

PLANNING COMMITTEE

10th October 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 Emily Farmer Planning Officer (DM), who can be contacted on Tel: 01527 881657 Email: Emily.farmet@bromsgroveandredditch.gov.uk for more information.

Members will be aware that this application was considered at Planning Committee on 12th September 2018. The application was deferred to allow Members to visit the site, for the submission of a cross section plan and to discuss the boundary treatments. The site visit took place on Tuesday 2nd October 2018.

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

PLANNING COMMITTEE

10th October 2018

National Planning Policy Framework (2018)

Relevant Planning History

1991/412/FUL First Floor Extension

15.10.1991

Consultations

Worcestershire 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 were not material planning considerations and have not been reported.

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 29 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 29 Campden Close will be 4m and the two storey extension extends 1.5m past the rear wall of 29 Campden Close. This separation distance will not have an impact on the amenities in regards to outlook, light and privacy.

PLANNING COMMITTEE

10th October 2018

The proposed two storey extension was assessed using the Council's Encouraging Good Design Guide SPG and the 45 degree rule was used. 27 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 an inhabitable room as defined by Good Design Guide. For this reason the two storey extension will not detrimentally impact the amenities of the occupiers of 27 Campden Close.

In respect of the properties to the rear of the application site Nos. 38 and 39 Campden Close the land levels in the estate slope downwards resulting in 28 Campden Close being sited at a higher level. The applicant has submitted a cross section drawing that illustrates the land level variation on site and the distance achieved to the neighbouring property to the rear No. 38. This separation distance is shown to be 23 metres which exceeds the Council's Spacing Standards in the Council's Good Design Guide by 1 metre for rear dwelling windows which directly face each other. Given the existing land levels on site it is acknowledged that there will be some degree of overlooking to the neighbouring dwellings to the rear however this situation currently exists and therefore the proposed extension would not be demonstrably harmful beyond the existing situation to warrant refusal of planning permission.

When communicating with the applicant's agent the applicant has confirmed that the removed trees were removed due to the maintenance and that they blocked out much of the light to the garden. The applicant will be erecting a standard 6ft panel fence on the boundary and this has been shown on the cross section drawing. This will address some of the concerns of the proposals overlooking the neighbours at the rear of the property.

Streetscene

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.

PLANNING COMMITTEE

10th October 2018

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

Proposed Plans - Drawing P01
Existing and Proposed Section – Scale 1:50

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.