

**PLANNING
COMMITTEE**

12th September 2018

Planning Application 18/00719/FUL

Two storey rear extension with part single storey including internal alternations.

28 Campden Close, Crabbs Cross Redditch, Worcestershire, B97 5NJ,

Applicant: Mr Mike Page
Ward: Crabbs Cross Ward

(see additional papers for site plan)

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

Site Description

The application relates to 28 Campden Close, a detached property at the end of a cul-de-sac, within a residential area where the principle of development is considered acceptable under the Borough of Redditch Local Plan (2017).

Proposal Description

Full planning permission is sought to replace the existing conservatory at the side of the dwelling with a single storey extension that will be 3.2m high, 3.1m wide and 5.1m deep. The extension will extend one metre further at the rear of the dwelling than the existing conservatory. Next to the proposed extension the applicant proposes a two storey rear extension which will provide space for a bedroom on the first floor, space for a bathroom and additional space for the kitchen on the ground floor. The two storey extension has dimensions of 5.5m wide, 6.7m high and 3.2m in depth.

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 (2018)

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Relevant Planning History

1991/412/FUL	First Floor Extension	Granted	15.10.1991
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Consultations

Worcester Regulatory Services provided comments in relation to the application site being located 250m of a landfill site and suggested including informatives as part of the decision notice for the applicant.

Public Consultation Response

Three letters have been received objecting on the following grounds-

- The two storey extension will result in a loss of privacy.
- The removal of the conifers has resulted in the loss of their privacy.

Other issues raised are not material planning considerations and have not been reported to members.

Assessment of Proposal

Design

The application site is situated within a residential area of Redditch where there is a general presumption in favour of domestic extensions, subject to satisfying the relevant policies of the Development Plan.

The proposed extensions are considered to be proportionate additions and would be constructed of matching materials (brick walls under a tiled roof) and would complement the host dwelling.

Amenity

The proposed single storey extension would be modest in size and would not appear overbearing when viewed from neighbouring properties. The extension will replace the conservatory. This change will not have an adverse impact on the amenities that are enjoyed by the occupier residing at 27 Campden Close. The two storey extension will be located next to the single storey extension to the rear. The distance between the two-storey extension and 27 Campden Close will be 4m and the two storey extension extends 1.5m past the rear wall of 27 Campden Close. This separation distance will not have an impact on the amenities in regards to outlook, light and privacy.

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The proposed two storey extension was assessed using the Council's Encouraging Good Design Guide SPG and the 45 degree rule was used. 29 Campden Close has two obscure glazed windows- a side window on the western elevation and one on the rear elevation, both of which belong to a bathroom. The bathroom is not considered to be a habitable room as defined by SPG1. For this reason the two storey extension will not detrimentally impact the amenities of the occupiers of 29 Campden Close.

The application site is located in a residential area; it is inevitable that there will be a degree of overlooking. In addition to this, the land levels in the estate slope downwards resulting 28 Campden Close being sited at a higher level. This change in land levels results in the properties located behind Campden Close being overlooked, which is unavoidable. This situation currently exists.

When communicating with the applicant's agent the applicant has confirmed that the removed trees will be replaced by a standard 6ft panel fence. This will address some of the concerns of the proposals overlooking the neighbours at the rear of the property.

Streetscene

Furthermore, 28 Campden Close is located at the end of the cul-de-sac and 27 Campden Close is sited closer to the corner of the cul-de-sac which gives the houses a staggered appearance within the streetscene. Due to the siting of both extensions they will not have an impact of the appearance of the streetscene as both proposals will be concealed from view at the rear of the property.

Conclusion

It is considered that both proposals are acceptable as the design, appearance and scale are sympathetic to the main house and would not impact on the amenity of neighbouring properties through overshadowing, loss of light or privacy and as such is considered acceptable. It is therefore considered that the proposed development has an acceptable impact in accordance with Policies 39 and 40 of the Local Plan and Encouraging Good Design Guide SPG.

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.

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- 2) The development hereby approved shall be carried out in accordance with the following plans and drawings:

Proposed Plans - Drawing P01

Materials to be in accordance with question 11 of the application form.

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

Informatives

- 1) Proactive engagement by the local planning authority was not necessary in this case as the proposed development was considered acceptable as initially submitted.
- 2) The site has been reviewed for any potential contamination issues. The proposed development is sited within 250 metres of a registered landfill or significant area of unknown filled ground which potentially could produce landfill gas.

The applicant is advised to consider incorporating matching landfill gas protection measures within the foundations of the proposed extension, so as not to compromise any existing gas protection measures which may have been installed in the existing building. If the existing building has no protection measures currently there is no need to install gas protection measures within the proposed extension.

Procedural matters

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