



Report to: Planning Committee, 21st February 2019

Report of: Deputy Director - Economic Development and Planning

Subject: PLANNING APPLICATION P18K0467 – PROPOSED ERECTION OF A SINGLE STOREY REAR AND SIDE EXTENSION TO AN EXISTING 6 BED HOUSE IN MULTIPLE OCCUPATION (USE CLASS C4), 21 BOZWARD STREET

1. Recommendation

1.1 The Deputy Director - Economic Development and Planning recommends that the Planning Committee grant planning permission, subject to the conditions set out in the plans list.

2. Background

The application was referred to planning committee on the 24th January 2018, at which it was deferred, pending the decision on planning application P18K0466 at No. 23 Bozward Street and to clarify implications on ability to implement the proposed extension in accordance with recommended condition 4. The previous report is attached as **Appendix 1**.

3. Comments of the Deputy Director of Economic Development and Planning

3.1 The proposal is for the extension to be constructed concurrently with the proposed extension at No. 23 Bozward Street (P18K0466). In the event that this application is refused, the impact that the proposed extension at No. 21 Bozward Street would have on neighbouring residents has been assessed, if the extension was constructed alone.

3.2 As there are no ground floor window openings at No. 23 Bozward Street that overlook the extension, there would be no breach of the 45 degree rule. It is therefore considered that the proposed extension would not have a detrimental impact with regards to loss of light on the occupiers of number 23 Bozward Street.

4. Conclusion

4.1 Subject to the recommended conditions, I consider the site has the capacity to accommodate the proposed development in an acceptable manner in terms of the siting, size, scale, design and appearance of the development, impact on neighbouring and future residents amenities and would accord with the aims and interests that policies SWDP 4 and SWDP 21 of the South Worcestershire Development Plan, the HMO SPD and the National Planning Policy Framework seek to protect and promote.

4.2 However, in the event that planning permission is granted for this application but planning permission is refused for planning application P18K0466 at No. 23 Bozward Street it is recommended that condition 4 be deleted.

Ward: St Johns
Contact Officer: Laura Williamson –Tel: 01905 722028
Email: laura.williamson@worchester.gov.uk
Background Papers: Application P18K0467