



# Planning Committee

Abbey Ward

3 March 2009

**2009/002/FUL VARIATION OF ELEVATIONS APPROVED UNDER APPLICATION 2008/275/FUL TO INCLUDE GROUND FLOOR FRONT AND REAR ELEVATIONS, SIDE CHIMNEY EXTENSION AND REAR SIDE CANOPY. 56 HITHER GREEN LANE  
APPLICANT: MR NEVIL JINKS  
EXPIRY DATE: 5 MARCH 2009**

## Site Description

(See additional papers for Site Plan)

The application site lies within the urban area of Redditch as defined within the Borough of Redditch Local Plan No 3. It covers an area of approximately 0.087 ha, and is located at Hither Green Lane, which is situated in the Abbey Park area of Redditch.

The area is predominantly residential and is characterised by modern two storey detached houses and a limited number of bungalows with garages situated to the front of the properties. The site is of an irregular shape and its curtilage includes a front car parking area and a rear garden area to the existing bungalow.

To the north of the site lies a golf course. To the east, the site backs onto detached residential two storey properties from which it is separated by a 2m fence and a mature hedgerow, which is approximately 3m (H). To the west of the site lie detached two storey dwellings and there is a fall in ground levels to the dwellings located to the south of the site.

## Proposal description

The application seeks full planning permission for the variation of elevations approved under application 2008/275/FUL which would affect ground floor front and rear elevations, a side chimney extension and a rear side canopy. The previous application gained consent for a replacement dwelling.

To the front elevation, the proposed ground floor bedroom window would be replaced by a bay window and the proposed two kitchen windows would be replaced by a single bow window.

To the rear elevation, the proposed ground floor lounge patio door would consist of a combination frame consisting of fully integral fixed glazed panel frames and the proposed two dining room windows would be replaced by two patio doors.

To the south side elevation a canopy is proposed above the utility entrance.

The resultant dwelling would still comprise of five bedrooms with five en-suite bathrooms. There would be no change from the existing T-shape footprint of the dwelling as it would be constructed in the same location with the same floor area and layout. The chimney extension would be constructed in traditional red facing brick walls, wood panel windows and doors.

The application is accompanied by a Design and Access Statement and plans showing the proposed variations and elevations.

### **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](http://www.communities.gov.uk)  
[www.wmra.gov.uk](http://www.wmra.gov.uk)  
[www.worcestershire.gov.uk](http://www.worcestershire.gov.uk)  
[www.reddich.gov.uk](http://www.reddich.gov.uk)

### ***National Planning Policy***

PPS 1 (& accompanying documents) Delivering Sustainable Development  
PPS 3 Housing  
PPG 13 Transport

### ***Regional Spatial Strategy***

UR4 Social infrastructure  
CF4 The reuse of land and buildings for housing

### ***Worcestershire County Structure Plan***

SD3 Use of previously developed land

### ***Borough of Redditch Local Plan No. 3***

B(BE).13 Qualities of Good Design  
B(BE).14 Alterations and Extensions

### **SPDs**

Encouraging good design  
Designing for community safety

### Relevant site planning history

2007/472	Detached side garage.	Approved	14/01/2008
2008/132	Replacing a bungalow with a 2 storey 5 bedroom house	Refused	17/07/2008
2008/275	Replacing A Bungalow With A Dormer Bungalow	Approved	05/11/2008

The garage proposal has been built in accordance with the approved plans. Work has begun on site on the construction of the approved dormer bungalow, which would not affect the ability of the applicant to implement the development proposed here.

### Consultation Responses

#### ***Public***

#### Responses in favour

None.

#### Responses against

4 comments received raising the following concerns:

- Over intensification and overdevelopment of the site - the chimney extension would increase the overall height of the dwelling and the application would increase the footprint of the dwelling. Foundations are in place for a rear conservatory and therefore the application should be refused. Therefore the proposal contravenes policy B(BE).13, Qualities of Good Design.
- Appearance - the variations would add to the bulk and massing of the dwelling and would result in the appearance of the dwelling not being in keeping with the concept of a dormer bungalow. In particular, the chimney extension would exceed the maximum height of the previously approved extension 2008/275/FUL and would extend beyond the existing building lines. The proposed front elevation bay and bow windows would also extend beyond the existing building line.
- Amenity and privacy – further development would encroach on the neighbouring amenities, reduce the existing limited free space and would make the existing plot more overbearing.

It should be noted that the alleged presence of further foundations are not a material consideration in the determination of this application.

## ***Highways Network Control Unit***

No response received.

## ***Environmental Health Officer***

No response received.

## **Procedural Matters**

The case officer has carried out a site visit in response to this application and no evidence of additional foundations such as for a conservatory were found.

## **Assessment of proposal**

The key issues for consideration in this case are the impact of the alterations and chimney extension on both the character and appearance of the dwelling and on the neighbouring residential amenities.

### Impact on the character and appearance of the dwelling

The proposal is considered acceptable and would not have a detrimental impact on the character and appearance of the dwelling with regards to Policy B(BE).13 Qualities of Good Design.

The proposed scheme's scale, form and massing is considered to respect fully the locality, having regard to the general layout, garden size and footprint in the vicinity of the surrounding area, as well as in scale, style and appearance.

It is not considered that the appearance or bulk of the proposed dwelling would be overly altered by these minor proposals.

### Impact on the neighbouring residential amenities

The proposal is considered acceptable and would not have any additional impact on the neighbouring residential amenities over the approved dwelling.

### Other issues

Had the previous application been implemented and occupied, the amendments proposed here would be PD and thus not fall within the control of the LPA. However, by seeking consent now, further alterations later can be avoided.

## Conclusion

It is considered that the proposal is fully compliant with the relevant planning policies and guidance, and would be unlikely to cause any significant detrimental impacts to the character and appearance of the dwelling or to the amenities of surrounding residents and as such the proposal is considered to be acceptable. The proposals would be considered to fall outside the control of the Council had the dwelling been built and occupied, and this is also considered to add to the weight in favour of this proposed development.

## 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) Development to commence within 3 years.
- 2) Materials to match existing.
- 3) Limited working hours during construction.