

**PLANNING
COMMITTEE**

10th February 2016

Planning Application 2015/350/FUL

Extensions to bungalow to both sides of building.

19 Partridge Lane, Callow Hill, Redditch, Worcestershire, B97 5YP

Applicant: Mr Malcolm Swords

Expiry Date: 5th February 2016 (Extension of time agreed to 11th February 2016)

Ward: CRABBS CROSS

(see additional papers for Site Plan)

The author of this report is Mr Paul Murphy, Planning Officer (DM), who can be contacted on Tel: 01527 881201 Email: p.murphy@bromsgroveandredditch.gov.uk for more information.

Site Description

The application site is a detached bungalow occupying a corner position between the main highway of Partridge Lane and a side road (also classified as Partridge Lane). The orientation of the dwelling results in the east elevation facing the main highway and the west elevation facing an access from the highway to a detached garage serving an adjacent property. The immediate area is characterised by similar bungalow development.

Proposal Description

The application is for single storey side extensions to the east and west elevations of the property. The width of the proposed extensions is 3 meters to the east elevation and 6 metres of the west elevation.

Relevant Policies :

Borough of Redditch Local Plan No.3:

BBE13 Qualities of Good Design
B0BE14 Alterations and Extensions

Others:

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

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Relevant Planning History

2015/350/FUL Extensions to bungalow to both sides of building.

Consultations

No consultation carried out

Public Consultation Response

Three objections have been received in relation to this application:

The adjoining occupier at number 17 Partridge Lane raises objections on grounds of light implications, over intensive development and privacy.

Further objections have been received from the occupiers of number 14 Partridge Lane which raise the issues of light implications on behalf of the occupiers of number 17 but raises no objection to the extension at the north elevation.

The final objection is from a resident of Foxholes Lane which relates to over-development and noise but also non planning issues of covenants.

Assessment of Proposal

The application site is within a residential area as defined by the Borough of Redditch Local Plan No.3, accordingly the relevant policies for consideration are B(BE).13 Qualities of Good Design and B(BE).14 Alterations and Extensions.

The key policy considerations are whether the scale, layout and density of the development respects the street scene, the impact on the amenity of adjoining occupiers and the development providing a satisfactory relationship between the existing dwelling and the proposed extensions.

The application form indicates materials will match those of the original dwelling and although the extensions are not 'set down' they are obscured from the street scene, to the west elevation, by the presence of an existing double garage. The extension to the opposite east elevation is of limited scale and the impact on the street scene does not cause harm to the immediate area.

Objections have been received from adjoining occupiers which may be summarised as loss of light, over intensive development, privacy and noise. The only property that physically adjoins the application site is number 17 Partridge Lane which is also a single storey dwelling set down from the application site by approximately 1 metre. The two properties are separated by a fence of approximately 1.8 metres and the rear of the

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adjacent dwelling faces south westerly. Therefore it is considered that the development would not result in a loss of light due to the orientation of the properties. Whilst the proposed side extensions do not accord with Class A permitted development rights for limited householder development, it is noted that the applicant could erect an outbuilding to a height of 4 metres under Class E permitted development which would result in a similar impact.

The Borough Council's spacing standards require a usable rear garden of 11 metres in length or an area of 70 square metres. The extensions would reduce the rear garden from 168 square metres to 125 square metres and therefore comply with the spacing standards for the scale of development.

The proposed extensions include no windows, to the southern elevation, which overlooks the adjacent property and therefore introduces no reduction in privacy for the occupiers of number 17 Partridge Lane.

Apart from the noise associated with the undertaking of the development proposed there would be no reason to conclude that these extensions would result in an increase in noise above that associated with the current dwelling.

Other objections raised relate to covenants which are not controlled by planning legislation and therefore not addressed in this report.

Having considered the above I conclude that there are no material planning considerations which would justify refusal of the application and recommend approval subject to conditions

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 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.

- 2) The development hereby approved shall be implemented in accordance with the following plans:

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Elevational plans and floor plans at a scale of 1:100

Reason: To accurately define the permission for the avoidance of doubt and to ensure that the development is satisfactory in appearance in order to safeguard the visual amenities of the area in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan No.3

- 3) 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.

Informatives

- 1) The local planning authority have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with this planning application through pre-application advice and discussion.
- 2) The applicant is advised to consider incorporating matching landfill gas protection measures within the foundations of the proposed extensions, so as not to 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 extensions.

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 three objections have been received.