



# Planning Committee

Astwood Bank &amp; Feckenham Ward

8th September 2009

**2009/155/FUL DETACHED DOUBLE GARAGE TO FRONT OF PROPERTY AND  
CONSERVATORY TO REAR  
1076 EVESHAM ROAD, ASTWOOD BANK  
APPLICANT: MR C BUGGINS  
EXPIRY DATE: 28TH SEPTEMBER 2009**

## Site Description

(See additional papers for Site Plan)

The area is predominantly residential, characterised (to the Western side of Evesham Road) by large detached dwellings set back by approximately 20 metres from Evesham Road. Rear gardens to number 1064 to 1078 Evesham Road extend a significant distance to the West (approximately 70 metres). Beyond this rear boundary is designated Green Belt.

The existing property is a large detached dwelling of brick and tile construction with the dwellings' floor level set some 5 metres below levels which exist at Evesham Road. The front of the property's curtilage is mainly laid to tarmac, providing parking for a number of vehicles.

## Proposal Description

This is a full application for the erection of the following:

1. A detached double garage of brick and tile construction to be located between the existing dwelling and Evesham Road.

The garage would measure 5.5m in length by 5.5m in width. It would have a 'Pyramid' style roof with 30 degree pitch, giving a total height of just under 4m. A distance of 7.2 m would exist between the garage and Evesham Road.

2. A timber framed conservatory to the rear of the property.

The conservatory would measure 5.3m in length by 4.3m in width. It would have a pitched roof with 45 degree pitch, giving a total height of 4m.

## 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 website:

[www.redditchbc.gov.uk](http://www.redditchbc.gov.uk)

## ***Borough of Redditch Local Plan No.3***

B(BE).13 Qualities of good design

B(BE).14 Alterations and extensions to buildings

Supplementary Planning Guidance (SPG) Encouraging Good Design

### **Relevant Site Planning History**

2001/143 Two storey extension and porch. Approved 1.6.2001

### **Public Consultation Responses**

#### Responses in favour

None received

#### Responses against

None received

### **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 applicant's wife is an employee of Redditch Borough Council.

### **Assessment of Proposal**

#### Conservatory to rear

Your Officers raise no objections to the external appearance and materials to be used in the construction of the conservatory having regard to the character and appearance of the existing dwelling. The structure is however, significant in size, having a length of 5.5 metres and as such it is important to assess any impact that structure might have upon nearby residential amenity. The conservatory's side wall would be constructed at the shared boundary with number 1074 Evesham Road, and is located to the southern side of this boundary. Had it been of brick and tile construction, your officers would have considered that a material loss of amenity due to 'overshadowing' would have resulted. Due to the glazed nature of the structure, this impact is not likely to be material. Notwithstanding this, the size and location of the conservatory relative to number 1074 is likely in your officers opinion, to give rise to an 'overbearing' or visually intimidating impact upon the current and future occupiers of that property, and for these reasons, the conservatory is considered likely to adversely impact upon amenity and should be refused.

## Garage to frontage

Members should be aware that a similar proposal for a detached garage with 'pyramid' shaped roof measuring 5.25 by 6.4 metres (width and length respectively) with a ridge height of 4 metres was submitted by the occupiers of the neighbouring property 1078 Evesham Road in 2006. This application (2006/218) was refused planning permission under delegated powers due to its considered overly prominent nature which would have adversely affected the visual amenities of the area and the established street scene along this part of Evesham Road. The applicant appealed against the Council's decision to refuse, but the Inspector agreed with the Council that the proposal was unacceptable.

The Inspector, in arriving at his decision commented that the residential nature of this part of Evesham Road is spacious, which makes an important contribution to the prevailing characteristics of the surrounding area. He commented that the land rises quite steeply from the house to Evesham Road, which would result in the proposed garage being in a high position in relation to the house. He considered that the garage would be visually intrusive in the street scene due to its forward and elevated position which would be incompatible with its spacious setting. The Inspector went on to state that a smaller double garage would not be significantly less intrusive. At that time, Officers considered that approval of such a proposal could lead to a dangerous precedent being set. The Inspector agreed by stating that if the appeal were to succeed, broadly similar proposals on nearby properties would be difficult to resist, and that the cumulative effect would further erode the character and appearance of this part of Evesham Road.

Whilst each application should be assessed on its merits, application 2006/218, and the appeal decision are considered to be material considerations in the determination of this application. Whilst the current application proposes to site a garage 7.3m metres away from Evesham Road, and under application 2006/218, the distance was approximately 5 metres, this proposal is considered to remain visually intrusive, and would seriously harm the character and appearance of this part of Evesham Road.

## Conclusion

For the reasons outlined above, both the conservatory and garage elements of the application are considered to be unacceptable and therefore members are urged to refuse this application.

## Recommendation

**That having regard to the development plan and to all other material considerations, planning permission be REFUSED for the reasons below:**

1. By reason of siting and size, the proposed double garage would represent an overly prominent structure failing to respect the spacious setting of its surroundings, and the established street-scene. As such, the proposal would have an unacceptable deleterious impact upon the visual amenities of the area. In addition, approval of such a proposal would set an undesirable precedent for similar forms of development which would further erode the character and appearance of this part of Evesham Road. The proposal is considered to be contrary to Policy B(BE).13 of the Borough of Redditch Local Plan No.3 and the Council's adopted Supplementary Planning Guidance on Encouraging Good Design.
  
2. The proposed conservatory, by reason of its size and siting would have an adverse impact upon the residential amenities of current and future occupiers of number 1074 Evesham Road, by virtue of the conservatory's overbearing and visually intimidating nature. The development would therefore be contrary to Policy B(BE).14 of the Borough of Redditch Local Plan No.3 and the Council's adopted Supplementary Planning Guidance on Encouraging Good Design.