

**PLANNING
COMMITTEE**

12th July 2017

Planning Application 17/00481/FUL

First floor bedroom and en-suite extension over garage

33 Hoopers Lane, Astwood Bank, Redditch, B96 6AP

Applicant: Ms Laraine Steele
Ward: Astwood Bank And Feckenham Ward

(see additional papers for site plan)

The author of this report is Charlotte Stearman, Planning Officer (DM), who can be contacted on Tel: 01527 881608 Email: charlotte.stearman@bromsgroveandredditch.gov.uk for more information

Site Description

The application relates to a semi-detached dwelling, which is located to the eastern side of Hoopers Lane, Astwood Bank.

Proposal Description

Planning permission is sought for a first floor side extension above an existing garage which would accommodate a new bedroom and bathroom.

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

SPG Encouraging Good Design
National Planning Practice Guidance
National Planning Policy Framework

Relevant Planning History

2013/083/FUL	Extension to dwelling	Approved	22.05.2013
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Public Consultation Response

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

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- The proposed extension would not be in keeping with the other semi-detached dwellings in the streetscene and could create a terracing effect
- Significant overlooking resulting in loss of privacy would occur to the detriment of amenity
- Concerns that the proposed extension will result in the loss of light harming amenity

Three representations have been received supporting the application. Comments received are summarised as follows:

- Our neighbour has taken nearby properties into consideration by amending plans which reduce the scale of the extension. As such the extensions would actually enhance the appearance of Hoopers Lane
- I do not think that existing light levels reaching nearby houses would be affected
- The proposals would not adversely affect parking provision in the Street

Other issues which are not material planning considerations have been raised, but are not reported here as they cannot be considered in the determination of this application.

Assessment of Proposal

The application site is situated within a residential area of Astwood Bank where all development proposals are expected to contribute positively to the local character of the area and respond to and integrate with the distinctive features of the environment.

Having sought amendments to the scheme as originally submitted, the proposed extensions are now considered to comply with adopted policies of the development plan.

In this case, the character of Hoopers Lane is defined by dwellings of the same or very similar design with wide spaces between each property. Whilst some dwellings have been extended, this spacious character has been retained. If the property were to be extended at first floor level, views of properties beyond the confines of Hoopers Lane would still be possible and therefore harm caused to the character of a street where some properties have already been extended would be considered negligible. The principle therefore of extending at first floor level to the side of the dwelling is considered to be acceptable.

The first floor extension has been 'set back' approximately 4m from the existing front (principal) elevation of the dwelling extending beyond the rear of the property. This reduces the impact of the extension in the street, allowing the existing perception of spaciousness between No.33 and 35 Hoopers Lane to be maintained.

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The extensions are considered to comply with the guidance set out in the Councils SPG Encouraging Good Design Guide which advises that for extensions to be successful they should be smaller and less significant in scale than the existing dwelling. As stated above, the front wall to the extension has been significantly set back from the existing principal elevation. The extensions roof (ridge) line has been lowered by approximately 1m from that of the existing dwelling where the pitched roof serving the extension matches the angle of the existing pitched roof. This results in a subordinate extension ensuring that the existing property maintains dominance over the extension in accordance with the above SPG.

Your officers have carefully assessed the impact the proposals would have upon nearby residents and have concluded that no loss of amenity would result through loss of privacy, outlook or loss of light having regard to orientation, space between dwellings and having regard to the 45 degree code set out in the Councils SPG which is used as a guide to assess potential loss of light to nearby occupiers.

The scheme has raised no additional material planning issues and therefore can be recommended for approval.

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:

Existing and Proposed Plans, Elevations and Section
Drawing no. P-01 Revision A, 7th June 2017

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

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Informatives

- 1) In dealing with this application the local planning authority have worked with the applicant in a positive and proactive manner, seeking solutions to problems arising from the application in accordance with the NPPF and Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The authority has helped the applicant resolve technical issues such as:
- o the impact of the development in the street scene,
 - o improving the design of the proposed development.

The proposal is therefore considered to deliver a sustainable form of development that complies with development plan policy.

Procedural matters

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