

**PLANNING
COMMITTEE**

13th September 2017

Planning Application 17/00769/FUL

Construction of rear two storey extension to form lounge , office and garage extension. Raise existing roof to provide additional second storey accommodation of master bedroom with ensuite and roof space storage and dressing room

57 Cranham Close, Headless Cross, Redditch, Worcestershire, B97 5AZ

**Applicant: Mr & Mrs Pietrasiak
Ward: West**

(see additional papers for site plan)

The author of this report is Sue Lattimer, Planning Officer (DM), who can be contacted on Tel: 01527 881336 Email: s.lattimer@bromsgroveandredditch.gov.uk for more information.

Site Description

Number 57 is a detached three bedroomed property situated to the western side of Cranham Close, a residential area comprised primarily of detached two storey dwellings.

Land levels fall away steeply in an east to west direction such that the property appears as a bungalow when viewed from the east, but has two storeys of accommodation at the rear (when viewed from the west). The property situated to the immediate north (number 58) is almost identical in terms of proportions and accommodation provided to number 57, whilst numbers 55 and 56 Cranham Close which are located to the south of the site are larger 4 bedroomed dwellings and two storey rather than single storey when viewed from the east.

Proposal Description

The proposals are for extensions which would raise the existing ridge height of the property in order for the applicant to be able carry out a loft conversion which would provide a new master bedroom. Two storey extensions are proposed to the rear to provide additional domestic accommodation including lounge and home office.

The extensions would be constructed using facing brickwork (walls) under a concrete interlocking tiled roof with materials to match those of the existing.

Relevant Policies :

Borough of Redditch Local Plan No. 4

Policy 39: Built Environment

Policy 40: High Quality Design and Safer Communities

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Others

NPPF National Planning Policy Framework
SPG Encouraging Good Design

Relevant Planning History

None

Public Consultation Response

Representations have been received from 5 different postal addresses raising concerns which are summarised as follows:

- Access and parking concerns
- Proposal represents an over-development of the site and would set an undesirable precedent; particularly as a result of its depth, width, height and mass.
- Loss of outlook, light and privacy would impact detrimentally upon amenities enjoyed by occupiers of nearby neighbours
- The extensions would be out of keeping with the area harming the character of Cranham Close
- Noise and general disturbance arising from the construction phase would impact detrimentally upon nearby neighbours; including access for construction vehicles.
- Inadequacies in the quality of submitted drawings and over emphasis in submitted drawings as to relationship with patio at number 56.

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 Redditch where there is a general presumption in favour of domestic extensions provided the proposals respect the character of the surrounding area and where the development proposed does not impinge upon the amenities enjoyed by the occupiers of nearby residents.

The extensions would be visible in the street-scene by virtue of the proposed raising of the existing ridge line of the property. However, the resulting ridge line increase would be no higher than the eaves level serving the adjacent property to the south, number 56 Cranham Close. The majority of the properties in Cranham Close would remain taller than number 57 (as extended), with the exception of No.58. This fact, together with a general 'stepping down' in height from number 56 in the direction of number 58 which would occur has lead your officers to conclude that the extensions as proposed would not be harmful to the existing street-scene. The extensions to the rear would not be readily visible from Cranham Close.

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The proposed extensions would be constructed of matching materials (brick walls under a concrete interlocking tiled roof) which would match those used in the construction of the original dwellinghouse.

Your officers have carefully considered the objections raised by neighbouring properties as summarised earlier in this report and have concluded that the amenities enjoyed by occupiers of nearby properties would not be prejudiced by granting consent for the extensions proposed. The extensions to the rear would comply with the 45 degree code which is used to assess possible loss of light to neighbouring dwellings. No loss of outlook would occur and privacy would not be unduly harmed.

Although noise disturbance during construction is an inevitable consequence of granting permission for new development, such noise and general inconvenience is temporary and not in itself a reason to refuse permission.

Plans submitted show that the existing driveway would be widened in order to accommodate a larger number of vehicles. The three cars which could be accommodated in this enlarged car parking area would accord with parking standards for four bedroomed dwellings.

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 Plans/Drawings listed in this notice:

Drawing no. C1718-10 Rev D - Existing and Proposed Elevations and Floor Plans/Location Plans

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

- 3) All new external walls and roofs shall be finished in materials to match in colour, form and texture those on the existing building, or if a near match cannot be found,

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the written approval of the Local Planning Authority should be obtained for materials prior to development commencing. 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 and in accordance with Policies in the Local Plan.

Informatives

- 1) The local planning authority have 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.