

**PLANNING
COMMITTEE**

3rd JULY 2013

PLANNING APPLICATION 2013/105/FUL

**GARAGE EXTENSION (AS AMENDED BY PLANS RECEIVED ON
14.06.13)
10 LOWER GRINSTY LANE, CALLOW HILL, REDDITCH, B97 5PJ**

**APPLICANT: MS CHRISTINE LLOYD
EXPIRY DATE: 19TH JUNE 2013**

WARD: WEST

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

harjap.rajwanshi@bromsgroveandredditch.gov.uk) for more information.

(See additional papers for Site Plan)

Site Description

The application site is a detached dwelling which lies within the urban area of Redditch as defined within the Borough of Redditch Local Plan 3. It is located at Lower Grinsty Lane, which is situated in the Callow Hill area of Redditch. The application site is set at a higher level whereby there is a change of level to the neighbouring dwelling, No.11 Lower Grinsty Lane.

The area is predominantly residential and the site is of an irregular shape and its curtilage includes a front car parking area with a detached garage set forward of the principal elevation and a rear garden area to the existing dwelling. To the north, east and south of the site lies a golf course. To the north west and west of the site lie detached residential dwellings.

Proposal Description

The application seeks planning permission to build a garage extension to the front elevation with a mono pitched roof. The proposed extension would approximately measure a maximum of 6.5m (L), 4.5m (W) and 4.7m (H). The proposal would be set off the neighbouring boundary by a maximum of 0.84m (L) at the front elevation and by 0.74m (L) at the rear elevation. A 2m (H) timber post and panel fence is proposed to the side boundary.

Materials to be used for the proposed garage would be walls (brickwork), walls (timber cladding) and roof (tiles) to 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:

**PLANNING
COMMITTEE**

3rd JULY 2013

www.communities.gov.uk
www.redditchbc.gov.uk

National Planning Policy

The National Planning Policy Framework (NPPF)

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

Responses against

3 comments received raising the following concerns:

- Loss of light – our fruit trees and raised vegetable beds built at some cost are situated at the east end just below the planned extension.
- Loss of outlook with a real loss of ‘visual amenity’.
- The proposed extension abuts the boundary. There is a dog leg in the boundary and the block plan shows the garage wall is set off by 1m (L). There is in fact 0.7m (L) towards the rear end and 0.84m (L) at the front. The proposed garage is too close to that property’s boundary which I understand should at least 1m (L) away.
- The proposed structure is overbearing as there is an existing change of level. The garage will overhang the neighbouring property and will be intrusive as well as obtrusive.
- The height of the proposed garage is 4.7m (H) in keeping with the existing garage. No. 11 Lower Grinsty Lane lies at a lower level and the additional border drop ranges from 1m (H) to 1.5 m (H). The height difference, although at least 6 metres (H) is visually quite deceptive due to the sloping nature of the site of all three houses including the adjacent dwelling No. 9 and 11. The height of the proposed garage to the side elevation is disproportional to the adjacent dwelling No.11 Lower Grinsty Lane.
- The proposal is out of character. Our estate comprises of 15 houses arranged on a cul-de-sac with open spaces and a pleasant country feel to it. This new development will be obtrusive and out of keeping with

PLANNING COMMITTEE

3rd JULY 2013

its surrounds. No.12 Lower Grinsty Lane also has an extended garage built to the right of our property (in our absence) which abuts our property as is the proposed extension of No.10 Lower Grinsty Lane. With two garage extensions abutting our property, it will surely affect our property value considerably, especially as the owners of No.10 plan to surround their entire property with a fence of metal palings in a development that is essentially an open plan development.

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 regard 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 proposed extension is considered to be acceptable by virtue of its siting, scale and design. It is therefore considered that the proposal would not harm the character and appearance of the dwelling or the street-scene as the proposal would be subservient to the original dwelling.

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. The proposal would not have a detrimental impact upon the amenity of the neighbouring dwellings in terms of loss of light or outlook by virtue of its siting, scale and design.

Response to objections

Amended Plans were received on 14th June 2013 illustrating the proposed extension being set off the neighbouring boundary by a maximum of 0.84m (L) at the front elevation by 0.74m (L) at the rear elevation. The proposal would therefore not overhang the neighbouring dwelling.

There is no requirement in The Encouraging Good Design SPG for ground floor extensions to be set of the neighbouring boundary by at least 1m (L).

PLANNING COMMITTEE

3rd JULY 2013

The proposal would not be overbearing or disproportional to the neighbouring dwelling No.11 Lower Grinsty Lane, despite the existing change of level as the height of the proposed garage at 4.7m (H) would marry with the existing garage height.

The proposal would not have a detrimental impact upon the amenity of the neighbouring dwellings in terms of loss of light or outlook by virtue of its siting, scale and design.

The proposal by virtue of its siting, scale and design would not be obtrusive or be intrusive in relation to the neighbouring dwellings or be out of character with the existing dwelling or surrounding street-scene as the proposal would be subservient to the original dwelling.

The proposal affecting the property value of No.11 Lower Grinsty Lane considerably is not a material planning consideration in the determination of this application and the amended plans illustrate that the owners of No.10 Lower Grinsty Lane do not plan to surround their entire property with a fence of metal palings.

Conclusion

It is considered that the proposal would comply with Policy B(BE).13, Policy B(BE).14, of the Borough of Redditch Local Plan No.3, the Council's Supplementary Planning Guidance on Encouraging Good Design and the NPPF (2012). The proposal would not cause any significant detrimental impact to the amenities of the neighbouring dwellings and would be acceptable in terms of appearance and design. As such the proposal is considered to be acceptable.

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 (8th July 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
- 4) Garage to have ancillary use to main dwelling

Informative

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

**PLANNING
COMMITTEE**

3rd JULY 2013

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