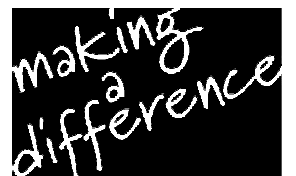


Planning Committee

Tue 25th May
2010
7pm

Council Chamber
Town Hall
Redditch



www.redditchbc.gov.uk

Access to Information - Your Rights

The Local Government (Access to Information) Act 1985 widened the rights of press and public to attend Local Authority meetings and to see certain documents. Recently the Freedom of Information Act 2000, has further broadened these rights, and limited exemptions under the 1985 Act.

Your main rights are set out below:-

- Automatic right to attend all formal Council and Committee meetings unless the business would disclose confidential or “exempt” information.
- Automatic right to inspect agendas and public reports at least five days before the date of the meeting.
- Automatic right to inspect minutes of the Council and its Committees

(or summaries of business undertaken in private) for up to six years following a meeting.

- Automatic right to inspect lists of background papers used in the preparation of public reports.
- Access, on request, to the background papers on which reports are based for a period of up to four years from the date of the meeting.
- Access to a public register stating the names and addresses and electoral areas of all Councillors with details of the membership of all Committees etc.

A reasonable number of copies of agendas and reports relating to items to be considered in public must be made available to the public attending meetings of the Council and its, Committees etc.

- Access to a list specifying those powers which the Council has delegated to its Officers indicating also the titles of the Officers concerned.
- Access to a summary of the rights of the public to attend meetings of the Council and its Committees etc. and to inspect and copy documents.
- In addition, the public now has a right to be present when the Council determines “Key Decisions” unless the business would disclose confidential or “exempt” information.
- Unless otherwise stated, most items of business before the Executive Committee are Key Decisions.
- Copies of Agenda Lists are published in advance of the meetings on the Council’s Website:

www.redditchbc.gov.uk

If you have any queries on this Agenda or any of the decisions taken or wish to exercise any of the above rights of access to information, please contact the following:

Janice Smyth

Member and Committee Support Services Assistant

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REDDITCH BOROUGH COUNCIL **PLANNING COMMITTEE**



GUIDANCE ON PUBLIC **SPEAKING**

The process approved by the Council for public speaking at meetings of the Planning Committee is (subject to the discretion and control of the Chair) as follows:

in accordance with the running order detailed in this agenda (Applications for Planning Permission item) and updated by the separate Update report:

- 1) Introduction of application by Chair
- 2) Officer presentation of the report (as originally printed; updated in the later Update Report; and updated orally by the Planning Officers at the meeting).
- 3) Councillors' questions to the Officers - to clarify detail.
- 4) Public Speaking - in the following order:-
 - a) Objectors to speak on the application;
 - b) Supporters to speak on application;
 - c) Applicant to speak on application.

Speakers will be called in the order they have notified their interest in speaking to the Planning Officers (by the 4.00 p.m. deadline on the Friday before the meeting) and invited to the table or lecturn.

- Each individual speaker, or group representative, will have up to a maximum of 3 minutes to speak. (Please press button on "conference unit" to activate microphone.)
 - After each of a), b) and c) above, Members may put relevant questions to the speaker, for clarification. (Please remain at the table in case of questions.)
- 5) Members' questions to the Officers and formal debate / determination.

Notes:

- 1) It should be noted that, in coming to its decision, the Committee can only take into account planning issues, namely policies contained in the Borough of Redditch Local Plan No.2, the County Structure Plan (comprising the Development Plan) and other material considerations which include Government Guidance and other relevant policies published since the adoption of the development plan and the “environmental factors” (in the broad sense) which affect the site.
- 2) No audio recording, filming, video recording or photography, etc. of any part of this meeting is permitted without express consent (Section 100A(7) of the Local Government Act 1972).
- 3) Once the formal meeting opens, members of the public are requested to remain within the Public Gallery and may only address Committee Members and Officers via the formal public speaking route.
- 4) Late circulation of additional papers is not advised and is subject to the Chair’s agreement. The submission of any significant new information might lead to a delay in reaching a decision. The deadline for papers to be received by Planning Officers is 5.00 p.m. on the Friday before the meeting.
- 5) Anyone wishing to address the Planning Committee on applications on this agenda must notify Planning Officers by 5.00 p.m. on the Friday before the meeting.

Further assistance:

If you require any further assistance prior to the meeting, please contact the Committee Services Officer (indicated at the foot of the inside front cover), Head of Democratic Services, or Planning Officers, at the same address.

At the meeting, these Officers will normally be seated either side of the Chair.

The Chair’s place is at the front left-hand corner of the Committee table as viewed from the Public Gallery.

Welcome to today's meeting.

Guidance for the Public

Agenda Papers

The **Agenda List** at the front of the Agenda summarises the issues to be discussed and is followed by the Officers' full supporting **Reports**.

Chair

The Chair is responsible for the proper conduct of the meeting. Generally to one side of the Chair is the Committee Support Officer who gives advice on the proper conduct of the meeting and ensures that the debate and the decisions are properly recorded. On the Chair's other side are the relevant Council Officers. The Councillors ("Members") of the Committee occupy the remaining seats around the table.

Running Order

Items will normally be taken in the order printed but, in particular circumstances, the Chair may agree to vary the order.

Refreshments : tea, coffee and water are normally available at meetings - please serve yourself.

Decisions

Decisions at the meeting will be taken by the **Councillors** who are the democratically elected representatives. They are advised by **Officers** who are paid professionals and do not have a vote.

Members of the Public

Members of the public may, by prior arrangement, speak at meetings of the Council or its Committees. Specific procedures exist for Appeals Hearings or for meetings involving Licence or Planning Applications. For further information on this point, please speak to the Committee Support Officer.

Special Arrangements

If you have any particular needs, please contact the Committee Support Officer.

Infra-red devices for the hearing impaired are available on request at the meeting. Other facilities may require prior arrangement.

Further Information

If you require any further information, please contact the Committee Support Officer (see foot of page opposite).

Fire/ Emergency instructions

If the alarm is sounded, please leave the building by the nearest available exit – these are clearly indicated within all the Committee Rooms.

If you discover a fire, inform a member of staff or operate the nearest alarm call point (wall mounted red rectangular box). In the event of the fire alarm sounding, leave the building immediately following the fire exit signs. Officers have been appointed with responsibility to ensure that all visitors are escorted from the building.

Do Not stop to collect personal belongings.

Do Not use lifts.

Do Not re-enter the building until told to do so.

The emergency Assembly Area is on Walter Stranz Square.

Declaration of Interests: Guidance for Councillors

DO I HAVE A "PERSONAL INTEREST" ?

- Where the item relates or is likely to affect your **registered interests** (what you have declared on the formal Register of Interests)

OR

- Where a decision in relation to the item might reasonably be regarded as affecting **your own** well-being or financial position, or that of your **family**, or your **close associates** more than most other people affected by the issue,

you have a personal interest.

WHAT MUST I DO? **Declare the existence, and nature, of your interest and stay**

- The declaration must relate to specific business being decided - a general scattergun approach is not needed
- **Exception** - where interest arises only because of your membership of another **public body**, there is no need to declare unless you **speak** on the matter.
- You **can vote** on the matter.

IS IT A "PREJUDICIAL INTEREST" ?

In general only if:-

- It is a personal interest **and**
- The item affects your **financial position** (or conveys other benefits), or the position of your **family, close associates** or bodies through which you have a **registered interest** (or relates to the exercise of **regulatory functions** in relation to these groups)

and

- A member of public, with knowledge of the relevant facts, would reasonably believe the interest was likely to **prejudice** your judgement of the public interest.

WHAT MUST I DO? **Declare and Withdraw**

BUT you may make representations to the meeting before withdrawing, **if** the public have similar rights (such as the right to speak at Planning Committee).



PLANNING COMMITTEE

25th May 2010

7pm

Council Chamber Town Hall

Agenda

Membership:

Membership to be confirmed at the Annual Meeting of Council on 24th May 2010

<p>1. Apologies</p>	<p>To receive apologies for absence and details of any Councillor nominated to attend the meeting in place of a member of the Committee.</p>
<p>2. Declarations of Interest</p>	<p>To invite Councillors to declare any interest they may have in the items on the Agenda.</p>
<p>3. Confirmation of Minutes (Pages 1 - 6)</p>	<p>To confirm, as a correct record, the minutes of the meeting of the Planning Committee held on 27th April 2010.</p>
<p>4. Planning Application 2010/029/FUL - The Village Shop, Droitwich Road, Feckenham (Pages 7 - 14) Head of Planning and Regeneration</p>	<p>To consider a Planning Application for a change of use of existing rear store to retail use, partial change of use of existing shop to Class A3 (Cafeteria) use, replacement of shop front and replacement doors to retail storage area. Applicant: The Village Shop Association (Report attached) (Astwood Bank and Feckenham Ward)</p>
<p>5. Planning Application 2010/064/FUL - Callow Hill Farmhouse, Callow Hill Lane, Callow Hill (Pages 15 - 20) Head of Planning and Regeneration</p>	<p>To consider a Planning Application for a ground floor extension to rear of property. Applicant: Mr G Nicholls and Mrs L Carnes (Report attached) (Crabbs Cross Ward)</p>
<p>6. Planning Application 2010/069/FUL - Redditch Golf Club, Green Lane, Callow Hill (Pages 21 - 28) Head of Planning and Regeneration</p>	<p>To consider a Planning Application for a green keepers compound and building with associated interval welfare facilities, wash down pad, fencing and landscaping. Applicant: Redditch Golf Club (Report attached) (Astwood Bank and Feckenham)</p>

PLANNING

Committee

25th May 2010

<p>7. Planning Application 2010/071/FUL - Land between Car Park 1 and Car Park 3, Redditch Ringway</p> <p>(Pages 29 - 38)</p> <p>Head of Planning and Regeneration</p>	<p>To consider a Planning Application for the erection of a hotel (with ancillary uses), replacement of vehicle turning head and provision of four car parking spaces, associated access, engineering and landscaping works.</p> <p>Applicant: Scottish Widows PLC and Scottish Widows Unit Funds</p> <p>(Report attached)</p> <p>(Central Ward)</p>
<p>8. Outcomes of Appeals Against Planning Decisions</p> <p>(Pages 39 - 42)</p> <p>Head of Planning and Regeneration</p>	<p>To note two outcomes of appeals against planning decisions.</p> <p>(Reports attached)</p> <p>(Church Hill and Headless Cross and Oakenshaw Wards)</p>
<p>9. Exclusion of the Public</p>	<p>During the course of the meeting it may be necessary, in the opinion of the Chief Executive, to consider excluding the public from the meeting on the grounds that exempt information is likely to be divulged. It may be necessary, therefore, to move the following resolution:</p> <p>“that, under S.100 I of the Local Government Act 1972, as amended by the Local Government (Access to Information) (Variation) Order 2006, the public be excluded from the meeting for the following matter(s) on the grounds that it/they involve(s) the likely disclosure of exempt information as defined in the relevant paragraphs of Part 1 of Schedule 12 (A) of the said Act, as amended.</p>
<p>10. Confidential Matters (if any)</p>	<p>To deal with any exceptional matters necessary to consider after the exclusion of the public (none notified to date.)</p>



Planning Committee

27th April 2010

MINUTES

Present:

Councillor Michael Chalk (Chair) and Councillors K Banks, P Anderson (substituting for Councillor Smith), M Braley, D Enderby, W Hartnett, N Hicks and D Hunt

Also Present:

M Collins (Vice-Chair – Standards Committee)

Officers:

R Bamford, C Flanagan, A Rutt and S Skinner

Committee Services Officer:

A C Stephens

120. APOLOGIES

Apologies for absence were received on behalf of Councillors R King and Smith.

121. CHAIR'S ANNOUNCEMENTS

- a) The Chair referred to Mrs Bamford's recent appointment to the post of Head of Planning and Regeneration for Redditch Borough and Bromsgrove District Councils. The Committee congratulated her on her promotion.
- b) The Chair stated that there would be an amended procedure for the consideration of the applications for planning permission at the meeting; specifically, the Officer's presentation would be followed by the public speakers, questions to public speakers, questions to the Officers, consideration of / debate on the application, proposition and then voting.

122. DECLARATIONS OF INTEREST

There were no declarations of interest.

.....
Chair

123. CONFIRMATION OF MINUTES

RESOLVED that

the minutes of the meeting of the Committee held on 30th March 2010 be confirmed as a correct record and signed by the Chair.

124. APPLICATIONS FOR PLANNING PERMISSION

The Committee considered and determined three Planning Applications as detailed in the subsequent minutes below.

Officers tabled an update report detailing any late responses to consultation, changed recommendations, further conditions and any additional Officer comments in relation to each application. This report was further updated orally at the meeting as appropriate to each application.

Public speaking was permitted in accordance with the Council's agreed procedures, in relation to the first application being considered.

125. PLANNING APPLICATION 2010/013/FUL – 'CAMARAT', DARK LANE, ASTWOOD BANK

Single-storey side and rear extensions,
replacement pitched roof over kitchen,
conversion of garage into living area,
rebuild of porch and new single storey garage
Applicant: Mr A Murphy

Mr P Simpson, an Objector, and Mr A Murphy, the applicant, addressed the Committee under the Council's public speaking rules.

RESOLVED that

having regard to the Development Plan and to all other material considerations, Planning Permission be GRANTED subject to:-

- 1) the conditions summarised in the main report; and**
- 2) the submission of satisfactory amended plans, approved in writing by the Local Planning Authority, in respect of lowering the floor of the proposed garage.**

**126. LISTED BUILDING CONSENT APPLICATION 2010/019/LBC
AND PLANNING APPLICATION 2010/020/FUL –
14A HIGH STREET, POOL BARN, FECKENHAM**

Single-storey extension to provide hallway and store room
Applicant: Mr P Tricklebank

RESOLVED that

having regard to the Development Plan and to all other material considerations Listed Building Consent and Planning Permission be GRANTED, subject to the conditions summarised in the main report.

**127. PLANNING APPLICATION 2010/044/FUL –
LAND AT WINYATES WAY AND MOONS MOAT DRIVE,
REDDITCH**

Erection of three general industrial units (B2) with associated offices, car parking and service yard
Applicant: Mr D Nash

RESOLVED that

having regard to the Development Plan and to all other material considerations Listed Building Consent and Planning Permission be GRANTED, subject to the conditions summarised in the main report.

**128. MEMBERS' PLANNING CODE OF GOOD PRACTICE -
REVISIONS**

Further to the Committee's previous detailed consideration of a draft proposed Members' Planning Code of Good Practice, Officers provided a number of clarifications on a range of matters, only one of which led to any material change to the proposed document.

That was, in connection with 'Lobbying of Councillors' (on page 35 of the report) that lobbying correspondence should be passed to Development Control Officers, for them to note and acknowledge (and that the subsequent 'Do advise the sender' paragraph be deleted accordingly).

A few minor textual corrections were also noted and agreed.

Members thanked Officers for their full and very accurate translation of their required amendments to the original draft document.

RESOLVED that

subject to the minor textual adjustment recorded in the preamble above,

- 1) the Code of Conduct for Members in respect of Planning Matters, as set out in Appendix 1 to the main report, be approved; and**
- 2) the Code be referred back to the Standards Committee for its further consideration, prior to recommendation on to Council.**

129. INFORMATION REPORT

The Committee received information relating to the outcome of an appeal against a Planning decision. The appeal, which had been dismissed, was in respect of the retrospective application for an open sided car port. The Committee was informed that the structure had already been removed and that no enforcement action would be necessary.

RESOLVED that

the item of information be noted.

130. REVIEW OF OPERATION OF THE PLANNING COMMITTEE - MUNICIPAL YEAR 2009/10

The Committee gave consideration to the operation of, and procedures undertaken, during its meetings held during the 2009/10 municipal year and raised the following matters:

- a) Revised Committee Procedure for Applications

Members agreed to continue with the slightly revised running order for consideration of applications, as trialled at the present meeting.

- b) Photographs

Members asked Officers to provide more photographs of application sites where, in Officers' judgement, it would prove helpful to the Committee's understanding of specific sites and applications and not prejudice fair consideration of applications.

The potential use of 'Google Earth' and similar computer solutions was also mentioned.

c) Training for Planning Members

Members sought a review of the nature and frequency of mandatory training required before they could consider Planning applications. Once Member urged that Councillors consider attending Planning Summer School periodically.

d) Statutory Fees – Retrospective Applications

It was suggested that Officers make representations about current levels of statutory fees in relation to retrospective planning applications. Members felt that there was justification for a higher 'penalty' fee in such instances.

RESOLVED that

the comments and issues raised by Members, and detailed in the preamble above, be noted and adopted by the Committee for its practical operation and procedures during the forthcoming municipal year 2010/11.

The Meeting commenced at 7.00 pm
and closed at 8.26 pm

.....
CHAIR

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**25th May 2010

PLANNING APPLICATION 2010/029/FUL**PROPOSED CHANGE OF USE OF EXISTING REAR STORE TO RETAIL USE, PARTIAL CHANGE OF USE OF EXISTING SHOP TO CLASS A.3 (CAFETERIA) USE, REPLACEMENT OF SHOP FRONT AND REPLACEMENT DOORS TO RETAIL STORAGE AREA****THE VILLAGE SHOP, DROITWICH ROAD, FECKENHAM, REDDITCH****APPLICANT: THE VILLAGE SHOP ASSOCIATION
EXPIRY DATE: 11TH MAY 2010****WARD: ASTWOOD BANK AND FECKENHAM WARD**

The author of this report is Sharron Williams, Planning Officer (DC), who can be contacted on extension 3206 (e-mail: sharron.williams@redditchbc.gov.uk) for more information.

(See additional papers for Site Plan)

Site Description

The site was originally a petrol filling garage with some car repairs taking place towards the rear of the site. In 2008 planning permission was granted to convert the building towards the front of the site to be used as a community shop. The shop is actively in use at present, whilst a car repair garage is still in operation towards the rear of the site. Established housing exists opposite the site.

Proposal description

Permission is sought to convert the rear area of the village shop building to retail use (Class A.1) from a former garage use, and partially change the use of part of the existing shop to a cafeteria. Some external alterations are proposed to the front and side of the building in respect to alterations to existing doors and windows, and internal works are proposed to allow for the proposed change of uses to the building.

The change of use would also provide a storage area for the shop that would be approximately 15.3 square metres and an office that would be approximately 4.8 metres.

Relevant key policies:

All planning applications must be considered in terms of the planning policy framework and all other relevant material considerations (as set out in the legislative framework). The planning policies noted below can be found on the following websites:

REDDITCH BOROUGH COUNCIL

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COMMITTEE**

25th May 2010

www.communities.gov.uk

www.wmra.gov.uk

www.worcestershire.gov.uk

www.redditchbc.gov.uk

National planning policy

PPS1 (& accompanying documents) Delivering sustainable development

PPS5 Planning for the Historic Environment

Regional Spatial Strategy

RR1 Rural Renaissance

RR2 The Rural Regeneration Zone

RR4 Rural Services

T2 Reducing the need to travel

Worcestershire County Structure Plan

SD.4 Minimising the Need to Travel

SD.5 Achieving Balanced Communities

D.35 Retailing in Rural Settlements

D.37 Shops in Community Buildings in Rural Settlements

Borough of Redditch Local Plan No.3

B(RA).2 Open Countryside

B(RA).5 Reuse and conversion of buildings

B(RA).9 Village settlement

C(T).2 District Distributor

C(T).12 Parking standards

B(BE).9 Streetscapes in Conservation Areas

B(BE).16 Shopfronts

B(BE).17 Shopfront security

S.1 Designing out crime

Redditch Borough Council Documents

Feckenham Conservation Area Management Plan and Boundary Extension

Feckenham Conservation Area Character Appraisal

Other relevant corporate plans and strategies

Worcestershire Community Strategy (WCS)

Redditch Sustainable Community Strategy (SCS)

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**25th May 2010

Relevant site planning history

Appn. no	Proposal	Decision	Date
2008/341	Change of use to Class A.1 (retail) of part of buildings for a community shop with parking on forecourt area.	Approval	16 Dec 2008

Public Consultation responses**Responses in favour**

Feckenham Parish Council has submitted comments stating no objection to the proposal.

Consultee responses**County Highway Network Control**

No objection to proposal.

Environmental Health

No objection to proposal.

Crime Risk Manager

No comments submitted.

Conservation Advisor

No objection to proposal.

Assessment of proposal

The key issues for consideration in this case are:

Principle

Planning permission has been granted for Class A.1 use since 2008, and the shop has been operating for some time now with no complaints. The principle of increasing the retail floor area of the unit by approximately 17.6 square metres is a small increase and as such is considered to be acceptable.

As a result of the change of use, some seating and 3 tables are proposed to be provided inside the shop towards the front, and would enable customers to purchase tea / coffee and produce from the delicatessen for consumption on the premises. This element of the proposal requires planning permission as it would be a change of use to Class A.3 (restaurants / snack bars / cafes). Members will be aware that the site is within the Feckenham Village Settlement, however, the Settlement does not include a District Centre which is where such uses would normally be considered favourably. However, this shop facility is more unique than the normal retail units found in District

REDDITCH BOROUGH COUNCIL

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Centres. The Feckenham shop is a community shop run by the occupiers of the Village and is intended to sell (as local as possible) produce / goods etc on a voluntary basis. Therefore, the provision of a cafeteria facility is more likely to be providing a community facility for local residents to get together socially than a cafeteria that would draw customers from further afield. Officers would consider that this use would only be acceptable in this location on the basis that the community shop is in operation and that the cafeteria facility is only open during shop opening hours. This could be conditioned appropriately to cover this matter.

Design and layout

The revised internal layout of the proposal is considered to be acceptable. The proposal also includes external alterations such as modifying the existing sliding front door access, installing side hung double doors enabling the main access into the shop to be at the front rather than at the side (as existing). The existing single side door that serves as access to the shop would be altered to a side window instead, and the roller shutter door that is at the side of the building would be altered to provide new double doors. The external alterations are considered to be acceptable and improve the appearance of this former garage building, and will assist to improve the streetscene in the Conservation Area.

Highways and access

The car parking facilities for the premises remains the same at the front of the shop. Having calculated the car parking provision for the unit including the proposed increase in retail floorspace, a total of 4 car parking spaces would be required and can be adequately provided at the front and side of the premises. Therefore the proposal is considered to be acceptable.

Sustainability

Given that the use is intended to serve local residents there is scope for customers to walk to the community shop and its cafeteria and as such would be a more sustainable way of obtaining local goods/ produce etc. It is intended that the proposed timber doors would be sourced from renewable sources, and it is intended that the thermal insulation of the premises would be improved to reduce the energy requirement of the building both in running and construction costs.

Conclusion

Whilst normally such uses would only be considered in District Centres, the acceptability of this proposal is considered to be an exception on this occasion given its link with the community shop facility, and on the basis that suitable conditions be imposed to restrict the opening of the cafeteria to those of the shop and whilst a community shop is in operation on the site.

REDDITCH BOROUGH COUNCIL

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25th May 2010

Recommendation

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

1. Development to commence within 3 years.
2. Permission defined to include Class A.1 use including ancillary Class A.3 use for a cafeteria.
3. Approved plans defined.
4. Cafeteria to be in use whilst the Community shop is in operation.

5. Hours of opening for the cafeteria to be the same as the shop
Monday – Friday 08:00 – 18:00 hours
Saturday 09:00 – 16:00 hours.

Informatives

1. Permission does not include the approval of any signage / adverts.
2. The applicant is advised that should any external shutters be required, a separate application would be required.

REDDITCH BOROUGH COUNCIL**PLANNING
COMMITTEE**25th May 2010

PLANNING APPLICATION 2010/064FUL**GROUND FLOOR EXTENSION TO REAR OF PROPERTY****CALLOW HILL FARMHOUSE, CALLOW HILL LANE, CALLOW HILL****APPLICANT: MR GRAHAM NICHOLLS AND MRS LEIGH CARNES
EXPIRY DATE: 27 MAY 2010****WARD: CRABBS CROSS WARD**

The author of this report is Sharron Williams, Planning Officer (DC), who can be contacted on extension 3206 (e-mail: sharron.williams@redditchbc.gov.uk) for more information.

(See additional papers for Site Plan)

Site description

The farmhouse forms part of a complex of farm buildings (that have been converted to residential use). Whilst the farmhouse is not listed, two of the surrounding buildings (that would have formed part of the original curtilage) are listed buildings. The property has a detached garage and ample rear garden area.

The farmhouse is a double fronted property and has a render finish with a tiled roof and two small dormers. A small leanto extension exists at the rear and it is proposed that the proposed extension would protrude from the rear wall of the existing lean to extension.

Proposal description

The proposal is for a ground floor rear extension that would be used as a sun room. The extension measures approximately 3.9 m x 4.2 m and would comprise of an oak frame with double glazed full length windows and double doors. The pitched roof would be finished in plain tiles to match the existing property and include a roof light. Overall height of the proposal would be approximately 4.6 metres from ground level. Access to the extension would be via the kitchen and hallway.

Relevant key policies:

All planning applications must be considered in terms of the planning policy framework and all other relevant material considerations (as set out in the legislative framework). The planning policies noted below can be found on the following websites:

www.communities.gov.uk

www.wmra.gov.uk

www.worcestershire.gov.uk

www.redditchbc.gov.uk

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National planning policy

PPS1 (& accompanying documents) Delivering sustainable development
PPS5 Planning for the Historic Environment

Regional Spatial Strategy

QE1 Conserving and enhancing the environment

Worcestershire County Structure Plan

CTC.19 Areas and Features of Historic and Architectural Significance

Borough of Redditch Local Plan No.3

B(BE).13 Qualities of Good Design

Supplementary Planning Guidance / Supplementary Planning Documents

Encouraging Good Design

Relevant site planning history

None

Public Consultation responses

No comments submitted.

Consultee responses

Conservation Advisor

No comments submitted.

Archaeology Officer

No comments submitted.

Procedural matters

Application to be considered at Committee given the applicant is related to an employee of Redditch Borough Council.

A listed building consent (LBC) application is also required for the proposal given that the farmhouse formed part of the curtilage of the buildings that are listed, however this is yet to be received.

Assessment of proposal

The key issues for consideration in this case are:

Principle

The extension is proposed to be at the rear of the property and is considered to be in scale and proportion with the property. The proposal would be located at the rear and as such would be out of view of the two listed buildings that are at the front of the property (The Granary and The Steadings). Therefore, the proposal would not affect the setting or character of the listed buildings.

REDDITCH BOROUGH COUNCIL

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Design and layout

The design of the extension and proposed use of materials would be sympathetic and relate well to the character of the property, and as such the proposal would be in keeping with the property and surrounding barn buildings that have been converted.

Landscaping and trees

No trees or existing hedge planting would be affected by the proposal.

Highways and access

The proposal would not affect the existing highway and access arrangements.

Other issues

Due to the relationship of the property with two listed buildings, a listed building application would be required, and is anticipated to be submitted shortly. Given that the proposal under the listed building application would be the same as that being considered under this application reference, Officers would seek delegated powers to approve the listed building application when it is submitted in accordance with the decision made on this application.

Conclusion

The proposal is of a sympathetic design using materials that would complement the farmhouse building, and would be in scale and proportion with the property. The proposal would not have a detrimental impact on the neighbouring listed buildings and as such would not affect their setting. For these reasons the proposal is considered to be compliant with policy, unlikely to cause harm and therefore acceptable.

Recommendation

That having regard to the development plan and to all other material considerations, planning permission be GRANTED subject to conditions as summarised below, and that authority be delegated to the Head of Planning and Regeneration to GRANT listed building consent for the same proposal when the application is submitted (subject to the expiry of the consultation period):-

- 1 Development to commence within 3 years.
- 2 Roof tiles to match existing.
- 3 Approved plans defined.

Informative

- 1 The applicant is advised that a listed building application is required for the proposal.

REDDITCH BOROUGH COUNCIL**PLANNING
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APPLICATION NUMBER 2010/069/FUL**GREEN KEEPERS COMPOUND AND BUILDING WITH ASSOCIATED
INTERVAL WELFARE FACILITIES, WASH DOWN PAD, FENCING AND
LANDSCAPING****REDDITCH GOLF CLUB, GREEN LANE, REDDITCH****APPLICANT: REDDITCH GOLD CLUB****EXPIRY DATE: 7TH JUNE 2010****WARD: ASTWOOD BANK AND FECKENHAM WARD**

The author of this report is Ailith Rutt, Development Control Manager, who can be contacted on extension 3374 (e-mail: ailith.rutt@redditchbc.gov.uk) for more information.

(See additional papers for Site Plan)

Site description

The site is a large green golf course on the western edge of the urban area of Redditch, accessed via rural style Green Lane from Webheath or the Green Belt to the south. In the centre of the golf course is a small, 1970s residential development of large detached dwellings.

On entering the site, the car park and club house facilities are located to the left, with the road leading straight on to the residential properties. This is a shared private access road from Green Lane. To the right is an informal grassed area used for practice purposes and as an informal driving range. This land slopes down to the south, and is lower than the entrance road. The site has hedging and trees to the perimeter and across the course, and the land slopes up to the north across the whole site.

Adjacent to the golf course to the north and east is the urban area of Redditch, and specifically residential development beyond the site boundary. To the south is Morton Stanley Park, an area of outdoor recreation facilities, and to the west is open Green Belt landscape used for agriculture.

Proposal description

The application proposes the replacement of the existing green keepers' accommodation in order to bring it up to modern standards. The proposal is for a new building to accommodate equipment, and staff facilities such as WCs and showers, and an external fenced compound for storing ancillary materials such as deliveries of sand etc.

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The proposed building and compound would be located to the south of the access from Green Lane, along the hedgeline and lower than it, to make the most of the existing natural tree screening in the boundary treatment. This would also improve security and management of the site by bringing all the ancillary facilities together into the same part of the course.

The building would be steel framed and clad, and the fencing details would be agreed with the LPA if consent is granted. It would measure 25m in length and 16.5m in width, and the compound would extend this by the same width for a further 25m to make a long thin oblong footprint. The building would be 3m high to the eaves and 7m high to the ridge, which would run lengthways along the building.

The application is supported by a Design & Access Statement, an ecological appraisal, a climate change statement, a secured by design summary, a community involvement statement and a sustainable travel statement. The applicant highlights the need for improved facilities in order to meet impending increased legislative controls with which the club must comply.

Relevant key policies:

All planning applications must be considered in terms of the planning policy framework and all other relevant material considerations (as set out in the legislative framework). The planning policies noted below can be found on the following websites:

www.communities.gov.uk

www.wmra.gov.uk

www.worcestershire.gov.uk

www.redditchbc.gov.uk

National planning policy

PPS1 (& accompanying documents) Delivering sustainable development
PPG17 Planning for open space, sport and recreation

Regional Spatial Strategy

QE1 Conserving and enhancing the environment
QE4 Greenery, urban greenspace and public spaces
QE6 The conservation, enhancement and restoration of the region's landscape

Worcestershire County Structure Plan

RST1 Criteria for the development of recreation and sports facilities
RST13 Golf courses
SD2 Care for the environment

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Borough of Redditch Local Plan No.3

CS2	Care for the environment
CS8	Landscape character
S1	Designing out crime
B(BE)13	Qualities of good design
B(BE)19	Green architecture
B(NE)1a	Trees, woodland and hedgerows
R1	Primarily Open Space

The site is designated as Primarily Open Space within LP3.

Relevant site planning history

None

Public Consultation responses

Responses against

Two comments received raising the following points:

- Lowest part of course is often liable to flooding – keen to ensure new facilities do not flood
- Increase in noise to residents within course area from change in pattern of mower movement due to new facility location, especially early in the morning

Consultee responses

County Highway Network Control

No objection subject to conditions

Environmental Health

No objections

Landscape and Countryside team

No objection subject to conditions regarding method of construction (to ensure tree root zones protected) and details of planting proposed

Assessment of proposal

The key issues for consideration in this case are:

Principle

The principle of providing ancillary facilities in order that the golf course/club can continue to function and be maintained properly is considered to be acceptable under the terms of the relevant planning policy framework, subject to the details of the development being considered to be acceptable.

Design and layout

The location of the proposed development, 'tucked away' in the bottom corner of the site on low ground, such that its visual impact would be minimised and

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it would benefit from existing natural boundary screening is such that it is considered to be appropriate. This would have minimal visual impact on any residential properties – it is likely not to be visible from any.

Whilst the materials proposed are not rural in style, the visual impact could be softened through the application of an appropriate colour to the external finished, and this could be controlled through the imposition of a condition.

Landscaping and trees

There are no proposals to remove any landscaping or trees, and subject to conditions to protect the existing ones in close proximity to the proposed development, it is considered that the proposal would not cause any harm or visual intrusion, nor would it harm the ecological value of the site. It is therefore considered to be in compliance with the relevant planning policy objectives.

Highways and access

There are no concerns raised in relation to highways and access arrangements, and it is considered unlikely that the proposal would cause any significant harm to the progress of vehicular or pedestrian traffic on or accessing the site. The proposal would not result in the generation of any additional vehicle movements of any kind, as it is a relocation and improvement of existing facilities, and not an increase at all.

Sustainability

Whilst in some respects it would be more sustainable to convert the existing premises at the far end of the course, which are currently accessed via Marlpit Lane, there is insufficient capacity to accommodate the improved facilities, and therefore the erection of additional built form is inevitable. Therefore, in the longer term, the provision of a purpose built and designed facility now, to current standards, is likely to result in better longevity and lower consumption of materials and is therefore considered to be acceptable.

Other issues

Representations suggest that additional disturbance to residential properties is possible due to the relocation of the green keepers' facilities, however there would be no additional mower etc traffic within the golf course site, and any management of its movements is currently not controlled through the planning process. It is therefore considered to be outside the control of the planning system, and as such unreasonable to attempt to control timings or routes of movements within the golf course site as a result of this application. The overall impact on residential amenity is unlikely to be significantly increased as a result of the proposed development.

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Conclusion

There are no significant concerns or elements of the proposal that are considered to be contrary to the policy framework, and as such the proposed is considered to be acceptable in that it complies with policy and is unlikely to cause significant harm to amenity or safety.

Recommendation

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

1. Time
2. Materials/finishes
3. Landscape officer conditions
4. Highways conditions
5. Approved plans & documents specified

Informatives

1. Information should be provided on the future use of the existing buildings used for maintenance etc purposes, in order to ensure that they are dealt with in compliance with the statutory planning framework. Advice can be sought from the Development Control Team.

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PLANNING APPLICATION 2010/071/FUL**ERECTION OF HOTEL (WITH ANCILLARY USES), REPLACEMENT OF VEHICLE TURNING HEAD AND PROVISION OF FOUR CAR PARKING SPACES, ASSOCIATED ACCESS, ENGINEERING AND LANDSCAPING WORKS.****LAND BETWEEN CAR PARK 1 AND CAR PARK 3, REDDITCH RINGWAY****APPLICANT: SCOTTISH WIDOWS PLC AND
SCOTTISH WIDOWS UNIT FUNDS****EXPIRY DATE: 12TH JULY 2010****WARD: CENTRAL WARD**

The author of this report is Ailith Rutt, Development Control Manager, who can be contacted on extension 3374 (e-mail: ailith.rutt@redditchbc.gov.uk) for more information.

(See additional papers for Site Plan)

Site description

Grassed area between two multi storey car parks adjacent to and west of the Redditch Ringway. The site is steeply sloping, with Station Way at the bottom, almost parallel with the Ringway at this point. Residential properties line the western side of Station Way. These are two and three storey Victorian terraced properties. The site includes a turning bay for Station Way, because it leads to the bus station and only some traffic is allowed to continue north – residents use this to turn in order to enter and leave from the south. Station Way is largely used by buses and residents.

The site is bounded to the north by a low hedge, and contains some semi-mature trees to the northern end. At the eastern side it is adjacent to the exit slip from car park 1 and flattens, as it does to the bottom (west).

The site is on the periphery of the town centre, between two large car parks that serve town centre users, and in close proximity to both the bus and train stations. It is also possible to access the Kingfisher Shopping Centre close to this site.

Proposal description

This application proposes a hotel with 92 bedrooms over 3781m² of total floor area, the re-provision of a turning head onto Station Way to replace the current one, the provision of four car parking spaces and associated access and landscaping works.

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The hotel would have three connected wings, one fronting the ringway, with one along the southern boundary of the site adjacent to car park three, and one wing at a slight angle towards car park one, at some distance from it. The hotel would accommodate a reception area and restaurant/bar at ground floor on the ringway frontage, and due to the sloping nature and changing levels of the site, the bedrooms would be accommodated at a range of levels above and behind.

The hotel would be no more than four storeys in height at any point, due to the stepped down nature of the design, and the way that the wings and elements of the building have been broken up in order to provide architectural interest. (Due to the levels on site, there would be seven different floor levels – basement, lower ground, ground and 1-4.) The lower levels would be brick faced, with render to upper levels. To the front the render would be in two colours to provide detail and interest. The rooms have been designed to look out into the courtyard, and out over the frontage of the hotel into the town centre.

Externally, there would be a zig-zag path at the northern side to link Station Way with the main entrance to the hotel, as well as to a side entrance facing car park one. To the rear of the built form a courtyard would be formed, with landscaping and ponds which would form part of the sustainable drainage infrastructure for the development. A turning head would be provided for residents of Station Way to use and four additional resident parking spaces perpendicular to the road.

To the front, the hotel would face the Ringway and the access arrangements currently used for car park three would be altered a little. A lay-by would be provided to the front of the hotel for drop offs and deliveries, and a vehicular entrance into car park one, where 87 spaces and 16 disabled spaces would be available for use by hotel guests, at the same level as the hotel entrance would lead off the existing slop road where cars exit car park three currently and would continue to do so. A footpath link would also be provided from the car park to the hotel. Provision for ten cycle parking spaces between car park three and the hotel are proposed.

The proposal would create 5 full time and 45 part time employment opportunities.

The application is supported by a Design & Access Statement, a noise assessment, a travel plan, a transport assessment, an ecological appraisal, an arboricultural survey, a climate change statement, a planning statement, an economic statement, a land quality assessment, a flood risk assessment with drainage strategy, a completed West Midlands Sustainability Checklist showing a 'good' rating, a secured by design statement and a statement of community engagement.

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Relevant key policies:

All planning applications must be considered in terms of the planning policy framework and all other relevant material considerations (as set out in the legislative framework). The planning policies noted below can be found on the following websites:

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www.wmra.gov.uk

www.worcestershire.gov.uk

www.redditchbc.gov.uk

National planning policy

PPS1 (& accompanying documents) Delivering sustainable development

PPS4 Planning for sustainable economic growth

PPG13 Transport

Regional Spatial Strategy

QE3 Creating a high quality built environment for all

PA11 The network of town and city centres

Worcestershire County Structure Plan

SD4 Minimising the need to travel

SD9 Promotion of town centres

RST14 Tourism development

RST16 Tourist accommodation

Borough of Redditch Local Plan No.3

CS4 Minimising the need to travel

CS7 The sustainable location of development

S1 Designing out crime

B(BE)13 Qualities of good design

B(BE)19 Green architecture

E(TCR)1 Vitality and viability of the town centre

E(TCR)2 Town centre enhancement

E(TCR)4 Need and the sequential approach

E(TCR)12 Class A3 uses

C(T)12 Parking standards

The site is unallocated within the local plan and appears not to be previously developed, although it may well have been re-graded in connection with the construction of the ringway and/or the adjacent car parks.

The core strategy element of the emerging LDF is still in preparation, however the evidence base for the document is largely compiled and available for reference in this case.

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Supplementary Planning Guidance / Supplementary Planning Documents

Designing for community safety

Other relevant corporate plans and strategies

Redditch Sustainable Community Strategy (SCS)

Town Centre Strategy (TCS)

Redditch Economic Development Strategy

Relevant site planning history

None

Public Consultation responses

None received at time of writing, any received before the meeting will be reported on the Update paper

Consultee responses

Development Plans team

Comments awaited

Arboricultural officer

Comments awaited

Drainage Officer

Comments awaited

Economic Development Team

Comments awaited

Environmental Health

No objection subject to conditions regarding contaminated land survey and mitigation

County Highway Network Control

No objection subject to conditions and Informatives

County Planning Team

Comments awaited

Bromsgrove District Council

Comments awaited

Stratford on Avon District Council

Comments awaited

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Crime Risk Manager

No objection subject to condition regarding details such as security systems

Severn Trent Water

Comments awaited

Network Rail

No objection

Procedural matters

This application is reported to Planning Committee for determination because it is a 'major' application within the performance target definitions and is recommended by Officers for approval.

The consultation period does not expire until 21st May 2010, and therefore any further representations received between writing/publishing this report and the Planning Committee meeting where the application is determined will be reported separately on the Update paper.

Assessment of proposal

The key issues for consideration in this case are as follows:

Principle

The site is unallocated and lies within the defined town centre, but it is not considered to be of sufficient quality to be considered as incidental open space which is worthy of retention, given that the proposed use is considered to be an appropriate use to be located in the town centre. There is an identified need for such a use within the evidence base for the emerging core strategy, and therefore all these factors are considered to combine to provide support for the principle of the proposal both in local and national policy terms.

Design and layout

The proposed hotel is of a modern and sustainable style and design, and would not look out of character within the surroundings of the adjacent multi storey car parks and the large massing and scale of the shopping centre and bus station complex. The materials would complement the site and surroundings. The location proposed is such that the hotel would address the ringway frontage, in compliance with the aspirations of the town centre strategy, as well as providing legible access routes to pedestrians arriving from the bus and train stations to the 'rear' of the site.

The proposed building has been broken down into different elements so that its visual impact, and particularly its bulk and scale, have been minimised, and this combined with the location of the built form within the site is considered to be sufficient that it would not cause any detrimental impacts on the nearby residents. Whilst it is accepted that their outlook and view would be different,

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it is not considered that it would be any more harmful than the current appearance of the site, or that of the surrounding built form, in terms of its scale, its design, its proximity or its overlooking. The separation distances between proposed and existing windows comply with those suggested as minimums in the Council's residential design guide SPG, and taking this as a guide are therefore considered to be acceptable in this case, especially when taking levels into account.

It is acknowledged that the proposed hotel would alter the outlook and view from the residential properties on the opposite side of Station Way/Oakly Road, however it is considered that the development would be at a sufficient distance that the impact would not be overbearing to the extent that it would cause significant harm to amenities. The separation distances are also considered to be sufficient that no overlooking or loss of privacy would occur, particularly given the internal layout of the proposed hotel. As such, it is considered to comply with the relevant policy objectives.

The gaps between the proposed hotel and the other adjacent built forms, particularly the car parks, are also considered to be acceptable, such that no detrimental impacts would occur between existing and proposed uses.

Landscaping

The proposed landscaping, including the creation of a garden area for guests, is considered to be a good use of the space on the site, in that it enhances the amenity of the facility proposed, it enhances the biodiversity opportunities in a town centre location and softens and reduces the impact of the built form on the residents opposite.

The proposal includes the retention of many of the existing trees on site, as well as acknowledging that some of those to the southern end of the site have the future potential to cause harm to the structure of car park three, and therefore it is opportune to remove these and provide alternative, more appropriate specimens in suitable locations.

The inclusion of sustainable drainage solutions within the landscaping, as a feature, to provide ponds which are functional, is in compliance with policy and guidance as well as an attractive feature for guests and residents alike.

Whilst it is accepted that a landscaping scheme such as this can take a while to take hold and have its full effect, it is considered that in time it would mature to be very effective and as such would make a positive contribution to the visual amenity of the site and its surroundings.

Highways and access

The proposal includes the maximum cycle parking provision requirement for a hotel of this size, almost the maximum car parking standard and in excess of

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the maximum disabled parking provision, and as such it is considered to be acceptable in this regard, as well as in compliance with the spirit and detail of local planning policy.

Whilst this includes the use of existing parking that is available in the town centre, surveys have shown that this area of car park 1 is sufficiently under used that its loss to hotel guests would not have a detrimental impact on town centre parking provision at all, and is therefore considered to be a more efficient use of the existing car park and a sustainable alternative to the provision of additional parking as a result of the proposed facility.

The transport assessment and travel plan are considered to be acceptable, subject to their implementation, and the proposal would include adequate and safe provision for vehicular and pedestrian access, deliveries and not impede the course of other traffic in the area.

Sustainability

The sustainability checklist as completed for the proposed development resulted in a good rating, which suggests that the development would be to a high standard of sustainability as encouraged through local and national planning policy, and this is welcomed. The inclusion of ecological elements and the re-use of existing parking provision in lieu of further provision is also welcomed in terms of its sustainability, and finally the town centre location in such close proximity to public transport services is as sustainable as it could possibly be.

Other issues

Other matters raised by consultees are considered appropriate to be dealt with through the imposition of conditions, such as the potential for land contamination, and as such are recommended below as appropriate.

Conclusion

It is considered that both the principle and detail of the proposed development is both in compliance with the local and national planning policy framework, and also of benefit to the town of Redditch, and as such it is considered that the proposed development would not cause significant harm to safety or amenity and as such is acceptable.

Recommendation

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

1. Time limit for commencement of development
2. Materials

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3. Fencing/railings/walls details – location, design and finish to be agreed/maintained
4. Highways conditions
5. Landscaping to be implemented and maintained
6. Contaminated land conditions
7. Secured by design requirements
8. Travel plan to be implemented with development
9. Approved plans specified

Informatives

1. Encourage development to be of high sustainability – best possible BREEAM rating
2. Advertisement consent application needed separately for any signage

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Appeal Outcome Report for information**Appeal made against the refusal of planning permission****Planning Application details: 2009/235/FUL**

Proposal	Car port to side of existing garage
Location	3 Hillmorton Close, Church Hill North
Ward	Church Hill Ward
Decision	Refusal 7th December 2009

Decision made by officers under delegated authority

The author of this report is Steven Edden, Planning Officer (DC), who can be contacted on extension 3206 (e-mail: steve.edden@redditchbc.gov.uk) for more information.

Discussion

The proposal was to erect a car port attached to the gable end of an existing double garage. The car port would have been of UPVC construction.

Officers considered that the attached canopy structure would represent an incongruous feature in the street-scene by virtue of its design, height and siting and would harm the visual amenities of the area.

The Inspector noted that the appeal site is located on a prominent corner within a development of detached dwellings formed of red brick walls under tiled roofs and that the dwellings had open frontages. It was also noted that in order to accommodate a large motor home within the car port, the structure would be set higher than the eaves at the front of the garage, but lower than the roof apex.

The Inspector considered that the proposed structure, by particular virtue of its height, would appear as an incongruous and prominent addition to the dwelling to the substantial detriment of the character and appearance of the street-scene of Hillmorton Close. He stated that the proposal would be contrary to Policy B(BE).14 of the Borough of Redditch Local Plan No.3 which states that in assessing proposals to alter or to extend existing buildings, the Borough Council will ensure that they, *inter alia*, complement the scale, general massing and materials of the existing building and remain subservient to it.

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Costs application

No application for costs was made.

Appeal outcome

The appeal was DISMISSED.

Recommendation

**The Committee is asked to RESOLVE that
the item of information be noted.**

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Appeal Outcome Report for information

Appeal made against refusal of planning permission

Planning Application details: 2009/251/FUL

Proposal	Single and two storey extensions to dwelling
Location	25 Milton Close, Headless Cross, Redditch
Ward	Headless Cross and Oakenshaw Ward
Decision	Refusal 16th December 2009

Decision made by officers under delegated authority

The author of this report is Steven Edden, Planning Officer (DC), who can be contacted on extension 3206 (e-mail: steve.edden@redditchbc.gov.uk) for more information.

Discussion

The proposal was to erect a two storey extension to the side and rear of the property, with a further single storey extension to the rear.

The reason for refusal related to the perceived dominating and adverse effect the two storey extensions would have had upon the character and appearance of the existing dwelling with the consequential detrimental impact the proposals would have had upon the street-scene. The development was considered to be harmful to the visual amenities of the area.

The Inspector noted that the extensions would be prominent in the street-scene due to the angle of approach along Milton Close and the rise in ground levels and considered that the extensions would not appear subordinate to the existing dwelling. Viewed from an angle, the Inspector considered that the extensions would appear as bulky and disproportionate additions to the dwelling, greatly increasing the property's visual impact and conflicting with the advice contained within the Council's SPG on Encouraging Good Design which states that over-large extensions can unbalance the proportion and harmony of the building. He considered that the extension would have a detrimental and discordant appearance, accentuated by the rise in ground levels resulting in conflict with Policy B(BE).13 and B(BE).14 of the Borough of Redditch Local Plan No.3.

The Inspector took into account concerns expressed by neighbours that the proposed development would lead to a loss of light, but considered (like officers during consideration of the planning application) that the proposals would not cause a material loss of sunlight to the nearest neighbouring

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property. This however was not considered to outweigh the harm to the character and appearance of the dwelling and the street-scene.

Costs application

No application for costs was made.

Appeal outcome

The appeal was DISMISSED.

Recommendation

**The Committee is asked to RESOLVE that
the item of information be noted.**