



Planning Committee

Abbey Ward

19 May 2009

2009/059/FUL **FIRST FLOOR SIDE EXTENSION TO FORM BATHROOM**
82 HITHER GREEN LANE, BORDESLEY
APPLICANT: MR R EVANS
EXPIRY DATE: 1 JUNE 2009

Site Description

(See additional papers for Site Plan)

The detached two storey dwelling lies adjacent to a golf course, within an 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 large detached properties, bungalows and dormer bungalows.

Proposal Description

Full planning permission is being sought for the addition of a first floor extension to accommodate a bathroom above an implemented previously permitted single storey side extension. This would be set down and back from the main dwelling.

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

Application Number	Proposal	Decision	Date
2007/365	First floor extension and single storey extension to form utility room	Approved	22/10/2007

Public Consultation responses

Responses in favour

None

Responses against

One objection received raising concerns of overlooking and loss of privacy as a result of the window in the front elevation

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 agent is an employee of Redditch Borough Council.

Assessment of proposal

The key issues for consideration in this case are the principle of the development and the impact of the design on surrounding amenity. Hither Green Lane development comprises of a mixture of types of large dwellings and a variation of designs.

In 2007 a single storey extension to form a utility room and a first floor extension to form a bedroom was permitted, which is now in the process of being built. The applicant has now applied for planning consent to add a first floor extension the utility room. The proposal could not be treated as an amendment to the 2007 application, as it is of a substantial size and proposed at first floor level.

The design and siting of the proposed extension is such that it would not cause harm to residential amenity as it would not result in overlooking or overshadowing and as such it is considered to comply with the adopted policy requirements.

Conclusion

It is considered that the proposal is compliant with the relevant planning policies 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
- 3) Proposed windows to be obscure glazed