

**PLANNING
COMMITTEE**

14th December 2016

Planning Application 2016/294/FUL

Single storey rear extension, two storey side extension with attached double garage to side and front of property.

1105 Evesham Road, Astwood Bank, Redditch, B96 6EB

**Applicant: Mr & Mrs Colin Taylor
Ward: ASTWOOD BANK AND FECKENHAM**

(see additional papers for site plan)

The author of this report is Sue Lattimer, Planning Officer (DM), who can be contacted on Tel: 01527 881336 Email: s.lattimer@bromsgroveandredditch.gov.uk for more information.

Site Description

The application relates to a detached dwelling to the eastern side of Evesham Road, Astwood Bank.

Proposal Description

Planning permission is sought for a two storey side/rear extension with integrated double garage to the front elevation.

Relevant Policies :

Borough of Redditch Local Plan No.3:

BBE13 Qualities of Good Design
BBE14 Alterations and Extensions to dwellings

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
NPPF National Planning Policy Framework
NPPG National Planning Practice Guidance

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Relevant Planning History

2016/191/FUL	Rear full height extension with room in roof, raised rear patio and amended porch elevation, new front entrance ramp and cloakroom.	Approved	02.08.2016
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Public Consultation Response

Two representations have been received raising concerns which are summarised as follows:

- The close proximity of the dwelling (as extended) to number 1103 would result in harm to the character of the area. Gaps between dwellings which currently exist would be lost
- Proposal represents an over-development of the site
- The extensions would be overshadowing; overbearing and out of scale compared to existing buildings in the area

Assessment of Proposal

The application site is situated within a residential area of Redditch where there is a general presumption in favour of domestic extensions where the proposals respect the character of the surrounding area and where the development proposed does not impinge upon the amenities enjoyed by the occupiers of nearby residents.

The proposed extensions are considered to be proportionate additions and would be constructed of matching materials (brick walls under a tiled roof) which would complement the original dwellinghouse.

The extension would be visible in the street-scene. However, the property has a relatively large front garden and is set back from the road frontage, reducing its prominence. The proposed garage aspect of the development would extend from the front, principal elevation, but would not be harmful to the existing street-scene in the opinion of your officers who have noted that a number of properties in the vicinity of the site have been extended in a comparable manner.

Your officers consider that the amenities enjoyed by occupiers of nearby properties would not be prejudiced by granting consent for the extensions proposed.

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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.

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

Drawing no. P-02 Rev D - Existing and proposed plans and elevations
Drawing no. P-04 Rev A - Existing and proposed site and location plans

Q11 of the planning application outlines the materials to be used for the proposed works.

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) 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 negotiation and amendment.

Procedural matters

This application is being reported to the Planning Committee because two (or more) objections have been received.