

**PLANNING  
COMMITTEE**

29th April 2015

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**Planning Application 2015/077/FUL**

**Side garage extension and enlarged front porch**

**43 Kenchester Close, Matchborough East, Redditch, Worcestershire, B98 0BT**

**Applicant: Mrs C Shinnie  
Expiry Date: 30th April 2015  
Ward: MATCHBOROUGH**

**(see additional papers for Site Plan)**

The author of this report is Jane Griffiths, Planning Officer (DM), who can be contacted on Tel: 01527 534062 Email: jane.griffiths@redditchbc.gov.uk for more information.

**Site Description**

43 Kenchester Close is situated within an urban area of Redditch. Kenchester Close consists of both semi-detached and detached properties which are predominantly two storey built in brick with some cladding to the front elevation.

This property was built during the growth of the New Town in the early 1970's.

**Proposal Description**

The proposal is for a single storey side extension to create a garage and an enlarged porch to the front elevation.

**Relevant Policies :**

**Borough of Redditch Local Plan No.3:**

BBE13 Qualities of Good Design  
BBE14 Alterations and Extensions

**Others:**

SPG Encouraging Good Design  
NPPF National Planning Policy Framework  
NPPG National Planning Practice Guidance

**Relevant Planning History**

None

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## Consultations

None required

## Public Consultation Response

No letters of objection have been received.

## Assessment of Proposal

This application relates to a semi-detached property in a residential area where the principle of residential development is usually considered acceptable. The side extension would extend beyond the front of the property bringing it in line with the proposed porch.

The proposed extension would complement the host dwelling in terms of size, design and materials. Many properties along this street have similar front porches and flat roofed garages to the side, therefore the extension would not have an adverse impact on the street scene and would not affect the character of the local area.

The proposal by virtue of its siting and size would not have an adverse impact on neighbours' amenities in terms of loss of privacy, outlook or light, the proposal would comply with the 60 degree rule.

As such the proposed development complies with the provisions of the development plan and is considered acceptable.

This scheme has raised no other material planning issues and required no further negotiations or amendments. The proposal is therefore considered to be in compliance with policy and a sustainable form of development in accordance with the requirements of the National Planning Policy Framework.

Proactive engagement by the local planning authority was not necessary in this case as the proposed development was considered acceptable as initially submitted.

## **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) 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.

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

Site Location plan, Scale 1:1250

Block plan, Scale 1:500

Existing and proposed floor plans and elevations, Scale 1:50, 1:100

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 No. 3.

**Procedural matters**

This application is being reported to the Planning Committee because the applicant related to a member of staff of Redditch Borough Council. As such the application falls outside the scheme of delegation to Officers.