

PLANNING COMMITTEE

14th March 2018

Planning Application 18/00044/FUL

New one storey and a half dwelling (Amendment to Application No: 2014/367/FUL to create additional dormer)

Land Adjacent to 55 Weatheroak Close, Webheath, Redditch, Worcestershire, B97 5TF.

Applicant: Mr & Mrs Richard Lewis
Ward: West Ward

(see additional papers for site plan)

The author of this report is Nina Chana, Planning Officer (DM), who can be contacted on Tel: 01527 548241 Ext 3207 Email: nina.chana@bromsgroveandredditch.gov.uk for more information.

Site Description

The application site comprises of an area of vegetation located between 55 and 56 Weatheroak Close and backs onto properties located on Blackstitch Lane. It lies within a cul-de-sac of 8 detached properties located off the main arm of Weatheroak Close. The area is predominantly residential in character comprising of detached properties of varying sizes. The cul-de-sac slopes downwards where split level dwellings are prevalent. Additionally the spacing between the existing housing is not uniform, therefore small gaps do exist in some cases and larger gaps in others.

Proposal Description

The proposal seeks Full planning permission for a detached one and a half storey dwelling and the addition of a central dormer window in the rear elevation.

Planning permission was granted by the Planning Committee on 8.4.2015 for the detached dwelling as per application number 2014/367/FUL. This consent would be valid for 3 years and it expires on 8.4.2018. The construction of the dwelling has not been commenced; therefore the additional dormer requires planning permission.

Relevant Policies :

Borough of Redditch Local Plan No. 4
Policy 40 High Quality Design

Others

SPG Encouraging Good Design
National Planning Policy Framework

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Relevant Planning History

2005/062/FUL	Erection of one dwelling	Refused and Appeal Dismissed	07.04.2005
2006/182/FUL	Erection of detached dwelling	Refused and Appeal Dismissed	18.09.2006
2014/367/FUL	New one storey and a half dwelling	Approved	10.04.2015

Consultations

No consultations were carried out due to the nature of the application.

Public Consultation Response

4 letters of objection received. Comments are summarised as follows:

- the proposed rear dormer would be an 'ugly' addition
- why should an amendment be acceptable at this stage
- cramped form of development
- access point not suitable
- existing trees and vegetation not shown on the plan
- excavation will cause damage to trees on the adjacent site

Assessment of Proposal

Background:

The application site has been subject to several applications in the past for a detached dwelling.

In April 2005 the Council refused a full application (ref: 2005/062 FUL) for a detached dwelling on the site and a subsequent appeal was dismissed in November 2005.

An application for a four bedroom detached dwelling of a different design was then submitted in April 2006 (ref: 2006/182/FUL) which was also refused on the same grounds as the previous appeal decision and due to there being a housing moratorium at the time of submission. The decision then went to appeal in April 2007 and was once again dismissed.

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In December 2014 a further application, number 2014/367/FUL was received for a one and half storey dwelling. This was granted consent subject to conditions by the Planning Committee in April 2015.

Principle

Planning Permission for the dwelling has been granted and is currently valid, therefore this is a matter which cannot be considered as part of this decision making process of this application.

The proposed dormer window, by virtue of its size and position would be considered as permitted development if it were to be added after the dwelling was completed and occupied. For this reason, the proposal has a strong permitted development fall-back.

There is a small obscure glazed window proposed on the ground floor of the western elevation to serve a toilet and a solar panel on the roof of the front elevation. Both of these additions would be classed as permitted development if they were added after the dwelling was completed and occupied. For this reason, these proposals have a strong permitted development fall-back.

Representations have been raised with reference to the principle of the dwelling and related matters, however, these matters cannot be considered due to the existing permission. Matters raised regarding the loss of trees and vegetation cannot be controlled as they are not protected.

Conclusion:

It is considered that the proposals comply with the planning policy framework and would be unlikely to cause any harm to the visual or residential amenities of the area. Subject to the compliance with the conditions as listed in full below, a favourable recommendation can be made with respect to this application.

RECOMMENDATION:

That having regard to the development plan and to all other material considerations, planning permission be **GRANTED subject to the following 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 approved shall be carried out in accordance with the following plans and drawings:

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Drawing Number - 2825_001 - Rev E
Drawing Number - 2825_002

Reason: To provide certainty to the extent of the development hereby approved in the interests of proper planning.

3. Prior to the commencement of development details of the form, colour and finish of the materials to be used externally on the walls and roofs 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 and in accordance with Policy 40 of the Borough of Redditch Local Plan No.4.

4. Prior to the first occupation of the dwelling hereby approved an area shall be laid out within the curtilage of the property for the parking of 2 cars and this area, and the means of access thereto, shall be properly consolidated, surfaced and drained in accordance with details to be submitted to and approved in writing by the Local Planning Authority, This area shall not thereafter be used for any other purpose than the parking of vehicles.

Reason:- In the interests of highway safety, to ensure the free flow of traffic using the adjoining highway and in accordance with the National Planning Policy Framework.

5. Prior to the first occupation of the dwelling hereby approved secure parking for 4 cycles to comply with the Council's standards shall be provided within the curtilage of each dwelling and these facilities shall thereafter be retained for the parking of cycles only.

Reason: To comply with the Council's parking standards

6. The development hereby permitted shall not be brought into use until one of the new parking spaces has been equipped with an electric vehicle rapid charging point and once provided it shall be retained and maintained as such at all times.

Reason: In the interests of sustainability

Procedural matters

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