

**PLANNING  
COMMITTEE**

23rd October 2013

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Planning Application 2013/195/FUL

Proposed Balcony, proposed conversion of garage into bedroom and Amendment to Planning Permission 2010/121

34 Hither Green Lane, Redditch, Worcestershire, B98 9BW

Applicant: Dr S Ananthram  
Expiry Date: 13th August 2013  
Ward: ABBEY

(see additional papers for Site Plan)

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**Site Description**

34 Hither Green Lane is a detached house situated within a residential area of Redditch where the principle of development is considered to be acceptable. The house fronts onto an area of open space which forms the Abbey Golf course.

**The proposal**

- o Construct a first floor balcony at the front of the property
- o Convert the garage into a habitable room.
- o Amend part of the permission granted under application 2010/121/FUL. Planning application 2010/121/FUL granted permission for a two and single storey rear extension. This application is applying to amend this scheme by altering the single storey element by: extending the line of the single storey extension by a further 0.7 metres and changing the roof pitch of this single storey extension from pitched to flat.

**Relevant Policies**

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

BBE13 Qualities of Good Design  
BBE14 Alterations and Extensions

**Others:**

SPG2 Encouraging Good Design  
NPPF National Planning Policy Framework

# **PLANNING COMMITTEE**

**23rd October 2013**

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## **Relevant Planning History Relevant Planning History**

1988/317/FUL	Extension To Utility Area And First Floor Extension Over Existing Garage	Approved	29.06.1988
2006/086/FUL	Two Storey Extension	Approved	30.03.2006
2010/121/FUL	Proposed two storey and single storey extension and alterations	Approved	28.06.2010
2013/194/FUL	Proposed detached garage	Withdrawn	27.09.2013

## **Consultations**

None

## **Public Consultation Responses**

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

- o Single storey extension will further block the side outlook of No. 22, particularly because No. 34 is set two or three feet higher than this property.
- o Proposed ground floor bedroom will only have one point of access to the main house via the door leading into the front porch; potential for this to become self-contained.
- o Window on side elevation shown as a square opening on plans, when in fact the window is a long narrow obscure glazed window giving minimal visual intrusion. Would not want this to be changed in any way as it could invade privacy.
- o Any alterations to the appearance of the current garage facade should be carefully designed to ensure the integrity of the main elevation is preserved.
- o The proposed additions will make it quite a large property for the size of the plot.
- o The rear boundary would come uncomfortably close to No. 24, which goes against the planning and development of Hither Green Lane and the considerations for the space and privacy afforded between neighbouring properties.

## **Assessment of Proposal**

### **The First Floor balcony:**

The proposed balcony would cut into the existing pitched roof at the front of the property above the existing garage. It would face out on to the Abbey Golf course so would not overlook any neighbouring properties. The materials to be used and the overall design of the balcony would not detract from the character and appearance of the house or the street.

**PLANNING  
COMMITTEE**

**23rd October 2013**

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**The conversion of the garage into a habitable room:**

The proposed garage conversion will not enlarge the house, and the materials used to block up the two garage doors on the front elevation shall be of a similar appearance to the materials used in the construction of the existing house. This element of the proposal would therefore be permitted development under Class A of the Town and Country Planning (General Permitted Development) Order 1995 (as amended); and as such does not require planning permission. Therefore this needs no consideration.

**The amendments to application 2010/121/FUL:**

The proposal would not bring the whole of the rear wall of the house closer to the neighbouring property; it would bring the single storey extension in line with the two storey extension approved under application 2010/121/FUL. It is therefore considered that the design, appearance and scale of the extension would reflect the main house and as it is not visible from the street it will not detract from the character of the street scene.

The height of the proposal would be lower than the highest part of the single storey extension approved under application 2010/121/FUL. As such although the proposal will alter the outlook of the neighbouring property from their rear garden it is not considered that it would have an unacceptable detrimental impact on the amenities of the occupiers of the neighbouring property.

**Conclusion**

The proposed extensions comply with the provisions of the development plan and would be acceptable.

**RECOMMENDATION:**

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

**Conditions:**

- 1) The proposal must be started within 3 years from the date of this notice.

Reason: To comply with National Legislation.

- 2) The materials you use on the roof and wall of your development should match those of the existing building. If matching materials cannot be found then you must give details of, or send a sample of the type, colour and finish of the materials that you are going to use to the Council. The Council will agree these details with you in writing and you must use these materials when you build the development.

Reason: To make sure that the development relates to the area in which it is being built and protects how that area looks, in order to comply with Policy B (BE).13 of the Borough of Redditch Local Plan Number 3.

**PLANNING  
COMMITTEE**

23rd October 2013

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- 3) The proposal shall be carried out as shown on the plans, schedules and other documents listed below:

Drawing No. 2746 Rev. C -Proposed plans and Elevations

Reason: To make sure the development is carried out exactly as shown on the plans, to ensure that it relates to the area in which it is being built and protects how that area looks, in order to comply with Policy B (BE).13 of the Borough of Redditch Local Plan Number 3.

**Procedural matters**

This application is being reported to the Planning Committee because two (or more) objections have been received.