

**PLANNING
COMMITTEE**

15th February 2017

Planning Application 2016/355/FUL

Side and rear two storey extensions

44 Southcrest Road, Lodge Park, Redditch, Worcestershire, B98 7JJ.

Applicant: Mr Talib Naveed

Ward: LODGE PARK

(Site Plan attached)

The author of this report is Tara Ussher, Planning Officer (DM), who can be contacted on Tel: 01527 548425 Email: tara.ussher@bromsgroveandredditch.gov.uk for more information.

Site Description

The application relates to a semi-detached dwelling, and is situated within a residential area of Redditch.

Proposal Description

Planning permission is sought for a side and rear two storey extension to provide a larger kitchen and dining room on the ground floor and an additional bedroom with ensuite on the first floor.

Relevant Policies :

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

Public Consultation Response

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

**PLANNING
COMMITTEE**

15th February 2017

- As no. 44 Southcrest Road is an elevated property the second storey bedroom window overlooks the garden and across into the bedroom window, concerned with privacy issues.
- The height of the roof on the single storey rear extension (as extended) to no.46, and the protrusion of the second storey would be overshadowing, cut light from the conservatory, patio and garden. The height of the roof will also mean the view from the side of the conservatory will be a brick wall.

Assessment of Proposal

The application site is situated within a residential area of Redditch where all development proposals should seek to contribute positively to the local character of the area and respond to and integrate with the distinctive features of the environment.

The extensions would comply with the guidance given in the Supplementary Design Guide (Approved 13 March 2001) of successful extensions.

The set down, set back and use of a pitched roof on the bedroom extension contributes to the harmony of the building and avoids the long term maintenance problems associated with flat roofs, and the use of matching materials to those on the roof and walls of the existing building will not detract from its appearance.

The proposed extension will not unacceptably harm the adjoining neighbour's amenity through overshadowing or having an overbearing effect due to the design of the roofscape, the design of the roof follows the line of the existing roof down to the single storey eaves level.

There will be no significant change, in terms of overlooking from the current situation, where a bedroom window in the existing rear elevation directly faces the neighbouring property. It is considered that the proposal would not adversely impact on the amenities of the neighbours; the design guidance recommendation of spacing distance of 22m between rear facing windows is complied with.

By virtue of its scale and siting, it is considered that the proposal would not adversely impact on the amenities of neighbouring occupiers nor would it create an issue of overlooking.

This scheme has raised no additional material planning issues. The proposal therefore is considered to be in compliance with policy 39 and 40 of the Borough of Redditch Local Plan No. 4 and the advice of SPG – Encouraging Good Design.

RECOMMENDATION:

That having regard to the development plan and to all other material

**PLANNING
COMMITTEE**

15th February 2017

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) All new external walls and roof shall be finished in materials to match in type, colour and texture to those on the existing building.

Materials stated in Question 10 of the application form.

Reason:- To ensure that the development is satisfactory in appearance, to safeguard the visual amenities of the area and in accordance with Policies in the Local Plan.

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

Drawing no. 01 16/73 – Existing floor plans and elevations

Drawing no. 02 16/73 Rev A – Proposed plans and elevations

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) 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.