

AGENDA ITEM 10
PLANNING APPLICATION 2016/041/FUL
URGENT BUSINESS ITEM

Additional Papers

Planning
Committee

Wed 13 Apr
2016
7.00 pm

Council Chamber
Town Hall
Redditch



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PLANNING COMMITTEE

Wednesday, 13 April 2016

7.00 pm

Council Chamber Town Hall

Agenda

Membership:

Cllrs:

Andrew Fry (Chair)
Yvonne Smith (Vice-Chair)
Joe Baker
Roger Bennett
Michael Chalk

Matthew Dormer
Wanda King
David Thain
Nina Wood-Ford

10. Application 2016/041/FUL - 18 Throckmorton Road, Greenlands, Redditch

(Pages 1 - 6)

Head of Planning and
Regeneration

To consider a Planning Application for a two storey side extension.

Applicant: Fairbourne Consultants Ltd

(Report and Site Plan attached)

(This item of Urgent Business has been included in the Agenda with the agreement of the Chair)

(Greenlands Ward)

URGENT BUSINESS ITEMREDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**13th April 2016

Planning Application 2016/041/FUL**Two storey side extension****18 Throckmorton Road, Greenlands, Redditch****Applicant: Fairbourne Consultants Ltd.
Expiry Date: 14th April 2016
Ward: GREENLANDS****(Site Plan attached)**

The author of this report is Mr Simon Jones, Planning Officer (DM), who can be contacted on Tel: 01527 548211 Email: Simon.jones@bromsgroveandredditch.gov.uk for more information.

Site Description

The application relates to a semi-detached dwelling house which occupies a corner plot with two road frontages on Throckmorton Road, Redditch.

Proposal Description

Planning permission is sought for a two storey side extension to the south facing gable end of the property, to accommodate a family room and dining room at ground floor with bedroom and en-suite over. The extension would be set in from both the front and rear elevations by 300mm.

Relevant Policies :**Borough of Redditch Local Plan No.3:**

B(BE)13 Qualities of Good Design
B(BE)14 Alterations and Extensions

Emerging Borough of Redditch Local Plan No.4

Policy 39: Built Environment
Policy 40: High Quality Design and Safer Communities

Others:

SPG Encouraging Good Design
NPPF National Planning Policy Framework

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Relevant Planning History

2015/284/FUL	Erection of new dwelling	REFUSED	30.10.2015
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Consultations

No consultations required

Public Consultation Response

Two representations have been received raising concerns over:

- Loss of privacy and outlook
- Noise
- Overdevelopment
- Parking
- Character and Appearance
- Drainage

Assessment of Proposal

The application site is situated within a residential area of Redditch where there is a general presumption in favour of domestic extensions subject to satisfying the relevant policies of the development plan.

The proposed extension is considered to be a proportionate addition and would be constructed of matching materials (brick walls under a tiled roof) and would complement the original dwellinghouse.

As the property occupies a corner plot, the extension would be visible in the street-scene. However the property has a relatively large garden and is set back from both road frontages, reducing its prominence. The proposed extension would be set back at the front and rear creating a visual break between the original dwelling and extension and resulting in the subservience required by criterion (i) of Policy B(BE).14.

Whilst the proposed extension would introduce windows lighting habitable rooms into the south facing gable end, where there are presently no windows, these would be in excess of 30 metres from the windows of facing properties on the opposite (south) side of Throckmorton Road, so would not result in an unacceptable degree of overlooking or loss of privacy. Indeed the introduction of windows in the south elevation would avoid a blank façade and in your officer's opinion result in a visual enhancement.

All development projects will inevitably generate a degree of disturbance and noise during the construction phase. It is not usually necessary to impose a condition restricting hours of working in respect of a relatively minor domestic construction project, mindful of the other statutory controls to address nuisance.

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The property benefits from a vehicular access off the main Throckmorton Road. Following negotiation with the applicant, your officers secured an amendment which proposes the requisite 2 off road parking spaces, but in a configuration which allows the spaces to be accessed independently of one another and avoids vehicles having to reverse out onto the main road adjacent to a bus stop.

In accordance with Policies B(BE)13 and B(BE)14), it is considered that the proposed extension would not cause any significant detrimental harm to the occupiers of neighbouring properties as a consequence of noise, loss of privacy or outlook.

The property is served by a public sewer with sufficient capacity to deal with the foul and surface water from the proposed development.

The proposal is considered to be in general accordance with the relevant policies of the development plan which are not outweighed by any other material consideration.

RECOMMENDATION:

That having regard to the development plan and to all other material considerations, planning permission be GRANTED subject to the following conditions:

Conditions:

- 1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the grant of this permission.

Reason :- In accordance with the requirements of Section 91(1) 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 approved shall be implemented in accordance with the following plans:

P01B Site Layout / Block Proposed Floor Plans
P02B Elevations / Location Plan

Reason: To accurately define the permission for the avoidance of doubt and to ensure that the development is satisfactory in appearance in order to safeguard the visual amenities of the area in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan No.3

- 3) All new external walls and roofs shall be finished in materials to match in colour, form and texture those on the existing building, or if a near match cannot be found, the written approval of the Local Planning Authority should be obtained for

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materials prior to development commencing. The development shall then be carried out in accordance with the approved details.

Reason:- To ensure that the development is satisfactory in appearance, to safeguard the visual amenities of the area and in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan No.3.

- 4) The parking and turning arrangement shall be constructed in accordance with the details shown on the approved block plan before the extension is first brought into use and shall thereafter be retained for that purpose.

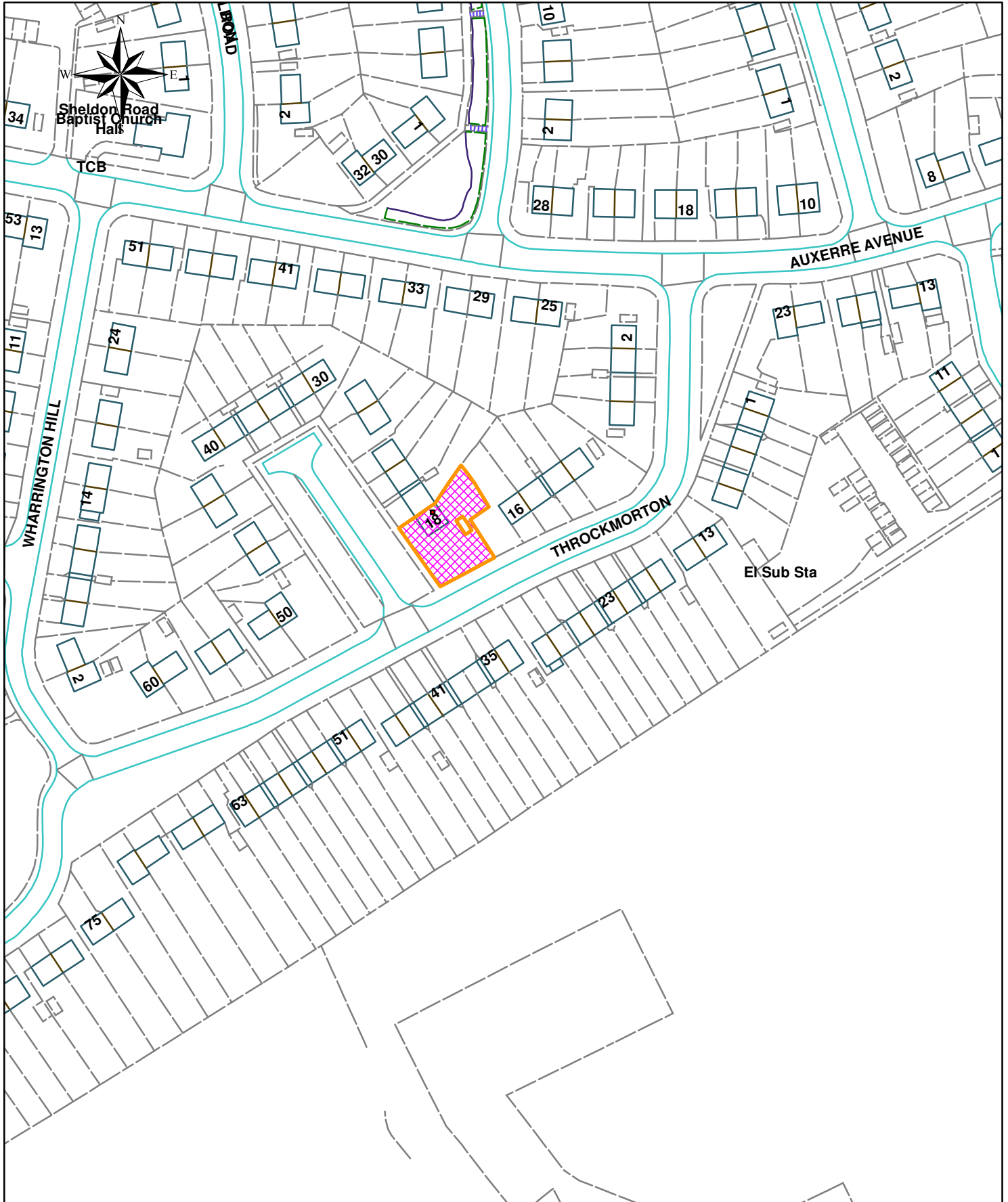
Reason:- In the interests of highway safety and to mitigate the risk of on-street parking in accordance with Policy B(BE).14 of the Borough of Redditch Local Plan No.3.

Informatives

- 1) The local planning authority have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with this planning application through negotiation and amendment.

Procedural matters

This application is being reported to the Planning Committee because two (or more) objections have been received.



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Planning & Regeneration
Town Hall
Walter Stranz Hall Square
Redditch
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2016/041/FUL

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