

**PLANNING
COMMITTEE**

18th December 2013

Planning Application 2013/277/FUL

Proposed rear single storey extension to existing shops.

18 - 19 Woodfield Close, Redditch, Worcestershire, B98 8JE

**District: Abbeydale
Applicant: Mr Mandeep Singh
Expiry Date: 14th November 2013
Ward: ABBEY**

(see additional papers for Site Plan)

The author of this report is Julie Male, Planning Officer (DM), who can be contacted on Tel: 01527 881338 Email: j.male@bromsgroveandredditch.gov.uk for more information.

Site Description

The application site is a commercial premises on the ground floor with residential accommodation to the first floor, which is situated at Woodfield Close. It consists of brick and double-glazing materials. The surrounding area is predominantly residential

The application is for a single story rear extension to be used as part of the retail shop area, extra storage and a staff toilet would also be created. The retail shop would be open plan and incorporate the floor space of No 18 and 19, to provide more room to be able to offer more variety to customers.

The proposal would have a flat roof, two rear access doors to provide rear access to the store room and retail area and a window to the rear elevation. The proposal would measure 15.5m (L), 4m (W) and 3.1m (H), the materials would consist of asphalt flat roof, UPVC double-glazed windows and brick to match existing.

Relevant Policies:

Borough of Redditch Local Plan No.3:

BBE13 Qualities of Good Design
BBE14 Alterations and Extensions

Others:

SPG Encouraging Good Design
NPPF National Planning Policy Framework

REDDITCH BOROUGH COUNCIL

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Relevant Planning History

2008/368/FUL	Proposed single storey rear extension incorporating double garage at the rear	Approved	06.03.2009
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Consultations

North Worcestershire Water Management

No Objection subject to condition regarding drainage

Property Services Manager

No Comments Received To Date

Public Consultation Response

None Received

Assessment of Proposal

The proposal has been assessed against Policies BBE13 and BBE14, although the proposed extension is for a commercial property, these are the most relevant.

The proposal would not have an adverse effect on the neighbour's amenities in term of loss of privacy, outlook or light as the proposal would have a flat roof at the rear elevation and has no adjoining occupiers.

The proposal is acceptable in terms of appearance and design as the proposed flat roof would not have a detrimental impact on the neighbouring amenities in terms of out look or light and is appropriate to the surrounding character of the development as there is already a flat roof element to the rear of the property. There would be a satisfactory relationship between old and new as matching materials would be used.

Approval is recommended as the proposal is acceptable in terms of appearance and design and complies with the policies of the local plan and the Supplementary Planning Guidance.

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 walls 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.

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

Location plan received 19/09/13

Proposed ground floor plan J/431P/03 received 19/09/13

Proposed first floor plan J/431P/04 received 19/09/13

Proposed Elevations and sections J/431P/06 received 19/09/13

Site plan J/431P/07 received 19/09/13

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.

- 4) No building work shall commence until written proof of permission to connect has been provided by Severn Trent Water Ltd. for the proposed methods of foul and surface water disposal. I would also like to see that the applicant has considered the recommendation I have made regarding the method of surface water discharge.

Reason: In order to ensure satisfactory drainage conditions that will not create or exacerbate flood risk on site or within the surrounding local area.

Procedural matters

This application is being reported to the Planning Committee because the application is on Redditch Borough Council owned land. As such the application falls outside the scheme of delegation to Officers.