

PLANNING COMMITTEE

10th April 2019

Planning Application 19/00130/FUL

Conversion and extension of existing double garage to form living accommodation and creation of new room over

2 Brockhill Lane, Brockhill, Redditch, B97 6QX

Applicant: Councillor Salman Akbar
Ward: Batchley and Brockhill Ward

(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.

Members will be aware that this application was considered at Planning Committee on 18th March 2019. The application was deferred to allow Members to visit the site. The site visit took place on Friday 29th March 2019.

Site Description

No.2 Brockhill Lane is a semi-detached three bedroomed dwelling of brick and tile construction having accommodation over three floors. The property has an attached double garage to its (south-east) facing flank wall.

The property shares a vehicular access directly from Brockhill Lane, with numbers 4, 6, 8 and 8a Brockhill Lane. Beyond the property's south-east boundary lie No.1 and 3 Wheelers Lane with No.5 Wheelers Lane beyond the north-east boundary.

A raised bank and hedgerow to the frontage screens much of the site from Brockhill Lane.

Proposal Description

The proposal is to convert and extend the existing double garage to form living accommodation (kitchen extension, dining room and 'family room') and to raise the ridge height serving the existing 'hipped' roof over the garage in order to create two new bedrooms.

In order to provide light and ventilation to the new bedrooms, two rooflights are proposed to be inserted in the roof slope facing towards Brockhill Lane, whilst a single pitched roof dormer window matching in terms of size and design to those present on the existing dwelling would be inserted to the rear facing roof slope.

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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

NPPF National Planning Policy Framework (2019)

SPG Encouraging Good Design

Relevant Planning History

None

Public Consultation Response

2 letters have been received in objection to the application.

Comments received are summarised below:

- Overlooking from the development would result in a loss of privacy
- Proposals would be imposing resulting in a loss of outlook
- Loss of light to neighbouring dwellings

Other matters 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 relates to a semi-detached property in a residential area. Planning applications received for extensions and alterations to dwellings are expected to be of high quality design that reflects or complements the local surroundings and materials. Guidance contained within the Council's SPG 'Encouraging Good Design' is expected to be incorporated within development proposals.

The standing space or 'headroom' needed to accommodate the two new bedrooms above the existing garage and thus complying with the building regulations, requires the ridge line currently serving the double garage to be raised (from approximately 4.95 metres) to approximately 5.65 metres. This alteration, together with other external alterations which include a modest extension (approximately 1.25 metres in depth) beyond the existing garage door; windows to walls and roof to the front elevations and bi-fold doors and a dormer window to the rear elevation are considered to respect the character and appearance of the host dwelling and would not harm the visual amenities of the area.

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Considering the application proposals against spacing standards as set out in the Councils SPG 'Encouraging Good Design' and having regard to the orientation of the host property which is located to the north of No.1 Wheelers Lane, your officers are satisfied that the amenities enjoyed by the occupiers of nearby dwellings would not be prejudiced, taking into consideration matters pertaining to loss of outlook; loss of light and loss of privacy.

The proposed development complies with the provisions of the development plan and is considered to be acceptable. This scheme has raised no other material planning issues and would constitute a sustainable form of development in accordance with the requirements of the National Planning Policy Framework.

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) All new external walls and roofs shall be finished in materials to match in colour, form and texture those on the existing building.

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.

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

Drawing number C1819/54 dated 4th February 2019

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.

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Procedural matters

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