



Planning Committee

Astwood Bank & Feckenham Ward

30th March 2010

2010/013/FUL SINGLE STOREY SIDE AND REAR EXTENSIONS, REPLACEMENT PITCHED ROOF OVER KITCHEN, CONVERSION OF GARAGE INTO LIVING AREA. REBUILDING OF PORCH, NEW SINGLE STOREY GARAGE
'CAMARAT', DARK LANE, ASTWOOD BANK
APPLICANT: MR A MURPHY
EXPIRY DATE: 6TH APRIL 2010

The author of this report is Nina Chana, Planning Officer (DC), who can be contacted on extension 3206 (e-mail: nina.chana@redditchbc.gov.uk) for more information.

Site Description

(See additional papers for Site Plan)

The property is a large detached dwelling which lies to the north of Dark Lane, Astwood Bank. The surrounding area is predominantly residential with properties which have been individually designed and developed; therefore there is no uniform pattern or character.

The property benefits from a 40 metre long and 12 metre wide rear garden. The front garden/drive is 12 metres in length and 15 metres wide. There is a two metre high hedge to the front of the property amongst which there is a willow tree and a fairly mature pine tree.

Proposal Description

Full planning permission is sought for a single storey extension to the side of the dwelling, an additional single storey extension to the rear and a single detached garage to the front.

The single storey extension to the side of dwelling is proposed to the west elevation, attached to what is currently the garage. The extension to be built is an odd shape with a flat roof, 2.5 metres in height and will be 4 metres in width at the rear and will taper down to one metre to the front.

The extension to the rear of the property, which is proposed to be used as a 'family' room, is single storey, will have a flat roof and is 3.3 metres in depth, 5.5 metres in width and the height is proposed to be 2.4 metres.

The detached single garage to the front of the property is proposed 2.7 metres in height, 2.8 metres in width and the length will be 5.8 metres. The garage slab will be set approximately 400mm below the first floor level, so it has less of an impact on the bungalow to the rear.

Relevant Key Policies

All planning applications must be considered in terms of the planning policy framework and all other relevant material considerations (as set out in the legislative framework). The planning policies noted below can be found on the following websites:

www.communities.gov.uk
www.wmra.gov.uk
www.worcestershire.gov.uk
www.redditchbc.gov.uk

National Planning Policy

PPS1 (& accompanying documents) Delivering sustainable development

Borough of Redditch Local Plan No. 3

B(BE).13 Qualities of Good Design
B(BE).14 Alterations and Alterations to Buildings

SPDs

Borough of Redditch Supplementary Planning Guidance (SPG) on Encouraging Good Design.

Public Consultation Responses

Responses in favour:

None

Responses against:

Two objections received. Comments summarised as follows:

- loss of light
- noise
- loss of privacy
- extensions will cause 'overbalancing'

Procedural Matters

This application would normally be assessed under the delegated powers granted to the Head of Planning and Building Control, but is being reported to committee as we have received two letters of objection from neighbouring properties.

Assessment of Proposal

The key issues for consideration in this case are as follows:

Principle

The property has been extended substantially in the past, but principle of adding two single storey extensions, rebuilding the porch and the addition of single garage with a pitched roof to the front of the dwelling is acceptable.

Design and layout

The single storey extension to the side of the property has been designed to have a flat roof and there is a gap of 200mm from the boundary to respect the next door property. This extension will not be visible from the front of the house.

The single storey extension to the rear of the property has again been designed to have a flat roof and will be in keeping with the character of the existing.

The detached garage is proposed to be built to front of the property. It has been designed sympathetically in relation to the bungalow to the side [43 High Street] in terms of loss of light. The slab has been set approximately 400mm below the ground level so that it does not have a detrimental impact upon this neighbouring property. There is a 2 metre high hedge between Camarat and 43 High Street; therefore they will only see 800mm of part of the pitched roof.

Highways and access

The property enjoys a large front area and has surplus space for parking cars.

Conclusion

Your Officers consider that this development will cause no harm to the residential amenity of the neighbouring properties. It appears to have met all the requirements of the policies and guidance listed previously.

Recommendation

That having regard to the development plan and to all other material considerations, planning permission be GRANTED subject to conditions as summarised below:

1. Development to commence within 3 years
2. Materials to match existing
3. Materials to be used of parking area to be porous

4. Development in accordance with approved plans