

PLANNING COMMITTEE

17th July 2019

Planning Application 19/00571/FUL

Two storey rear extensions, side extension, first floor front bedroom dormer window extension, new extended porch together with internal and external remodelling and renovation works

419 Birchfield Road, Webheath, Redditch, B97 4NF

**Applicant: Mr Stuart O' Mahoney
Ward: West Ward**

(see additional papers for site plan)

The author of this report is Steven Edden, Planning Officer (DM), who can be contacted on Tel: 01527 548474 Email: steve.edden@bromsgroveandredditch.gov.uk for more information.

Site Description

The site comprises a 3 bedroomed detached two storey dwelling dating from the 1960's period and is situated to the southern side of Birchfield Road, Webheath. The house is set back from the main road and served by a secondary service road. Immediately beyond the eastern boundary to the site is a path measuring approximately 3 metres in width which leads to a children's play area (to the south). The path separates the host property from No.417 Birchfield Road which lies to the east.

Proposal Description

The application proposes a single storey enclosed porch area to the side of the dwelling; the construction of a pitched roof extension over the existing garage to the front of the property to create a new bedroom at first floor, together with two storey extensions to the rear to create additional living accommodation at both ground and first floors. The existing three bedroomed dwelling would become four bedroomed.

The existing dwelling is constructed mostly from facing brickwork but incorporates elements of render. It is proposed to renovate and refurbish the property which is little altered since its original construction, primarily by applying a rendered finish to external walls. Smaller elements of facing brickwork and vertical timber cladding would also be introduced.

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

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Others

Redditch High Quality Design SPD
NPPF National Planning Policy Framework (2019)

Relevant Planning History

None

Public Consultation Response

Three letters received objecting to the application for the following summarised reasons:

- The proposals would represent an overdevelopment of the site
- The extensions would not be subservient to the original house
- The development would result in overshadowing: loss of light both inside and outside our house will impact on quality of life
- A 'tunnelling' effect would result
- Windows serving the new build would impact upon our privacy
- The development would result in noise disturbance to the detriment of amenity

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 site is within a residential area where there is a general presumption in favour of domestic extensions to dwellings subject to the application satisfying relevant policies of the development plan.

The existing property is largely unaltered and does not appear to have been extended since its original construction.

The extensions and alterations to the front elevation of the building, including the introduction of a first floor extension over the existing garage by forming a small gable, are considered to be acceptable in design terms and would complement the host dwelling. It is noted that many other houses including 419's nearest neighbours, No.417 and No.421 Birchfield Road incorporate gables or 'dual pitched roof' elements to their front elevations. The single storey side extension and two storey extensions proposed to the rear are not considered to cause harm to the wider street scene. This conclusion has been reached having taken into consideration the location of these extensions in relation to the host dwelling and having regard to the distance which exists between No.419 and Birchfield Road.

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Paragraph 3.1.5 taken from the Councils recently adopted Supplementary Planning Document (SPD) 'High Quality Design' comments that extensions should enhance and complement the scale, general massing and materials used in the construction of the dwelling. The SPD comments that width, height and bulk should be in proportion to the existing property so as to avoid making the extension the central feature of the building.

Whilst the scale and massing of the extensions proposed are considered to respect and complement the host property, following the advice set out under Paragraph 3.1.7 of the SPD it is important to ensure that consideration is given to the impact of the development on neighbouring occupiers to protect amenity.

The impact of the development upon light reaching neighbouring dwellings and any overshadowing impact arising as a result has been assessed taking into consideration the 45 degree line guidance set out in the SPD. The proposed two storey extensions comply with the guidance set out within the SPD and your officers have also taken into consideration separation distances which exist between neighbouring properties which are particularly relevant in this case.

The two storey rear extension to the eastern side of the host property (nearest to No.417 Birchfield Road), would project approximately 6 metres in depth from the existing rear face of the dwelling. Although this projection is not insignificant, a 2.2 metre gap would remain between the external face of the extension and the boundary fence. As set out earlier in this report, immediately beyond the eastern boundary to the site is a path measuring approximately 3 metres in width which leads to a children's play area, beyond which lies a single storey flat roofed garage serving the property 417 Birchfield Road. As such, a significant distance (over 11 metres) would exist between habitable rooms serving No.417 and the proposed two storey rear extension.

The two storey rear extension to the western side of the host property (nearest to No.421 Birchfield Road), projects approximately 2.3 metres in depth from the existing rear face of the dwelling. Although the extension proposed in this area would be located close to the shared side boundary between the houses, the projection proposed is not significant. No.421 is set back slightly further into the site than the host property, and like No.417, also has a single storey flat roofed garage attached to its two storey flank wall. As such, an acceptable separation distance would exist between habitable rooms serving No.421 to this part of the proposed two storey rear extensions.

Contrary to the assertions made by occupiers of properties who object to the application, for the reasons set out above, your officers are satisfied that the proposed extensions would not be overwhelming or visually intimidating such that they would have an overbearing impact upon neighbouring occupiers. The alleged 'tunnelling' affect would not occur in this case as the two storey extensions proposed would not be constructed in close proximity to existing two storey development.

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With regards to any potential loss of privacy, an element of overlooking from property A to B and vice-versa already exists and would continue to exist. It is for the decision maker to consider whether the impact caused by any additional overlooking impact would be material. No windows are proposed at first floor level in the extension which would face towards No. 421 (to the west). In terms of the east facing two storey extension, a single (obscurely glazed) window would serve a proposed en-suite bathroom at first floor level (facing east) and two small rooflights would provide light and ventilation to a first floor bedroom. The rooflights are located above head height and eye level and as such would not result in any loss of privacy.

Although noise disturbance during construction is an inevitable consequence of granting permission for new development, such noise and general inconvenience is temporary and not in itself a reason to refuse permission.

Your officers have concluded that the amenities enjoyed by occupiers of nearby dwellings would not be diminished by granting consent and that in accordance with relevant policies of the development plan including the Council's High Quality Design SPD the proposed development would not cause any detrimental harm to the visual amenities of the area.

The proposal is considered to comply with the Borough of Redditch Local Plan No.4 and the National Planning Policy Framework 2019 and can therefore 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.

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 as stated at Section 5 of the Planning Application Form.

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.

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

Drawing no. 100	Location Plan
Drawing no. 102 Rev C	Proposed Elevations and Floor Plans
Drawing no. 103	Proposed Site Plan

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 above site has been reviewed for any potential contamination issues. The proposed development is sited within 250m 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(s), 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.