

PLANNING COMMITTEE

12th April 2017

Planning Application 2017/033/FUL

Side and rear two storey extensions

120 Feckenham Road, Headless Cross, Redditch, B97 5AG,

Applicant: Mr Mohinder Lalli
Ward: Headless Cross And Oakenshaw Ward

(see additional papers for site plan)

The author of this report is Sue Lattimer, Case 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 situated in Feckenham Road, Headless Cross which is within a residential area of Redditch. The property has a 1970's individual style built with buff brick and brown concrete tiles and is set well back from the road. The roof form is of a 'cat-slide' design with two dormers to the front elevation. There is a group of trees to the rear of the site which are subject to a blanket Tree Preservation Order (Redditch New Town TPO No. 34).

The history of the property indicates that a Certificate of Existing Lawfulness (application no. 2000/041/CPE) was approved as confirmation that the property is used as a single dwelling house.

Proposal Description

Planning permission is sought for a two storey side, rear and front extension.

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

National Planning Policy Framework

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Consultations

Arboricultural Officer

In relation to your enquiry regarding the A1 group this refers to Redditch New Town TPO No.34 which is a blanket area TPO order. This area order would protect trees of any type of species of 50 years and over in age class.

To my knowledge there is a mature Oak tree situated on the rear boundary line of the property and would be protected under this order. In relation to this proposed extension to the property this may influence the rooting area of this protected Oak tree however this needs to be clarified by the applicant in the form of a BS5837:2012 Tree Report.

Public Consultation Response

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

- The close proximity of the dwelling (as extended) to no.118 would affect the light into 3rd and 4th bedroom to the side of the property
- The lounge window to the side of my property would also be affected by overshadowing.
- The double extension to the rear of the property will also be very visible from the back of the property overshadowing patio areas at the rear.

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 contribute positively to the local character of the area and where the development proposed does not impinge upon the amenities enjoyed by the occupiers of nearby residents.

While all development proposals still have to be assessed on their own merits, the 45 degree rule (for two or more storeys) complements the guidance on the scale of extensions and aims to avoid the problem of overshadowing and loss of outlook. I am satisfied that the proposed extension would comply with the 45 degree rule having regard to the rear windows at no. 118 and would not cause an unacceptable loss of light to the neighbouring occupiers.

Concerns were received relating to the impact of the proposal on 118 Feckenham Road regarding possible loss of light into the property due the side/rear aspect of the proposal. I consider a degree of loss of light may result from the proposal, however, I am satisfied that the impact is not so detrimental as the windows to the side of this property are secondary windows serving the bedrooms. There are no windows proposed on the side elevation of the development which would result in direct overlooking. I am therefore

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satisfied that the resulting development would not cause any adverse harm to residential amenity.

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 house.

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.

To the knowledge of the Arboricultural Officer there is a mature Oak tree situated on the rear boundary line of the property and would be protected within the Redditch New Town TPO No.34 which is a blanket Tree Preservation Order. This area order would protect trees of any type of species of 50 years and over in age class. In relation to this proposed extension to the property this may influence the rooting area of this protected Oak tree however this needs to be clarified by the applicant in the form of a BS5837:2012 Tree Report. A request was made to the applicant's agent for a Tree Report as per the Arboricultural Officer's request. However, at the time of writing the LPA are still awaiting this report. A further update regarding this matter will be provided to members at the Committee meeting

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.

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 permitted shall be carried out in accordance with the Materials specified in Question 11 of the Application Form and the Approved Plans/ Drawings listed in this notice:

MJC/16/12/1/2 Rev F - Existing and Proposed Elevations and Site Plan
MJC/16/12/1/1 Rev A - Existing and Proposed Floor Plans
Location Plan

Reason: For the avoidance of doubt and in the interests of proper planning.

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Informatives

- 1) The Local Planning Authority has 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.