



Planning Committee

Central Ward

14 July 2009

2009/110/FUL **DETACHED DOUBLE GARAGE**
15 HOLLOWFIELDS CLOSE, SOUTHCREST
APPLICANT: MR DARREN HOULT
EXPIRY DATE: 31 JULY 2009

Site Description

(See additional papers for Site Plan)

The site contains a large detached house which stands within a large plot of land. The property stands within a modern housing estate which was developed in 1987. The area lies within the urban area of the town.

Proposal Description

The application seeks consent to build a double detached garage to the front of the property.

The proposal would be 5.5 metres in width, 5.5 metres in length, 5 metres in height and with a pitched roof and would be constructed of bricks and tiles to match the existing properties.

The application is supported by a Design & Access Statement which attempts to justify that such an addition is needed by the owners of the property, as the original garage was converted into living accommodation by the previous owners.

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

Appn. no	Proposal	Decision	Date
2006/390	Side Extensions	Approved	29/08/2006
2004/502	New Porch	Approved	05/11/2004
1988/921	Self contained parent flat	Approved	02/02/1989

Public Consultation responses

Responses in favour

None

Responses against

None

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 wife of the applicant 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 siting, design, layout and amenity.

Principle

The proposal involves the addition of a detached double garage to the front of a large detached dwelling which complies in principle with the terms of the relevant policies of the Borough of Redditch Local Plan No 3.

Design and layout

The proposed garage has been designed in sympathy with the existing dwelling and the surrounding area.

The adjacent property is a two storey dwelling and the nearest window serves a single storey extension which was added to the property recently. The sixty degree policy guidance has been complied with in relation to this window.

Conclusion

It is considered that the proposal is compliant with the relevant planning policies and guidance. It is considered unlikely that it would 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 as summarised below:

- 1) Development to commence within 3 years
- 2) Materials to match dwelling