

2009/054/FUL **PROPOSED EXTENSION TO SIDE OF BUNGALOW TO FORM
GARAGE AND UTILITY ROOM
2 BROTHERTON AVENUE, WEBHEATH
APPLICANT: MR C R FORRESTER
EXPIRY DATE: 20 MAY 2009**

Site Description

(See additional papers for Site Plan)

The detached bungalow lies within the area of Redditch which is designated as urban in the adopted Local Plan No 3. The surrounding area is predominantly residential and comprises of a mixture of both detached and semi-detached properties, bungalows and dormer bungalows.

Proposal Description

Full planning permission is being sought for the addition of a single storey side extension which is proposed to comprise of a garage and a utility room. The existing garage is proposed to be converted into a living room. The existing drive and parking arrangements would remain the same.

Relevant Key Policies

All planning applications must be considered in terms of the planning policy framework and all other relevant material considerations (as set out in the legislative framework). The planning policies noted below can be found on the following websites:

www.communities.gov.uk
www.wmra.gov.uk
www.worcestershire.gov.uk
www.redditchbc.gov.uk

National Planning Policy

PPS1 (& accompanying documents) Delivering sustainable development

Borough of Redditch Local Plan No.3

B(BE).13 Qualities of Good Design
B(BE).14 Alterations and Extensions
SPG – Encouraging Good Design

Relevant site planning history

None.

Public Consultation responses

Responses in favour

None.

Responses against

None.

Procedural matters

This application would normally be assessed under the delegated powers granted to the Head of Planning and Building Control, but is being reported to committee as the wife of the applicant is an employee of Redditch Borough Council.

Members are reminded that the conversion of a garage to a habitable room benefits from Permitted Development Rights in most cases, and that is the case here. The loss of the existing garage is therefore not for consideration.

Assessment of proposal

The key issues for consideration in this case are the principle of the development and the siting, design, layout and amenity.

Principle

The proposal involves the addition of a single storey extension to the side of a bungalow which complies in terms of the relevant policies of the Borough of Redditch Local Plan No 3.

Design and layout

The proposed extension has been designed in sympathy with the existing bungalow. The adjacent property is also a bungalow which sits at approximately 600 mm lower than the proposal site.

The proposal will extend slightly beyond the 60 degree line from the neighbours [No 4] bedroom window. Whilst the boundary hedge between these two properties is proposed to be removed, the roof of the extension has been designed with a hipped end to ensure minimum impact on the neighbouring property, and also, there are no windows proposed in this elevation.

Conclusion

It is considered that the proposal is compliant with the relevant planning policies and guidance. And would be unlikely to cause any detrimental

impacts to the neighbouring properties and as such the proposal is considered to be acceptable.

Recommendation

That having regard to the development plan and to all other material considerations, planning permission be GRANTED subject to conditions and informatives as summarised below:

- 1) Development to commence within 3 years
- 2) Materials to match existing