

<b>Application Reference:</b>	09/0092/FULL	<b>Date Received:</b>	10/02/2009
<b>Ord Sheet:</b>	390569 274690	<b>Expiry Date:</b>	07/04/2009
<b>Case Officer:</b>	Stuart Allum	<b>Ward:</b>	Blakedown and Chaddesley

**Proposal:** Erection of a swimming pool and plant room ( Renewal of planning permission WF/1318/2003 )

**Site Address:** TANWOOD HOUSE, TANWOOD LANE, CHADDESLEY CORBETT, KIDDERMINSTER, DY104NT

**Applicant:** Mr S Conyers

<b>Summary of Policy</b>	GB.1, GB.2, GB.6, D.1, D.3, D.4, D.5, D.7, LA.1, LA.2 (AWFDLP) SD.2, D.39, CTC.1 (AWCSP) QE.1, QE.3, QE.6 (WMRSS) PPG2, PPS2, Design Quality SPG
<b>Reason for Referral to Committee</b>	Development Control Manager considers that application should be considered by Committee
<b>Recommendation</b>	<b>DELEGATED APPROVAL</b>

## 1.0 Site Location and Description

- 1.1 Tanwood House is a large detached dwelling located in the open Green Belt/Landscape Protection Area to the North East of Chaddesley Corbett Village.
- 1.2 This is a resubmission in near identical form and design of a previously approved detached swimming pool and plant room to the rear of Tanwood House, which was approved by the Planning (Development Control) Committee on 10 February 2004. This original planning permission expired on 4 March 2009 and cannot now be implemented.

## 2.0 Planning History

- 2.1 WF/1318/03 – Detached swimming pool and plant room : Approved 4/3/04.

## 3.0 Consultations and Representations

- 3.1 Chaddesley Corbett Parish Council – Views awaited
- 3.2 Arboricultural Officer – Views awaited

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3.3 County Archaeology – Views awaited

3.4 Severn Trent Water Ltd – Views awaited

3.4 Neighbour/Site Notice (expires on 17 March 2009) – No representations received to date

#### 4.0 Officer Comments

4.1 The policy background and Government Advice in PPG.2 (Green Belts) has not changed since this proposal was originally approved in 2004.

4.2 The proposed building has a close spatial relationship with the main dwelling house, and is designed to be ‘dug in’ to the rear sloping garden area, thereby minimising the visual impact on the surrounding landscape.

4.3 Overall, this proposal remains as appropriate development in the Green Belt and, being of sympathetic design and siting, would not result in harm being caused to the openness or visual amenity of the Green Belt or this sensitive Landscape Protection Area.

4.4 No other interests of acknowledged importance including neighbour amenity/privacy would be harmed by the proposal.

#### 5.0 Conclusions and Recommendations

5.1 This proposal complies with the relevant policies and other guidance. It is therefore recommended that **delegated APPROVAL** be given subject to the expiration of the neighbour consultation period and no new issues being raised, and to the following conditions:

1. A6 (Full with No Reserved Matters)
2. A11 (Approved Plans)
3. B1 (Samples/Details of Materials)
4. Archaeology
5. Severn Trent
6. C9 (Hedge Protection)
7. C12 (Details of Earthworks)

##### Reason for Approval

The proposed development is considered to be appropriate development in the Green belt because the building enclosing the swimming pool is sited and 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 compliance with the policies listed above.