

Update Report 1



Planning Committee

Wed 11 Nov
2020
7.00 pm

Virtual Meeting

REDDITCH BOROUGH COUNCIL

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Planning

Wednesday, 11th November,
2020

7.00 pm

Virtual Meeting - Skype - Virtual

Agenda

Membership:

Cllrs:

Gemma Monaco (Chair)
Salman Akbar (Vice-Chair)
Tom Baker-Price
Roger Bennett
Michael Chalk

Andrew Fry
Julian Grubb
Bill Hartnett
Jennifer Wheeler

5. Update Reports (Pages 1 - 2)

Please see Update Reports attached

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**Redditch Borough Council
Planning Committee**

**Committee Updates
11th November 2020**

20/00795/FUL 101 Salford Close, Redditch

No Updates

20/00603/FUL 2 Edenfield Close, Redditch

1. Since the preparation of the Officer's report a **floor plan** at a scale of 1; 100 (DWG 2EC PL_3 Rev 7 dated 21.11.19) has been submitted in order to clarify the extent of the garden remaining after the development. The site is subtly tapered and average dimensions from the centre of the plot have been used. At ground floor and following the development, there will be a remaining garden length of 6.5m. At first floor and following the development there, there will be 8m to the rear boundary with 4 Dairy Lane.

As a consequence, it is necessary to amend the dimensions in the last paragraph of Page 10 of the report. That paragraph should be omitted and replaced as below;

*'The rear of the application site looks on to the rear garden of No 4 Dairy Lane. There will be **6.5m** separation between the rear of the resultant dwelling and the garden area of number 4 at ground floor, increasing to **8m** at first floor'.*

2. There is an unrelated **correction to condition 3** in terms of plan references. Condition 3 should be amended so reference to plan 2EC PL _3 rev 4 is REPLACED with plan reference 2EC PL _7 rev 2.

3. Furthermore since the preparation of the officer report **additional comments** have been received from 3 neighbours (who have already commented) raising further concerns including;

minimum rear distances between dwellings, design of new roofs, new window openings, garden privacy and the failure to use guidance in the councils SPD, in the consideration of the application. inadequate parking provision, loss of day light, loss of privacy from first floor extension and overbearing impacts into neighbours gardens and noise during construction.

Further comment regarding inappropriate large extension and photos showing the house and garden in relation to the application site, received from neighbour at No. 1.

A representation has also been received from someone who did not previously comment relating to overdevelopment of site, may set a precedent for future developments in the area, parking problems, potential for the house to be turned into an HMO property and disruption during construction.

Members are referred to the main published report where collectively these matters have been considered and taken into account by officers in reaching their recommendation.

20/00921/FUL 36 Granby Close, Redditch

No Updates

20/00947/FUL Land Off Battens Close, Rear Of 68/70 Southcrest Road, Redditch

One further neighbour representation has been received since the publication of the agenda. This representation raised concerns in relation to overlooking and increased noise and traffic arising from the proposed development; these matters have already been addressed within the committee report.