



Planning Committee

West Ward

6 January 2009

2008/370/FUL CONVERSION OF FLAT ROOF TO PITCHED ROOF, TWO STOREY
SIDE EXTENSION, SUN ROOM AT THE REAR AND DORMER WINDOW
TO THE FRONT OF THE PROPERTY
26 CRUMPFIELDS LANE, WEBHEATH
APPLICANT: MR A WARBY
EXPIRY DATE: 19 JANUARY 2009

Site Description

(See additional papers for Site Plan)

The property is a detached dormer bungalow situated within a lane of a mixture of properties in terms of size and design. There are two storey houses on either side of the bungalow. The bungalow is set into the slope of the land such that it is two storeys at the rear, with the front ground level becoming first floor at the rear with a partial lower floor under.

Proposal description

The proposal is for a two storey extension to the side of the property, a small sun room to the rear and the construction of a pitched roof above the existing garage which has a flat roof at present. A dormer window is also proposed to the front of the property.

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
 PPS 3 Housing
 PPG13 Transport

Regional Spatial Strategy

UR4 Social Infrastructure

Worcestershire County Structure Plan

D.41 Areas of Development Restraint

Borough of Redditch Local Plan No. 3

B(RA).2 Housing in the Open Countryside outside the Green Belt

B(RA).3 Areas of Development Restraint

B(BE).13 Qualities of Good Design

B(BE).14 Alterations and Extensions

SPDs

Encouraging Good Design

The application site lies within the area defined as an Area of Development Restraint within the Borough of Redditch Local Plan No 3.

Relevant site planning history

Appn. no	Proposal	Decision	Date
93/072	Two Storey Extension to rear of property	Approved	14/04/1993

Public Consultation Responses

No comments

Procedural matters

This type of application would normally be decided under the delegated powers scheme, but the applicant's wife is a Redditch Borough Council staff member, hence the presentation of this item to committee.

Assessment of proposal

The key issues for consideration in this case are the principle of the proposed development, its design and layout and any other material considerations.

Principle

Policy B(RA).2 and Policy B(RA).3 suggest that proposals within the Area of Development Restraint (ADR) should be considered as if the land fell within open countryside, and that proposals should not prejudice any future development and efficient use of the ADR. Officers have assessed the

impact of the proposal in terms of these policies and impact it would have on the amenity of the neighbouring properties. Crumpfields Lane consists of a vast mixture of properties in terms of size and design. This proposal is considered to be acceptable in these circumstances as it falls within the existing dwelling curtilage and would not have any additional impacts on the future development of the ADR.

Design and Layout

As mentioned previously, Crumpfields Lane enjoys a mixture of properties in terms of design and size. This application consists of three proposals – a two storey side extension, a sun room and the conversion of a flat roof to a pitched roof incorporating a dormer window over the garage. There is a difference in the ground levels from the front to the rear by just over one metre. The land to the rear of the bungalow is lower than the front.

The proposed two storey extension to the side has two dormer windows, one to the front and one to the rear. The extension will be approximately 600mm lower than the roof of the existing bungalow and is in compliance with policies B(BE).13 and B(BE).14 of the Borough of Redditch Local Plan No 3.

Other issues

A condition is recommended to remove the permitted development rights in order to control any further developments in the future and prevent further development of the plot which could harm either the neighbouring amenities or the future development prospects of the ADR.

The proposed two storey extension can be accessed from outside the building, and has only one link, at the lower level, through to the existing bungalow, and includes its own stair case. Whilst there is sufficient parking and garden space that this could become a separate dwelling, it would not be appropriate in this location, given that it should be considered as if it were in open countryside. A condition preventing the subletting or subdivision of the property is therefore recommended.

Conclusion

The proposal is not considered to cause any harm to amenity of the neighbouring properties or to the street scene and is considered compliant with policy.

Recommendation

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

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1. Development to commence within 3 years
2. All materials to match
3. Remove permitted development rights
4. Not to be sold off or sublet separately from the main dwelling

Informatives

None necessary