

**PLANNING
COMMITTEE**

9th September 2015

Planning Application 2015/198/FUL

First floor front extension and single storey rear extension.

19 Thornbury Lane, Church Hill, Redditch, Worcestershire, B98 8SE.

**Applicant: Mr Kryz Stanton
Expiry Date: 3rd August 2015
Ward: ABBEY**

(see additional papers for Site Plan)

The author of this report is Julie Male, Planning Officer (DM), who can be contacted on Tel: 01527 881338 Email: j.male@bromsgroveandredditch.gov.uk for more information.

Site Description

The application site is a detached property at the end of a run in Thornbury Lane. The site is side on to the rear gardens of Berkeswell Close. The dwelling consists of brick, tiles and double-glazing materials.

Proposal Description

The proposal is for a first floor extension with a cat slide roof projecting forward over the existing garage with a dormer window in order to enlarge an existing bedroom and create an en suite shower room.

Relevant Policies:

Borough of Redditch Local Plan No.3:

BBE13 Qualities of Good Design
BBE14 Alterations and Extensions

Emerging Borough of Redditch Local Plan No. 4

Policy: 39 Built Environment
Policy: 40 High Quality Design and Safer Communities

Others:

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

Relevant Planning History

None

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Consultations

No Consultations Needed

Public Consultation Response

Two representations have been received raising concerns over:

- Loss of privacy
- Loss of Light
- Over shadowing
- Overbearing impact on neighbouring properties

Assessment of Proposal

The application site is situated within a residential area of Redditch where development is considered appropriate in principle.

In accordance with Policies BBE(13) and BBE(14), the proposed extension would not cause any detrimental harm to neighbouring occupants. Due to the location of the development, the extension would not breach the 45 degree guidance to any neighbouring ground or first floor window serving a habitable room.

The proposed extension is considered to be a proportionate addition constructed of matching materials and would therefore complement the existing dwelling. Due to its location, the extension would be visible in the street scene. However, it is noted that the proposed design is already present in the streetscene as number 11 has a similar design as the proposal, and therefore it would not create any detrimental impact.

The existing property already creates some overshadowing to the rear of the gardens of number 1 and 3 Berkeswell Close, and the proposal would create only very minimal additional overshadowing. However it is noted that the extra overshadow would be created from the dormer window as the extension lies behind the existing dwelling. Due to the existing relationship between 19 Thornbury Lane and 1 and 3 Berkeswell Close any additional overlooking or over shadowing would be very limited. The addition of a dormer window is not considered to have a detrimental impact on privacy to any neighbouring properties.

The proposed rear extension is considered acceptable as the proposal would only be 200mm higher than limitations as set out within Schedule 2 Part 1, Class A of The Town & Country Planning (General Permitted Development) (England) Order 2015 and it would not be contrary to the local design guidance.

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The proposal in its amended form 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.

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 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;

Location Plan Drg No 1613/SLP Received 08/06/15

Plans and Elevations as Existing Drg No 1613/01 Received 08/06/15

Plans and Elevations as Proposed Drg No 1613/02C Received 24/07/15

Block Plan as Proposed Drg No 1613/03 Received 08/06/15

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 walls 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.

Informatives

- 1) The above site has been reviewed for any potential contamination issues. The proposed development is sited within 250m of two significant area of unknown filled ground which potentially could produce landfill gas.

The applicant is advised to consider incorporating matching landfill gas protection measures within the foundations of the proposed extension, so as not to

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compromise any existing gas protection measures which may have been installed in the existing building. If the existing building has no protection measures currently there is no need to install gas protection measures within the proposed extension.

REASON

To ensure that the risks to buildings and their occupants from landfill sites are adequately addressed.

Procedural matters

This application is being reported to the Planning Committee because two objections have been received. As such it falls outside the scope of the scheme of delegation.