

REDDITCH BOROUGH COUNCIL

**PLANNING
COMMITTEE**

9th April 2014

Planning Application 2013/336/FUL

Two storey side extension, rear balconies, conservatory to the rear, new garage to the front of the property, and extend existing tarmac driveway with tarmac or block paving.

120 Plymouth Road, Redditch, Worcestershire, B97 4PA

District:	Southcrest
Applicant:	Mr Steven Male
Expiry Date:	17th December 2013
Ward:	CENTRAL

(see additional papers for Site Plan)

The author of this report is Sharron Williams, Planning Officer (DM), who can be contacted on Tel: 01527 534061 Email: sharron.williams@bromsgroveandredditch.gov.uk for more information.

Site Description

The site comprises of a detached dwelling with a front garden facing south east and a sizeable rear garden facing north west.

Planning permission was granted in 2008 for a two storey rear extension, conservatory and porch. Whilst the two storey rear extension has been built in accordance with the approved plans, the extension that has been built where the approved conservatory would have been is different in design and scale to that shown on the approved plans and seems to extend to first floor level as well. However, the approved porch has not been built but could still be implemented under the permission granted.

A Certificate of Lawfulness for Proposed Development was approved in 2008 for a rear dormer window that was considered to be permitted development and has been built on site.

Proposal Description

Permission is now sought for a two storey side extension, conservatory, garage and improvements to the driveway.

The two storey side extension would provide additional floorspace for the kitchen, a new utility room at ground floor level, additional floor space for bedroom 3 and a new 4th bedroom would be provided at first floor level. A walk in wardrobe would be provided in the loft area of the extension, however, amended plans have been submitted to provide a set down and set back for the side extension resulting in the omission of the walk in wardrobe in the loft area. The extension would comprise of a dual pitched roof whilst a narrow gable would be provided on the rear elevation. Other alterations to the rear of the

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property include a balcony off the dormer window, however, this element has been amended to a Juliet balcony.

A conservatory is proposed at the rear measuring approximately 4.7 x 6 metres. The conservatory would comprise of a flat roof with a glazed lantern roof.

A double garage is proposed in the front garden and would be partly sunk into the ground. The garage would measure 5 metres in width and 6 metres in length. The driveway would be widened and be finished in tarmac or brick pavers.

Relevant Policies :

Borough of Redditch Local Plan No.3:

BBE13	Qualities of Good Design
BBE14	Alterations and Extensions
BBE19	Green Architecture
CT02	Road Hierarchy

Emerging Borough of Redditch Local Plan No. 4

Policy: 40	High Quality Design and Safer Communities
Policy 22:	Road Hierarchy

Others:

SPG Encouraging Good Design

Relevant Planning History

2007/492/ACL	Certificate Of Lawfulness For A Proposed Use - Loft Conversion, Roof Extension Including Box Dormer Window	Approved	23.01.2008
2007/493/FUL	Two Storey Rear Extension, Single Storey Conservatory To Rear And Porch	Approved	29.01.2008

Consultations

Highway Network Control

Has no objection to the grant of permission, subject to the following note:-

Alteration of highway to provide new or amend vehicle crossover

Public Consultation Response

4 letters of objection raising the following concerns:-

- Concerned about how long existing extensions are taking to be finished combined with noise / disturbance experienced late at night and early evening.

- Size of extension is not appropriate for the location. Concern that proposal would be overdevelopment and set a precedent in the area.
- Side extension would be up to the side boundary and look enormous, and will impact on our home in terms of reducing light into the family garden. The dwelling is positioned at a higher level to ours which makes the property imposing as it has been extended already. The natural light onto the outside patio will disappear as a result of the side extension.
- The proposed balconies would overlook our garden. Concern about impact potential foundations could have on our property and structures close to the side boundary. Concern proposal will resemble a set of apartments and this over development will ruin the street scape of Plymouth Road.
- Concern about the height of the garage, and potential precedent this could have on the street although there is an example in the street.
- Concern about the size of the house and that it would be out of proportion to the plot of land it sits on.

Assessment of Proposal

The proposal raises the following matters:-

Two storey extension

Initial plans submitted showed the side extension having a set down in relation to the original ridgeline. However, comments from neighbouring occupiers raised concerns that due to the difference in levels between the properties and the extent of extension proposed, the development would have an impact on their property in relation to natural sunlight. The applicant has amended the proposal to reduce the impact on the neighbouring occupier. The overall height of the side extension has been reduced from approximately 7.9 m to 6.8 m. The impact has been reduced further with the provision of a narrow gable on the rear elevation that has resulted in a reduction of built form proposed close to the side boundary. The design of the amended two storey side extension is considered to be acceptable complying with policies B(BE).13 and B(BE).14 of the Borough of Redditch Local Plan No.3 and complies with the 45 degree guide set out in the SPG on Encouraging Good Design.

Proposed balcony

A balcony measuring out approximately 1.2 metres from the dormer window (loft) was proposed as well as a Juliet balcony for bedroom No.3. Comments have been made by neighbouring occupiers in respect to potential overlooking from the loft balcony. Amended plans submitted now show the loft balcony as a Juliet balcony reducing any potential overlooking to that you would generally have from a rear window and is now considered to acceptable complying with Policies B(BE).13 and B(BE).14 of Local Plan No.3.

Conservatory

A conservatory is proposed off the extended rear wall of the existing extension and the rear wall of the proposed side extension. The design comprises of a flat roof with a

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glazed lantern roof in the middle. This aspect of the development would breach the 60 degree guide by approximately 1 metre; however, due to the mainly flat roof design of the conservatory it is unlikely to have a detrimental impact on the amenities of the neighbouring occupiers.

Garage and drive

The driveway is proposed to be widened and finished in tarmac or brick pavers and a new garage is proposed to be erected in the front garden area. The garage would be approximately 4 metres in height overall but would be partly built into the land in order to reduce its impact on the streetscene. A similar garage has been built on a property opposite to the site in the front garden area. Highway Network Control has no objection to the proposal. Comments have been made by neighbouring occupiers in respect to this element of the proposed development; however, officers consider that the design of the garage is such that its impact on the streetscene would be minimal as it would be set back approximately 6 metres from the front boundary of the site and is similar in character to others in the streetscene.

Conclusion

The amendments made to the scheme have helped to address concerns raised by neighbouring occupiers and it is considered that the amended plans would have less impact on the neighbours concerned. The proposal would comply with policies B(BE).13 and B(BE).14 of the Borough of Redditch Local Plan No.3, although it is accepted that the proposal would not fully comply with the SPG on Encouraging Good Design in respect to the 60 degree guide, however, due to its design, the potential impact of the conservatory on the neighbouring occupiers is likely to be minimal.

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 development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the grant of this permission.

Reason:- In accordance with the requirements of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) All new external walls and roofs shall be finished in materials to match in colour, form and texture those on the existing building, or if a near match cannot be found, the written approval of the Local Planning Authority should be obtained for materials prior to development commencing. The development shall then be carried out in accordance with the approved details.

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Reason:- To ensure that the development is satisfactory in appearance, to safeguard the visual amenities of the area and in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan No.3.

- 3) The development hereby approved shall be implemented in accordance with the plans to be defined.

Reason: To accurately define the permission for the avoidance of doubt and to ensure that the development is satisfactory in appearance in order to safeguard the visual amenities of the area in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan No.3

- 4) The proposed drive and parking area shall be finished in a permeable surface and retained as such thereafter.

Reason: To ensure adequate surfacing for the parking area and driveway that enables permeable drainage to prevent potential flood risk and in accordance with Policy B(BE).19 of the Borough of Redditch Local Plan No.3

Informatives

- 1) This planning permission does not authorise the applicant to carry out works within the publicly maintained highway since such works can only be carried out by the County Councils Approved Contractor following the issue of a licence under Section 184 and 278 of the Highways Act, 1980.

The applicant should contact Worcestershire County Councils Highway Network Control Manager, County Hall, Spetchley Road, Worcester, WR5 2NP (telephone 0845 607 2005), regarding the issue of the necessary license authorising the access works to be carried out by the County Councils Approved Contractor at the applicants expense.

Procedural matters

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