

PLANNING COMMITTEE

10th June 2019

Planning Application 19/00339/FUL

First floor side extension over existing garage and two storey rear extension replacing existing conservatory. New corner window to kitchen.

18 Hatfield Close, Redditch, Worcestershire, B98 0AD, ,

**Applicant: Mr & Mrs Nick Fagan
Ward: Matchborough Ward**

(see additional papers for site plan)

The author of this report is Jane Griffiths, Planning Officer (DM), who can be contacted on Tel: 01527 534062 Email: jane.Griffiths@Bromsgroveandredditch.gov.uk for more information.

Site Description

No. 18 Hatfield Close is a detached 3 bedroomed property within an urban area of Redditch. The property is side on to the rear garden of No. 17 Hatfield Close and is located at a substantial lower level to properties at the rear of the house.

Proposal Description

The proposal is for a first floor side extension over an existing garage and a two storey rear extension which will replace an existing conservatory.

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

Consultations

County Highways

No highway objections to the proposed increase of the existing dwelling from a 3 to a 4 bed dwelling in this instance. It is noted the car parking provision does not conform to our policy requirements; however the proposal will not result in a severe or significant impact to the highway user. The traffic flow on this road is low, on-street car parking / bays are available in the vicinity.

Public Consultation Response

3 letters have been received in objection to the application.

Comments received are summarised below:

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- o Overlooking from the development would result in loss of privacy
- o Over development of the site
- o Loss of light to neighbouring dwellings
- o The proximity of the chimney flue to the boundary and concerns relating to smoke emission

Assessment of Proposal

The application relates to a 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 proposed chimney and flue shown on the plans are not under consideration as this installation is considered to be permitted development under Schedule 1, Part 1, Class G of The Town and Country Planning (General Permitted Development) Order 2019 and does not require planning consent.

The originally submitted plans have been amended to address a side facing bedroom window which would have overlooked the rear garden of No. 17 Hatfield Close. As a result of internal re-organisation of the first floor this side window has now been omitted.

The two storey rear extension which has a depth of 3.5 metres will replace an existing conservatory and will create an improved family living area at ground floor and will provide an additional bedroom on the first floor, all aimed at improving and adapting the current family home to meet existing and future needs for their son who has a disability. Whilst there would be an increase in the number of bedrooms, County Highways has no objection to the proposal.

Although there is a slight breach of the 45 degree code from No. 19 Hatfield Close, this is marginal and given the position of the extension and the orientation of the neighbouring property to the south, there will be minimal impact with regard to overshadowing and would not cause any undue loss of light or privacy to this neighbour and as such is considered acceptable.

The rear two storey extension sides on to gardens of neighbouring properties (No. 16 and 17 Hatfield Close), a separation distance of between 12.5 and 14.0 metres would be maintained between the rear walls of No. 16 and 17 and the proposed extension. Due to the distance there would be minimal harm to amenity through overshadowing, loss of light and as such is considered acceptable.

Given the elevated position of the neighbouring properties bordering the rear boundary of the application site, the height of the boundary treatment from the lower level of the application site and the separation distance between them would be 19 metres it is considered that there would be no impact to privacy and outlook to these properties.

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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 permitted shall be carried out in accordance with the Approved Plans/ Drawings listed in this notice:

Existing and proposed plans, scale 1:1250, 1:500, 1:100 - Drawing No. 19-010-01
Rev C

Separation Distance block Plan, scale 1:500 - Drawing No. 19-010-02

Reason: For the avoidance of doubt and in the interests of proper planning.

Informatives

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- 1) The local planning authority have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with this planning application through negotiation and amendment.

Procedural matters

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