

PLANNING COMMITTEE

Planning Application 18/00702/FUL

Single storey rear extension.

18 Dovecote Close, Brockhill, Redditch, Worcestershire, B97 6HG.

Applicant: Mr Nick Monaco
Ward: Batchley And Brockhill Ward

(see additional papers for site plan)

The author of this report is Emily Farmer, Planning Officer (DM), who can be contacted on Tel: 01527 881657 Email: emily.farmer@bromsgroveandredditch.gov.uk for more information.

Site Description

The application site is located within the allocated site for development to meet the Strategic Housing Requirement for the period of 2011-2030 within part of the Brockhill East development. The application dwelling is on Dovecote Close and is a semi-detached property surrounded by a mix of terrace, semi-detached and detached two storey dwellings.

Proposal Description

The proposal is for a single storey rear extension 3.5 metres in depth and 3.5 metres high with a lean-to roof with an eaves height of 2.5 metres. The extension will be constructed from matching bricks work (walls) with partial glazed metro tile roof and PVCU windows.

The property does benefit from its permitted development rights under Class A of the General Permitted Development Order 2015. The dimensions exceed the permitted development criteria on this dwelling. The applicant does however have the fall-back of a Larger Home Extension provided the Prior Approval procedure is undertaken.

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 Policy Framework

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Relevant Planning History

No relevant history.

Consultations

No Comments Received To Date

Public Consultation Response

Three letters were sent to the neighbouring dwellings on 8th June 2018 and expire on 2nd July. No comments have been received following this consultation.

Assessment of Proposal

The application site is situated within the Brockhill East development in a residential area of Redditch where applications of a domestic nature would be considered acceptable providing they respect the character of the area and the development does not impinge on the amenities enjoyed by occupiers and nearby residents.

The proposed extension is single storey in nature and sited to the rear of the dwelling. The proposed extension respects the scale of the dwelling and will be constructed of matching materials. The design therefore complies with Policy 40 of the Redditch Borough Plan No. 4.

The proposed extension is sited on the boundary to the neighbouring dwelling No. 19 Dovecote Close. However, given the proposed height and the use of a lean-to style roof the proposed development is not considered to create a loss of light to this dwelling. Furthermore, no windows are proposed on this north elevation and therefore privacy to this dwelling would not be unduly harmed. Given the scale of the proposal and the siting of all adjacent dwellings, the proposed development would not result in an overbearing, overlooking or loss of light impact on any surrounding dwellings.

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.

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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 materials outlined in question 10 of the application form and the following plans and drawings:

Block Plan
Location Plan
Existing and Proposed Plans
Proposed Ground Floor Plan

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

Informatives

- 1) The local planning authority is aware of the requirement in the NPPF and Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 to work with applicants in a positive and proactive manner, seeking solutions to problems arising from applications.

In this case the applicant:

- submitted a scheme that raised no material planning issues and required no further negotiation or amendment

The proposal therefore delivers a policy compliant sustainable form of development.

Procedural matters

This application is being reported to the Planning Committee because the applicant is a member of Redditch Borough Council. As such the application falls outside the scheme of delegation to Officers.