

# **PLANNING COMMITTEE**

**12th April 2017**

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**Planning Application 2017/074/FUL**

**Single storey extension, front porch, detached garage and widening of driveway, alterations to the fenestration.**

**163 Hither Green Lane, Bordesley, Redditch, Worcestershire, B98 9AZ, ,**

**Applicant: Mr Nitin Sodha  
Ward: Abbey Ward**

**(see additional papers for site plan)**

The author of this report is Charlotte Wood, Planning Officer (DM), who can be contacted on Tel: 01527 64252 Ext 3412 Email: Charlotte.Wood@bromsgroveandredditch.gov.uk for more information.

## **Site Description**

The site is situated within the Hither Green Lane estate on a branch of the main cul-de-sac in the residential area. The site is on the edge of the estate sharing its northern boundary with the golf course. The site is comprised of a single detached dwelling.

## **Proposal Description**

The application seeks full planning permission for a single storey rear extension, front porch and detached garage. The plans also show the conversion of the integral garage and alterations to the fenestration; however these aspects do not require planning permission.

The proposed extension is a single storey flat roof addition with roof lanterns. It extends beyond the rear elevation 5.3 metres, has a width of 12.2 metres and a height of 3.6 metres.

The proposed porch is flat roofed, with a circular shape within the existing L shape of the dwelling. The porch is 4 metres in width at its widest point and is 3 metres in height.

The proposed detached garage has a hipped roof with front gable feature. It is 10 metres by 7 metres and has a height of 5 metres.

## **Relevant Policies :**

### **Borough of Redditch Local Plan No. 4**

Policy 1: Presumption in Favour of Sustainable Development

Policy 2: Settlement Hierarchy

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Policy 20: Transport Requirements for New Development

Policy: 39 Built Environment

Policy: 40 High Quality Design and Safer Communities

## **Others**

SPG Encouraging Good Design

National Planning Policy Framework

National Planning Practice Guidance

## **Relevant Planning History**

2009/240/FUL	Proposed dormer roof to rear of the property	Approved	09.12.2009
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## **Consultations**

### **Highways - Redditch**

No Objection to the grant of permission

### **Arboricultural Officer**

1. The Northern boundary of 163 Hither Green Lane consists of a number of early mature broadleaved trees. These trees consist of Silver Birch (*Betula pendula*), Norway Maple (*Acer platanoides*), English Oak (*Quercus robur*) & Field Maple (*Acer campestre*). The trees along this boundary line provide a moderate level of visual amenity and screen value to the neighbouring properties in Hither Green Lane from the adjacent golf course. There has been previous arboricultural works undertaken to these trees which has resulted in a poor heavy reduction of the overall crown structure which has not been undertaken to BS3998:2010 recommended standards.

From the supplied Ground Floor Plan drawing No.2017/53/001 I would envisage the proposed rear orangery extension would not influence the BS5837:2012 Root Protection Areas (RPA) of any of these trees along the Northern boundary. Having visually estimated the stem diameters of these trees to be of 200 to 250mm at 1.5 metres above ground level these trees would therefore require a BS5837:2012 RPA of radial distance of 2.4 to 3 metres. In view of this there would be no impact on the BS5837:2012 RPA's of any of these trees. I would therefore have no objections in this respect providing these trees are retained and afforded full protection in accordance with BS5837:2012 throughout any ground or construction works on site.

2. The Western boundary consists of a number of predominantly young & early mature age classed trees. These trees consist of Norway Maple (*Acer*

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platanoides), Silver Birch (*Betula pendula*), English Oak (*Quercus robur*) & a young *Prunus kansan*. These trees provide a low level of visual amenity and screen value to the neighbouring properties in Hither Green Lane. The trees have also been heavily reduced in the past to a poor standard which has affected the overall aesthetics of the trees.

From the supplied Ground Floor Plan drawing No.2017/53/001 the proposed Side Detached Garage Extension and widening of the existing driveway would require the loss of a number of these trees to facilitate this proposal. In view of the overall poor quality of these trees and low amenity value these trees provide I would have no objections to loss of a number of these trees to facilitate this proposal providing the remaining trees to be retained are afforded full protection in accordance with BS5837:2012.

### **Conclusions**

I would have no objections to this proposal in relation to any tree related issues under the following conditions:

- o All trees to be retained within the site are afforded full protection in accordance with BS5837:2012 throughout any ground or construction works on site

### **Public Consultation Response**

Two letters of objection were received in relation to the proposal, which raised concerns with regards to the following material planning considerations:-

- Design of proposal
- Loss of spacious/open character
- Impact on existing building line
- Adverse impact on trees/garden area

A number of other concerns were also raised which did not constitute material planning considerations.

### **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 extension is sited to the rear of the existing dwelling in place of an existing conservatory. The application is considered to contribute positively to the area given the proposal would replace an existing extension and would be constructed of materials that would reflect the local character, having regard to Policy 39 and 40 of the BoRLP4.

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Furthermore, the proposed porch would be flat roofed and set within the existing L shape of the dwelling appearing as a subservient addition to the dwelling. The proposed triple garage is proposed to replace the existing integral garage which is being converted to a day room. The roof of the proposed garage would be a hipped design, whereas the roofs of the main dwelling are pitched. As there are a variety of roof types along Hither Green Lane, this design would not be at odds with the local character. It is also noted that the central gablet feature of the garage would reflect the design features of the main dwelling.

This part of Hither Green Lane is characterised by large dwellings within spacious plots, which vary in terms of their orientation, and do not conform to a uniform arrangement or building line. Given the application site is set within a particularly generous plot, it is not considered that the proposal would conflict with the established layout or density of the area. As the proposed garage would be set back from the road and would retain some space between the adjacent buildings, the development would integrate well with the existing surroundings. The proposed development would also make efficient use of available space, meaning that overall the proposal would accord with Policies 39 and 40 of the BoRLP4.

Having regard to SPG2 Encouraging Good Design, it is considered that sufficient distance and boundary treatments exist on site to ensure an acceptable relationship between neighbouring buildings to achieve acceptable standards of amenity. It is noted that two ground floor and two first floor windows are proposed on the northern elevation, however, as these would face towards the boundary of the golf course, there would be no detrimental impact to neighbouring amenity. Similarly, the replacement of the existing Juliet balcony with a full balcony would be on the northern elevation and would therefore face towards the golf course and be a sufficient distance from neighbouring boundaries in order to not introduce a neighbour amenity concern.

The proposal will not result in a loss of parking and the alteration to the driveway will allow for better turning onsite and therefore would not have an impact on the existing highways network. Given this, the proposal would meet the requirements of Policy 20 of the BoRLP4.

Policy 16 of the BoRLP4 seeks the retention of existing trees wherever possible. In line with this, the Tree Officer has identified a number of trees that are considered to contribute positively to the visual amenity of the area, and has recommended a condition accordingly.

### **Other Matters**

A number of material planning considerations and other matters were raised as part of public consultation. The material planning considerations raised have been addressed within the content of the report. Whilst comments are noted in relation to suggested amendments and the history of the site, it is for Officers to assess the proposal before us.

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## **Conclusion**

For the reasons stated above, and in view of the presumption in favour of sustainable development, the proposal is considered to be in accordance with the Development Plan.

## **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 proposal must be started within 3 years from the date of this notice.

Reason: To comply with National Legislation

- 2) The development hereby permitted shall be carried out in accordance with the Approved Plans/ Drawings listed in this notice:

Location and Site Plan at scale 1:200

Ground Floor Plan - Drawing no. 2017/53/001

East Side Elevation - Drawing no. 017/53/002

South Side Elevation - Drawing no. 017/53/003

West Side Elevation - Drawing no. 017/53/004

North Side Elevation - Drawing no. 017/53/005

Materials to be in accordance with the details provided in question 10 of the application form

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

- 3) Prior to any works on site, details identifying which trees are to be removed on the western boundary shall be submitted to and approved in writing by the Local Planning Authority. No other trees shall be removed other than those that have been agreed in writing.

Reason: To retain sufficient trees along the western boundary for appropriate screening. This condition is required prior to any works taking place in order to protect the trees from any damage, including during initial site clearance works.

- 4) Prior to any works on site, a scheme shall be submitted to and approved in writing by the Local Planning Authority to identify the location of protective fencing for the trees to be retained on the western boundary, and for all trees on the northern boundary. The protective fencing shall then be erected in accordance with these agreed details, and shall remain in place for the duration of works on site.

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Reason: To secure the wellbeing of the trees to be retained with the tree protection being required prior to any works taking place in order to protect the trees from any damage, including during initial site clearance works.

**Procedural matters**

This application is being reported to the Planning Committee because two objections have been received; and

the application is being reported to the Planning Committee because the agent is related to an employee of Redditch Borough Council.