

**PLANNING
COMMITTEE**

11th June 2014

Planning Application 2014/088/FUL

Single Storey Rear Extension and Side Extension, Porch and Loft Conversion with Gable End and Rear Flat Roofed Dormer

9 Chestnut Road, Astwood Bank, Redditch, Worcestershire, B96 6AF

Applicant: Mr Mitchell Ferris
Expiry Date: 9th May 2014
Ward: ASTWOOD BANK AND FECKENHAM

(see additional papers for Site Plan)

The author of this report is Claire Gilbert, Planning Officer (DM), who can be contacted on Tel: 01527 587006 Email: claire.gilbert@bromsgroveandredditch.gov.uk for more information.

Site Description

No. 9 Chestnut Road is a semi-detached property with a hipped roof constructed of brick and tile, it has a front and rear garden. The rear garden slopes away from the rear of the house.

The West side of Chestnut Road where No. 9 is situated mainly consists of semi-detached properties with hipped roofs. Some of the properties have had single storey extensions to them in the past that are visible in the street scene, both to the side and front. No. 7 Chestnut Road has been given permission to change the roof to a gable end roof with a rear dormer window, but this has not been implemented as yet.

Proposal Description

This proposal has been amended to address concerns raised by neighbouring occupiers in regards to: overlooking from the rear dormer window and loss of light from the two storey side extension.

As such the proposal now consists of:

A single storey side and front extension with pitched roof to create additional living space and a front porch. A flat roofed rear single storey extension with roof lantern to create an enlarged kitchen and additional living space. A loft conversion with a gable end roof extension, a front and rear roof light and a reduced rear flat roofed dormer to create a new bedroom with ensuite. All of the extensions and alterations would be constructed from materials that match the materials used in the existing property.

Relevant Policies:

Borough of Redditch Local Plan No.3:

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BRA08 Development at Astwood Bank
BBE13 Qualities of Good Design
BBE14 Alterations and Extensions

Others:

SPG Encouraging Good Design
NPPF National Planning Policy Framework

Relevant Planning History

None

Consultations

Area Environmental Health Officer

No Objection subject to informative.

Public Consultation Response

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

- o Concerned that the proposed 'rear flat roofed dormer' windows will look directly into our garden and house
- o Set a precedent for dormer windows on Chestnut Road
- o This overbearing extension would have serious consequences on amount of light currently available to my small kitchen

Other issues which are not material planning considerations have been raised, but are not reported here as they cannot be considered in the determination of this application.

Assessment of Proposal

No. 9 Chestnut Road is situated within the village settlement of Astwood Bank in the Borough of Redditch Local Plan No. 3. The area is predominantly residential; therefore, the principle of an extension in this locality is acceptable.

The proposed side and front extension and alterations to the shape of the roof would be visible in the street scene. However because similar extensions already exist or have been approved within the street, it is not considered the proposal would detrimentally detract from the character of the street scene or the property.

The side elevation of the neighbouring house, adjacent to the location of the proposed side extension, does have windows in it, one of which is the sole window to the kitchen. This element of the extension was originally proposed to be two storey. However

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following discussions with the neighbour and after assessing the impact this would have had on them in terms of loss of light, this section of the proposal has been amended to be single storey which would alleviate this issue. The proposed single storey side extension is currently 4.18 metres high to the ridge, which is 0.18metres above the height of a single storey side extension allowed under permitted development.

The proposed single storey rear extension would extend out from the original house by 4.7 metres. The adjoining property has already had a similar single storey extension so the proposal would not breach the 60 degree code. It is therefore considered that this element of the proposal would not have a detrimental impact on the amenities of the neighbouring properties in terms of loss of light in line with the SPG.

The SPG sets out that there should be a minimum distance of 22 metres between rear windows that directly face each other, with a greater separation distance between windows where there is a change in the ground level. In this case concerns have been raised over the proposed rear flat roof dormer and how it will impact on the privacy of the properties along Avenue Road at the rear of No. 9 Chestnut Road.

The properties on Avenue Road are set down from Chestnut Road. However there is a separation distance of 34 metres between the rear windows of No. 9 and the property directly at the rear, on Avenue Road. Because of this it is considered that the proposal is in line with our SPG and that the dormer window is acceptable. It is also noted that a similar rear dormer could be constructed at this property under permitted development, provided the other roof alterations did not take place.

As such it is felt the proposal complies with the policies in the local plan and is therefore considered to be acceptable. It is noted that the council have worked proactively with the applicant to work towards a positive outcome.

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

Drawing No. 02 Rev. B- Proposed Elevations and Floor Plans

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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.

- 3) 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.

Procedural matters

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