted Wyre Forest District Local Plan (2004), Policy D.44 of the Adopted Worcestershire County Structure Plan and advice in PPG2. No very special circumstances have been demonstrated to outweigh against the harm by reason of inappropriateness development;
2. The proposed side extension by virtue of its size, position and design would detract from the design quality and the appearance of the existing building and would visually stretch development across the site. Such an effect will result in harm being caused to the visual amenity and the openness of the Green Belt. As such the proposal would be contrary to policies GB.2, GB.6, D.1 and D.18 of the Adopted Wyre Forest District Local Plan and government advice in PPG 2.

WF.888/05 : 889/05 Change of use of shop to Indian Restaurant with take-away service with associated extraction system in chimney. Listed Building Consent : Internal alterations to include new toilet area, installing of 'dumbwaiter', enlargement of openings, new floor beams and re-positioning of doorways at The Emporium, 41 Load Street, Bewdley.

DELEGATED AUTHORITY TO APPROVE applications WF.888/05 and WF.889/05 subject to the receipt of a satisfactory Access Statement, subject to no objections being received from the Environmental Health and Highway Authority, subject to no new objections prior to the expiry of the consultation period and subject to the following conditions:

1. A6/A7 (Full with No Reserved Matters/Listed Building Consent);
2. A11 (Approved Plans);
3. Details of new beams, including type of timber and treatment and finish of timber;
4. 1:50 details of proposed new ambulant steps to ground floor;
5. Details of new fire doors, dumbwaiter and external escape stairs to rear;
6. Retention and re-use of door and door frame to first floor where doorways is to be moved;
7. J16 (Restrictions on Use);
8. Restriction on occupation of residential flat;
9. J23 (Storage of Refuse – Submission of Details Required);
10. J26 (No external flues without permission);
11. J19 (Hours of Opening to Customers).

Notes

- A. SN12 (Neighbours' rights)
- B. SN5 (No advertisements)

Reason for Approval

The impact of the proposed restaurant use upon neighbouring properties has been carefully assessed and it is considered that, subject to suitable conditions, the use would not create a serious adverse affect to amenity. The change of use is considered to be compatible to the general character of the area and would not be harmful to the grade II listed building. The proposal is thus considered to comply with policies H.2, H.8, NR.9, NR.10, NR.11, LB.1, LB.2, LB.3, CA.1, CA.3, TR.9 and TR.13 of the Adopted Wyre Forest District Local Plan and CTC.19 and CTC.20 of the Worcestershire County Structure Plan.

WF.893/05 Erection of 2 houses and 1 bungalow after demolition of existing house at 14 Eastwood Drive, Kidderminster

APPROVED subject to the following conditions:

1. A1(Standard Outline);
2. A2 (Standard Outline – Reserved Matters);
3. A3 (Submission of Reserved Matters);
4. A11 (Approved Plans);
5. B1 (Samples/Details of Materials);
6. B13 Levels Details;
7. B11 (Details of Enclosure);
8. Tree retention and protection;
9. Landscaping implementation;
10. Severn Trent Water Condition;
11. F5 (Construction Site Noise/Vibration);
12. Highways conditions.

Note

A. SN12

Reason for Approval

The proposed dwellings are well designed and will have an acceptable appearance in the street scene. The scheme is also acceptable in terms of highway safety. The impact of the dwellings upon neighbouring properties has been carefully assessed and it is considered that there will be no undue impact upon their amenity. For these reasons the proposal is considered to be in accordance with policies H.2, D.1, D.3, D.4, D.10, D.11, TR.17 and TR.19 of the Adopted Wyre Forest District Local Plan.

WF.898/05 : 899/05 Conversion of first, second and third floors to three two-bedroom flats; retention of ground floor shops and minor external works at 2 and 2A Load Street, Bewdley

DELEGATED AUTHORITY TO APPROVE applications WF.898/05 and WF.899/05, subject to no new objections being received from the outstanding consultations and subject to the following conditions:

1. A6/A7 (Full with No Reserved Matters/Listed Building Consent);
2. A11 (Approved Plans);
3. B9 (Details of Window and Doors);
4. F4 (Noise Insulation of Flats);
5. Details of any new roofing materials and rainwater goods to be approved;
6. Details of any mortar used in re-pointing to be approved;
7. Details of external paint to be used to be approved;
8. Methodology of fire and noise protection to be approved;
9. Position, material and design of any proposed new vents, SVP pipes and extract flues to be agreed;
10. Details of windows on first floor front elevation to be agreed;
11. Any proposed work on windows to rear elevation to be approved.
12. Environmental Health condition.

Reason for Approval

The proposed alterations and creation of 3 flats are considered to be acceptable in terms of their impact on the special architectural and historical character of this Grade II Listed Building, and on the character and appearance of the Bewdley Conservation Area. The effects of the development on neighbouring properties has been carefully assessed and it is considered that there will be no undue loss of amenity. The proposal is thus in accordance with policies H.2, D.1, D.3, D.7, D.13, NR.5, RT.3, CA.1, CA.3, LB.1, LB.2, and LB.5 of the Adopted Wyre Forest District Local Plan and CTC.19 and CTC.20 of the Worcestershire County Structure Plan.

WF.902/05 Two storey extension and car port to side and detached double garage in rear garden at 56 Franche Road, Wolverley

APPROVED subject to the following conditions:

1. A6 (Full with no reserved matters)
 2. A11 (Approved plans)
 3. B3 (Materials to match)
 4. B5 (Timer Staining)
- Note - SN12 (Neighbours' rights)

Reason for Approval:

The proposed extensions are considered to be of an appropriate scale and design to the main dwelling and will have an acceptable appearance in the street scene. The impact of the extensions upon neighbouring properties has been carefully assessed and it is considered that there will be no undue impact upon their amenity.

WF.904/05 Ground and first floor extension to replace existing sun lounge at Colwall Lodge off Richmond Road, Bewdley

DELEGATED AUTHORITY TO REFUSE subject to no new issues being raised by the end of the consultation period, for the following reason:

1. The proposed extension, by virtue of its size, design and form, when considered in conjunction with the previous extensions and alterations is considered to be out of scale and character with the original building. The proposal is therefore contrary to Policy D.17 of the Adopted Wyre Forest District Local Plan; the adopted Supplementary Planning Guidance on Design Quality and guidance provided in PPS1.

**WF.905/05 Extension to previously approved playroom and utility (amendment to planning approval WF.493/05)
At Laburnham Cottage, Cross Bank, Bewdley**

REFUSED for the following reason:

1. The proposed extension by virtue of the size, design and position would harm the character and appearance of the original property and would in conjunction with previous extensions overwhelm the original structure. The proposal would therefore be contrary to Policies D.1, D.3 and D.17 of the Adopted Wyre Forest District Local Plan (2004).

WF.909/05 Demolition of existing double garage and store and construction of replacement double garage with ground floor toilet, stairs to first floor accommodation comprising recreation room and kitchen (re-submission of WF.442/05) at Yieldingtree Cottage, Watery Lane, Yieldingtree

DELEGATED AUTHORITY TO APPROVE subject to no new objections prior to the expiry of the consultation period and subject to the following conditions:

1. A6 (Full with No Reserved Matters);
2. A11 (Approved Plans);
3. B7 (External Details – No Approval);
4. B13 (Levels Details);
5. J3 (Restriction on Separate Use);
6. J8 (No further Windows).

Note:

SN12 (Neighbours' rights)
National Grid guidance note

Reason for Approval

The proposed replacement garage building is considered acceptable in design terms. The proposed development is considered to be appropriate in the Green Belt because it has been designed in such a way that the openness and visual amenity of the Green Belt would not be harmed. For these reasons the proposal is considered to be in accordance with policies D.1, D.3, D.5, D.17 and GB.1 of the Adopted Wyre Forest District Local Plan and D.39 of the Worcestershire County Structure Plan.

WF.910/05 Change of use of amenity land to residential curtilage and retention of decking (retrospective) at 14 Alder Avenue (Plot 90), Kidderminster

APPROVED subject to the following conditions:-

1. A11 (Approved plans);
2. Retention of landscaping for 5 years

Reason for Approval

The decking and railings are considered to be appropriate in terms of design and position and will not have an adverse impact on the visual amenity of the area or the character and appearance of the Conservation Area. For these reasons the proposal is considered to be in accordance with policies D.1, D.3, and CA.1 of the Adopted Wyre Forest District Local Plan.