

PLANNING COMMITTEE

10th February 2016

Planning Application 2016/018/FUL

Proposed garden lodge

49 Forge Mill Road, Riverside, Redditch

Applicant: Mrs Jennifer Spike
Expiry Date: 17th March 2016
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 comprises a semi-detached property to the northern side of Forge Mill Road. The dwelling is of brick and tile construction and dates from the inter-war period. The property has a rear garden extending to 30 metres in the direction of Batchley Brook and Forge Mill Museum to the north.

Proposal Description

The proposal is for a detached garden lodge / summerhouse type building to be situated 11 metres to the north of the existing dwellings rear wall. The lodge would measure 3.7 metres long and 3.2 metres in width with an octagonal shaped floor plan. The structure would have a pitched roof with a maximum height of 3.34 metres. The garden lodge would be constructed from timber (walls) under a green felted roof.

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:

NPPF National Planning Policy Framework
NPPG National Planning Practice Guidance

Relevant Planning History

None

PLANNING COMMITTEE

10th February 2016

Consultations

No Consultations Needed

Public Consultation Responses

None received. The public consultation period expires on 12th February 2016

Assessment of Proposal

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

Domestic structures such as the one proposed under this application often benefit from permitted development rights afforded to householders under Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (England) Order 2015. Due to the structures location close to the eastern boundary to the garden, for the development to benefit from such rights, its height would need to be no greater than 2.5 metres. In this case, the 3.34 metre height proposed exceeds the allowance.

Such applications are assessed against Policies BBE13 and BBE14 of the Local Plan. In this case, the proposed development would not cause any detrimental harm to neighbouring occupants. The size of the lodge, together with the materials to be used in its construction is considered to be appropriate and as such, the visual amenities of the area would not be harmed.

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.

RECOMMENDATION:

That having regard to the development plan and to all other material considerations, authority be DELEGATED to the Head of Planning and Regeneration to GRANT planning permission following the expiry of the public consultation period (12th February 2016) and subject to the subject to conditions and informatives as set out below:

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.

**PLANNING
COMMITTEE**

10th February 2016

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

Site location plan, scale 1:1250

Block plan, scale 1:500

Authentic Arctic Structures brochure pages 1, 2 and 3 (Medium Garden Lodge)

Plan A: Floorplans and elevations, scale 1:30

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) Materials to be used in the development hereby approved shall be as per Question 10 on the planning application form:

45mm half round Scandinavian redwood log (walls)

Redwood Industrial green felt (roof)

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

Informatives

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

Procedural matters

This application is being reported to the Planning Committee because the applicant is employed by Redditch Borough Council. As such, the application falls outside the scheme of delegation to Officers.