

**PLANNING
COMMITTEE**

14th May 2014

Planning Application 2014/013/FUL

Retrospective application - Conservatory to rear of property

Aynho , Lady Harriets Lane, Redditch, Worcestershire, B98 8HD

District: Town Centre
Applicant: Mr Rab Nawaz
Expiry Date: 24th March 2014
Ward: ABBEY

(see additional papers for Site Plan)

The author of this report is Tara Ussher, Planning Officer (DM), who can be contacted on Tel: 01527 534062 Email: tara.ussher@bromsgroveandredditch.gov.uk for more information.

Site Description

The application site relates to a detached property which lies in a row of five dwellings. The rear gardens of the dwellings back on to the Alvechurch Highway. Playing fields to Trinity High School lie to the front of the property.

Proposal comprises of a conservatory measuring 6.6 x 4.1 metres with a maximum height of 2.5 metres erected at the rear of the house.

Relevant Policies:

Borough of Redditch Local Plan No.3:

BBE13 Qualities of Good Design
BBE14 Alterations and Extensions

Others:

NPPF National Planning Policy Framework
SPG Encouraging Good Design

Relevant Planning History

1993/153/FUL	Extension	Approved	27.05.1993
1996/499/FUL	Extension To Ground Floor At Rear	Approved	22.04.1997

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Consultations

No Comments

Public Consultation Response

2 letters of objections received raising the following concerns:

- . Proximity of conservatory to neighbours boundary fence
- . Size and height of the conservatory
- . Opening of top windows over neighbours property over top of fence

Assessment of Proposal

The applicant seeks full planning permission for a retrospective conservatory to the rear of the property.

The design of the extension, by virtue of its scale, height, design and overall appearance is considered to be acceptable, as it complies with policy & SPG guidance.

The applicant has windows opening out towards the boundary fence, however these windows are obscure glazed. On the side elevation the applicant has French doors opening out onto a raised patio which has yet to be completed. Therefore, they won't cause harm to neighbouring amenity.

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. The proposal would have a strong fallback position under the permitted development rights, as it could be built up to 4 metres deep and it is only 4.1 metre deep.

RECOMMENDATION:

that having regard to the development plan and to all other material considerations, planning permission be GRANTED subject to the following 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.

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- 2) The development hereby approved shall be implemented in accordance with the following plans:

Drawing No. 148003 - Plans and Elevations Dated 23 January 2014

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.

Procedural matters

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