

REDDITCH BOROUGH COUNCIL

**PLANNING
COMMITTEE**

5th June 2013

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr M Aslam	Proposed side extension of ground, first and attic floors 21 Vicarage View, Redditch, Worcestershire, B97 4RF.	12.09.2012	2012/210/FUL

Relevant Policies

Borough of Redditch Local Plan No.3:

BBE13 Qualities of Good Design
BBE14 Alterations and Extensions
CT12 Parking Standards

Others:

SPG2 Encouraging Good Design SPG
NPPF National Planning Policy Framework

Relevant Planning History

2005/126/FUL	Kitchen Extension, Workshop/Store And Garage	Approved	13.05.2005
2010/208/FUL	Single storey extension to the rear of the property	Approved	12.10.2010

Consultations

Highway Network Control

No objections: as although the parking is not compliant with the maximum parking standards, the house is located in a sustainable location close to the town centre and other forms of transport.

6 neighbours have made comments objecting to this application, and here is a summary of these comments:

- With the rear extension extending a metre passed the existing extension and up to roof line, this will block late afternoon light.
- Extension will block the natural light in utility room, and stairs.

- The extension will look odd in the street because all the other semi-detached properties have the same space between them, but if the extension goes ahead the space between No. 21 and 23 will be different.
- The extension will look out of character with the rest of the street because the property will have 2 front doors and will look like a terrace house added to a semi.
- Suspected future use of property as flats or bedsits and the impact this could have on parking in the area.
- With the current occupier having a large family, parking has become an issue. This would multiply with builders vans etc and the proposed extension.
- Previous building work at property has carried on till late at night and the level of noise was excessive. What will the council do to limit the noise?

Other issues which are not material planning considerations have been raised, but are not reported here as they cannot be considered in the determination of this application.

Assessment of Proposal

No. 21 Vicarage View is situated within an area that is unzoned in the Borough of Redditch Local Plan No.3. However, the area is predominantly residential and therefore the principle of an extension to this property is to be considered favourably.

The street is made up of a variety of properties, but it mainly consists of pairs of semi-detached houses; with a mix of roof types, which are mostly linked together at ground floor level by garages.

The proposal is to construct a side extension at ground, first and attic level. It will alter the pitch of the main roof from a hipped roof with a side dormer to a gable end roof to incorporate the side dormer. It is felt that this would improve the overall character of the property in the streetscene. The rest of the proposal at the side of the property would be set down and back from the existing house allowing the scale and massing of the proposal to be in keeping with the property and the character of the street. It would also have a pitched roof similar to that of the existing house.

The proposed extension would alter the level of gap between the neighbouring house: 23 Vicarage View and No. 21 both at ground and first floor level. However it is not felt that this change would create a terracing effect or detract from the character of the street scene as a gap between the two houses would still exist at first floor level.

The side elevation of the neighbouring house, adjacent to the location of the proposed extension, does have 2 windows in it, but both of these are obscure glazed and are not connected to habitable rooms. As such these windows are not being taken into account when considering how the extension may effect the neighbouring house in terms of loss of light, as per the guidance in SPG 2.

The proposed side extension does also extend beyond the rear wall of the existing house. This element of the extension was originally proposed to be two storeys, however following discussions with the neighbours and after assessing the impact this would have had on them in terms of loss of light, this section of the proposal has been amended to be single storey.

This amended element of the extension has been reassessed to ensure it would not have a detrimental impact on either neighbouring houses in terms of loss of light. This has been done by using the 60 degree rule, which looks at the impact the extension will have on the nearest habitable room of the neighbours house. In doing this, the newly amended extension is shown to breach the 60 degree rule when taken from No. 23, however it is felt that this breach can be justified as being acceptable due to the fact that:

- The extension breaches the rule by only 1.2 metres
- This element of the extension is single storey, and where the breach occurs the roof slopes away from the extension and the eaves height is only 2.5metres.

It is therefore considered that the proposal would not have a detrimental impact on the neighbouring property in terms of loss of light.

The proposed extension shows a new door on the front and rear elevations; these have been included to allow the occupiers to access the rear of the property without having to go through the main house. Some of the comments received for this application refer to this element of the proposal as there are concerns that this new front door will look out of character in the street scene and will allow the new extension to become separated from the existing house.

Planning permission would be required to change the use of the new extension to a separate house. To enforce this and ensure that the new extension is not used for any other purpose other than as an extension to No. 21, it is proposed that a condition should be included on the final decision; if approved, to prevent any form of change of use or separation of the new extension without the prior permission of the Local Planning Authority.

The proposal increases the number of bedrooms within the property from 4 to 6. The maximum parking standards set out in Appendix H of the Borough of Redditch Local No. 3 for this number of bedrooms is 4 spaces. The driveway at the front of the property has enough space for 3 cars and it is not possible to increase this. However the property is situated within close proximity to the town centre and the various methods of public transport the town centre has to offer. The property is therefore deemed to be in a sustainable location and as such it is not felt that the maximum parking standards would be required and that the current level of parking would be acceptable.

As the house is located in a residential area, it is deemed acceptable and appropriate to put an hours of construction condition on the final decision; if approved to ensure there is no detrimental impact caused to the occupiers of the neighbouring houses.

As such it is felt the proposal complies with the policies in the local plan and is therefore considered to be acceptable. It is noted that the council have worked proactively with the applicant to work towards a positive outcome.

RECOMMENDATION

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

Conditions:

- 1) The proposal must be started by (Three years from date of decision).

Reason: Required to comply with national legislation

- 2) The proposal shall be carried out in accordance with the following:

Existing and Proposed Floor Plans and Elevations

Reason: To ensure the proposal is built as agreed by the Local Planning Authority

- 3) The proposal shall be built using materials that match the colour, form and texture of the existing house.

Reason: To protect the visual amenity of the area in accordance with policy B(BE).14 of the Borough of Redditch Local Plan No. 3 May 2006.

- 4) The accommodation authorised here shall be used incidentally to the dwelling house currently known as 21 Vicarage View only and shall at no time be sold, let or otherwise severed there from to form a separate unit of accommodation.

Reason:- In order to satisfy the need for this type of accommodation and to ensure that the whole building <and outbuilding> remain(s) as one dwelling and in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan No.3

- 5) During the course of any site clearance and development, the hours of work for all on-site workers, contractors and sub-contractors shall be limited to between;

- 0800 to 1800 hours Monday to Friday
- 0900 to 1200 hours Saturdays
- and NO WORKING shall take place at any time on Sundays, Bank Holidays or Public Holidays or at any time outside of the above permitted working hours unless first agreed in writing by the Local Planning Authority.

Reason: In the interests of neighbours amenity and in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan No.3

Procedural matters

This matter is reported to the Planning Committee for determination as it is recommended for approval and has more than one objection to it. As such the application falls outside the scheme of delegation to Officers.

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