

PLANNING COMMITTEE

12th April 2017

Planning Application 2017/041/FUL

First floor side extension over existing garage/store and rear single storey extension.

17 Atcham Close, Winyates East, Redditch, Worcestershire, B98 0NY.

Applicant: Mrs Michelle Compton-Wiley
Ward: Winyates Ward

(see additional papers for site plan)

The author of this report is Julie Male, Planning Officer (DM), who can be contacted on Tel: 01527 881338 Email: j.male@bromsgroveandredditch.gov.uk for more information.

Site Description

This site relates to a modern semi-detached property located on the North-Eastern side of Atcham Close Redditch and within a well-established residential area.

This house stands within a distinct group of 5 blocks of similar style semi-detached properties. The road here curves to the south and the houses reflect this by adopting a staggered arrangement in relation to each other. This exacerbates their prominence in the street scene.

This proposal is for a first floor side extension over the garage and a single storey rear extension.

Relevant Policies:

Borough of Redditch Local Plan No. 4

Policy 1: Presumption in Favour of Sustainable Development

Policy: 39 Built environment

Policy: 40 High Quality Design and Safer Communities

Others

National Planning Policy Framework

National Planning Practice Guidance

SPG Encouraging Good Design

Relevant Planning History

None

Consultations

No consultations required

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Public Consultation Response

3 neighbours notified – no responses received

Assessment of Proposal

The property is within a well-established residential area and the principal of improvement work would be considered acceptable.

Policies P39 and P40 of the Adopted Redditch Local Plan 4 and the guidance contained in the Encouraging Good Design SPG require that all new development should respect and complement the local area and provide high quality design that positively contributes to the surroundings.

However it is considered that in this instance the works do not positively demonstrate this and consequently do not comply with the policy provisions. The property stands within a group of 5 blocks of similar style semi-detached properties. Here the road curves to the south and the houses reflect this by adopting a staggered arrangement in relation to each other. The overriding character of the street is a consistent rhythm and pattern of blocks of house types. Each property has a consistent open frontage and follows a similar/distinct design with a distinctive link (fascia panel) running across the front of the houses and garages to each of the neighbouring set of semis with distinctive and generous spaces above.

In this instance, the first floor extension proposed is only marginally set down and marginally set back from the front wall of the dwelling and it is proposed to be constructed right up to the common boundary. Even with the staggered arrangement in the street scene, this fills the space at first floor and will create a visual imbalance effectively breaking the strong design consistency in the current street scene in this location to the detriment of the character of the area. This is considered contrary to policies 39 and 40 of the Redditch Local Plan 4 and the guidance contained in the saved Encouraging Good Design Supplementary Planning Guidance.

The single storey lean too style extension remains fully subordinate to the main house and has no adverse impact on the character of the location as it would be constructed to the rear of the exiting garage area and not visible for the wider street scene.

There are no adverse light or in fact overlooking issues to either of the neighbouring properties (15 or 18 Atcham Close) in terms of either element of the scheme.

Other Issues

The applicant has identified other extensions that have previously been approved

96 Atcham Close 1994
81 Atcham Close 1995

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11 Atcham Close 1989

Members will appreciate that every application is dealt with on its own merits and these would not override the concerns as outlined. These extensions were some time ago with number 96 being another house type and number 81 and 11 being located on the end of a run of similar style properties and all prior to the adoption of your Local Plan 4.

Conclusion

Notwithstanding the views above with respect to residential amenity and the single storey element, the proposed two storey extension fails to positively enhance the local characteristics of the area by breaking a characteristically strong design feature in the street scene.

RECOMMENDATION:

That having regard to the development plan and to all other material considerations, planning permission be REFUSED for the following reason;

Reasons for Refusal

- 1) Number 17 is part of a group of dwellings which share a number of common design features, including an undeveloped space above the garage. The proposal, by virtue of filling in this space, would appear at odds with the otherwise cohesive character of dwellings in this part of Atcham Close. The proposed two storey extension therefore fails to contribute positively to the character of the area and is therefore contrary to Policy 39 and 40 of the Borough of Redditch Local Plan No.4, together with the guidance contained within the Council's Encouraging Good Design SPG .

Procedural matters

This application is being reported to the Planning Committee because the applicant is employed by Redditch Borough Council. As such, the application falls outside the scheme of delegation to Officers.