

PLANNING COMMITTEE

13th September 2017

Planning Application 17/00467/FUL

Two storey front extension forming remodelled entrance hall with additional first floor bedroom over and rear first floor alterations to form master bedroom with en-suite.

75 The Slough, Crabbs Cross, Redditch, Worcestershire, B97 5JR.

Applicant: Mr Jason Kleanthous
Ward: Astwood Bank and Feckenham

(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 particular site relates to a detached property located off the Slough. There are a number of individual houses located off this private road. The property appears to be an original gabled ended cottage/barn with later additions set back from the original. The original brickwork is now painted, however some the original details and stacked eaves and brick dentil course around the eaves are still visible. The property is well enclosed and is located within a residential area of Redditch.

Proposal

This application is to provide a new two storey extension at the front of the property and rear first floor alterations to create and new master bedroom and en-suite.

Relevant Policies:

Policy 1: Presumption in Favour of Sustainable Development
Policy 36: Historic Environment
Policy 37: Historic Buildings and Structures
Policy 39: Built Environment
Policy 40: High Quality Design and Safer Communities

Others

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

REDDITCH BOROUGH COUNCIL

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Relevant Planning History

1982/292/OUT	Proposed Garage & detached Bungalow	Refused	07.10.1982
2000/097/FUL	Extension And Garage At Dwelling	Granted	17.04.2000
1983/418/FUL	Alterations & Extensions	Granted	07.12.1983

Consultations

Heritage advisor

No Comments Received To Date

Stratford Upon Avon District Council

No Comments Received To Date

Public Consultation Response

3 letters sent – 2 responses received raising concerns as follows:

- The relative location of the extension in relation to boundary and respective ownership
- Notice and purchase of the land in question that has not been made in this instance
- Concerns over overlooking given additional windows overlooking bedroom area and especially to the front area of the property
- Concerns of extension being overbearing

Assessment of Proposal

The main issues with regard to this particular application is to consider the principal of the development, the design and appearance of the resulting building and the associated impact of the works on neighbouring properties and the location.

Principle

The property is located within a well-established residential area of Redditch and therefore the principle of the works would be considered acceptable as long as the provisions of the residential policies and guidance are addressed positively.

Heritage Asset

The property is not listed nor is it in a conservation area, however the Local Planning Authority consider the building is of some architectural / historic merit to warrant

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consideration in this case as a non-designated heritage asset as it appears on the Historic Environment Register (HER)

The applicant has provided an appropriate heritage statement to address this. Members will appreciate that this 19th century property has been heavily altered but maintains some of the original format of the property. This original format of the property is obvious from the simple plain tile roof stacked eaves and brick dentil course which has been subsequently painted. However the property has been altered and extended, this includes later dormer extensions. In this instance the Local Planning Authority are satisfied that the works do not significantly or negatively detract from this heritage asset or its setting.

Design and Appearance

The proposed new elements will bring the property forward toward the entrance and introduce a new gable to the side, although still maintaining a staggered arrangement. This will also be set back from the front wall of the dwelling and the staggered roofline will ensure that the original element of the dwelling is still clearly readable with the original detailing.

The proposed new roof changes and gable will serve to remove a rather dated and heavy looking dormer window to provide a more unified design and with matching materials. Whilst the extensions do alter the property, the works that have already taken place have already somewhat altered the character. The new gable extensions will provide another gable in line with the design of the rest of the house.

It is considered that the original elements will continue to remain the focus of the extended property and the original brick detailing will be retained and visible per the applicant's statement. The Local Planning Authority consider the design of the new elements is acceptable and would not detract visually from the main house in line with your policies P39 and P40 of the Borough of Redditch Local plan 4 .

Concerns have been raised in terms of character and materials however the applicant has indicated that the original element of the house and its detailing will be retained and will be clearly visible. The imposition of conditions will ensure an acceptable final finish to the resulting property.

Amenity

The nearest properties situated on the same side as the application site are numbers 75a, 77 The Slough with number 71 being sited opposite. The extensions are located on the opposing side to number 75a and therefore there will be no adverse impact to this particular property.

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Given the angle of the properties to each other there will be no overlooking or loss of light to number 77 although it is accepted that the view of the house will change, however this is not considered detrimental in terms of outlook.

Concerns have been raised by the property on the opposite side of the driveway in terms of privacy and overlooking / overbearing. Members will note Number 71 currently has a large double garage obscuring the front of the proposal from the bedroom window. It is also noted that the other bedroom windows do not directly face the extension and the distance between the nearest windows will be just over 19m which will, in your Officers opinion, ensure no loss of privacy. The relationship and distance separation ensures the works are not considered overbearing to this property.

Others Issues

Members will note objections in concern with ownership of the land the proposal is located on. It is also noted that the applicant has signed Certificate A confirming ownership of the land within the red line boundary of the site where the extensions are proposed.

Subsequently, the applicant has again confirmed ownership of the land. This is not, in itself, a planning matter and should be settled through the civil process available and does not interfere with the planning authority being able to determine the application on its own merits as indicated above.

Conclusion

The principle of the works are considered acceptable and the design and appearance continue to compliment the property and do not detract from the character of the location of setting or its significance as a non-designated heritage asset.

The design of the proposed works will not adversely impact on this heritage asset or the character of the property or location and will not create any adverse overlooking or loss of amenity to neighbouring properties and is therefore considered to comply with the advice and guidance contained in policies. P1, P36, P37, P39 and P40 of the Borough of Redditch Local Plan 4 and Encouraging Good Design SPG.

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.

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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 approved shall be carried out in accordance with the following plans and drawings:

75 TS-01

75 TS-02

75 TS-03

Heritage Statement Dated 24.7.17

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

3. Prior to the commencement of development on site , details of the form, colour and finish of the materials to be used externally on the walls and roofs and details of the final window materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason: To ensure that the development is satisfactory in appearance, to safeguard the visual amenities of the area.

Procedural matters

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