

**PLANNING
COMMITTEE**

3rd April 2013

PLANNING APPLICATION 2013/062/FUL

**SINGLE STOREY SIDE AND REAR EXTENSION AND PORCH TO
PROPERTY**

15 UNDERWOOD CLOSE, CALLOW HILL, REDDITCH

**APPLICANT: MR AND MRS COOKE
EXPIRY DATE: 01ST MAY 2013**

WARD: CRABBS CROSS

The author of this report is Harjap Rajwanshi, Planning Assistant (DM), who can be contacted on extension 3384 (e-mail:

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(See additional papers for Site Plan)

Site Description

The property is a three bedroomed detached dwelling and is located within Callow Hill, a residential area. The majority of the properties in Underwood Close are detached and were built around the late 1980's.

Proposal Description

The application seeks planning permission to build a porch extension to the front elevation, a single storey side extension which would comprise of a shower room, utility and cupboard room and a rear extension which would comprise of a dining room and rooflight.

The porch extension would measure 1.5m (L), 2.1m (W) and 3.2m (H). The rear dining room extension would measure 3m (L), 4.24m (W) and the side extension would measure a maximum of 10.04m (L) and 4m (H).

Materials to be used for walls (brickwork) and roof (tiles) would match those used in the construction of the original dwelling.

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.redditchbc.gov.uk

National Planning Policy

The National Planning Policy Framework (NPPF)

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Regional Spatial Strategy and Worcestershire County Structure Plan

Whilst the RSS and WCSP still exist and form part of the Development Plan for Redditch, they do not contain any policies that are directly related to or relevant to this application proposal. Therefore, in light of recent indications at national level that Regional Spatial Strategies and Structure Plans are likely to be abolished in the near future, it is not considered necessary to provide any detail at this point in relation to the RSS, or the WCSP.

Borough of Redditch Local Plan No.3

B(BE).13 Qualities of Good design

B(BE).14 Alterations and Extensions

Supplementary Planning Guidance - Encouraging Good Design

Relevant Site Planning History

None

Public Consultation Responses

None

Assessment of Proposal

The main considerations in this application are whether the proposal maintains the character of the streetscene and the amenity of neighbouring occupiers.

Design/Impact on character of street scene

The Encouraging Good Design SPG used to appraise the appearance and design of the proposal and Policies B(BE).13 and B(BE).14 of the Borough of Redditch Local Plan No. 3 are consistent with the design principles contained within the NPPF (section 7). Within both of these documents achieving good design is of fundamental importance.

Having regards to Policies B(BE).13 and B(BE).14 of the Borough of Redditch Local Plan No. 3 under which applications of this nature are assessed, the extensions are considered to be acceptable since they would not harm the character and appearance of the dwelling or the street-scene. No objections to the proposals have been received from nearby residential occupiers despite the notification process.

Residential amenity

Paragraph 17 of the NPPF advises to seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

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The proposal would not have a detrimental impact upon neighbour amenity and would respect the amenity of the adjacent dwellings.

Recommendation

That having regard to the development plan and to all other material considerations, planning permission be DELEGATED to the Head of Planning and Regeneration to GRANT PERMISSION following the expiry of the public consultation period (9th April 2013) subject to conditions and informatives as summarised below:

- 1) Development to commence within 3 years
- 2) Materials to match existing dwelling
- 3) As per plans submitted

Informative

- 1) Reason for approval
- 2) Positive and proactive working note

Procedural Matters

This application would normally be assessed under the delegated powers granted to the Head of Planning and Regeneration, but is being reported to Committee as the applicant is related to an employee of the Council.