

REDDITCH BOROUGH COUNCIL

**PLANNING
COMMITTEE**

15th March 2017

Planning Application: 2017/005/FUL

Construct pitched roof over existing flat roof on 16 bungalows.

1 - 16 Holloway Park, Holloway Lane , Lakeside, Redditch, Worcestershire, B98 8JT

Applicant: Mr Adrian Guida-Jones, Housing Capital, Redditch Borough Council.

Ward: LODGE PARK

(see additional papers for site plan)

The author of this report is Emily Farmer, Planning Officer (DM), who can be contacted on Tel: 01527 881657 Email: Emily.farmer@bromsgroveandredditch.gov.uk for more information.

Site Description

The site is situated to the east of Holloway Lane and the north of Arthur Street within a residential area. The pedestrian access to the site is off Holloway Lane and the vehicular access is off Arthur Street. The site comprises of Council owned single storey flat roofed bungalows with garages and parking to the rear.

Proposal Description

The application seeks full planning permission to re-roof the existing flat roofed bungalows with a shallow pitched roof.

The buildings are currently 2.7 metres in height and the proposed pitched roof will result in the overall height of the buildings increasing to 3.4 metres. The hipped roofs will be finished in Titanium Grey slate with a 12.5 degree pitch.

Relevant Policies

Borough of Redditch Local Plan No. 4

Policy 1: Presumption in Favour of Sustainable Development

Policy 2: Settlement Hierarchy

Policy: 39 Built Environment

Policy: 40 High Quality Design and Safer Communities

Others

NPPF National Planning Policy Framework

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Relevant Planning History

No relevant planning history.

Public Consultation Response

No comments have been received to date following the consultation period which expired 1st March 2017.

Assessment of Proposal

The proposal site is within the residential area as defined in Policy 2 of the Borough of Redditch Local Plan No. 4 (BoRLP4) and therefore has been considered having regard to the presumption in favour of sustainable development as outlined in Policy 1 of the BoRLP4 and paragraph 14 of the National Planning policy Framework (NPPF).

The existing buildings have flat roofs which are in a state of disrepair. The site is surrounded on three boundaries by two storey dwellings with pitched roofs. The application is considered to contribute positively to the area given the proposal would create a hipped roof on the existing flat roof reflecting the local materials in the locality having regard to Policy 39 and 40 of the BoRLP4.

The proposal does not raise any issues with regard to neighbouring properties amenity taking into consideration the Councils SPG Encouraging Good Design.

In addition, the proposal does not create any additional floor area and as such there are no highway issues to consider.

For the reasons stated above the proposal is considered to be in accordance with the Development Plan. There have been no comments from any third parties or neighbours in respect of this application.

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.

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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 Titanium Grey slate in accordance with the following plans:

NHS-HAR-HPR-XX-EL-A0002 Rev P01 - Block 1 Elevations
NHS-HAR-HPR-XX-EL-A0004 Rev P01 - Block 2 Elevations
NHS-HAR-HPR-XX-EL-A0006 Rev P01 - Block 3 Elevations
NHS-HAR-HPR-XX-EL-A0008 Rev P01 - Block 4 Elevations
Location Plan 1:1250

Reason: To accurately define the permission for the avoidance of doubt and to ensure that the development is satisfactory in appearance.

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 the applicant is Redditch Borough Council. As such the application falls outside the scheme of delegation to Officers.