

PLANNING COMMITTEE

9th September 2020

Planning Application 20/00591/FUL

First floor extension above existing side garage

18 Cleobury Close, Redditch, Worcestershire, B97 6TG.

Applicant: Mr Orlin Ball
Ward: Batchley And Brockhill Ward

(see additional papers for site plan)

The case officer of this application is Mr David Edmonds, Planning Officer (DM), who can be contacted on Tel: 01527 881345. Email: David.Edmonds@bromsgroveandredditch.gov.uk for more information.

Site Description

The application site is located within a late 20th century housing area close to northern edge of Redditch and approximately 1.5 kms from the western edge of Redditch Town Centre. The property is one half of a pair of two storey semi-detached houses and facing the end of one of the cul-de-sacs of Cleobury Close. It has a gable ended design with single garage set back behind the building line and providing an 8 metre long driveway. It existing house has 3 first floor habitable rooms, with two labelled as bedrooms and the smallest labelled as 'study'.

Proposal Description

The proposed first floor extension above the garage would have an asymmetrical roof with a ridge at right angles to, and set down 1.5 metres below, the ridge of the main house. The proposed design involves a front facing dormer window set within a relatively short steeply pitched roof and a relatively long and shallow rear pitched roof plane with fully two storeys to the rear. The proposed materials would include matching brick walls and tiled roof. The proposed first floor plan illustrates 3 bedrooms with the smallest labelled as a study/office.

Relevant Policies :

Borough of Redditch Local Plan No. 4

Policy 20: Road Hierarchy

Policy 39: Built Environment

Policy 40: High Quality Design and Safer Communities

Others

Redditch High Quality Design SPD

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NPPF National Planning Policy Framework (2019)

Consultations

Cllr Monaco

No Comments Received To Date

Cllr Hill

No Comments Received To Date

Cllr Nazir

No Comments Received To Date

Highways Redditch

Worcestershire County Council (WCC) Highway Authority has no objections, subject to conditions. The reasoned justification these conclusions are provided below:

The existing dwelling is located in a residential location off an unclassified road and the site benefits from an existing vehicular access with acceptable visibility. The dwelling at present consists of 2 car parking spaces comprising of a single garage and one drive parking space. WCC consider that the application involves an increase from a 2 bed to a 3 bed dwelling and that therefore the application does not affect the existing car parking arrangements. A recent site visit confirmed that highway parking does occur in the vicinity; however, the increase of one bedroom in this instance would not have a severe impact on the highway. Therefore, the existing parking is acceptable in this instance, since the garage is to be retained, previously garages were counted towards the car parking allocation. It was noted in previous drawings submitted that the dwelling was being shown as a 3 bed and the revised plans submitted now show this property as a 2 bed. Also, the highway authority note that the applicant had indicated that a 2nd car parking space could be provided but also notes that the applicant now accepts that the proposed car parking space would be of substandard dimensions and that it is withdrawn from the application package

WCC suggested conditions related to the need to conformity with the submitted details as shown on drawing OB 008 Issue 1. Informatives are also necessary regarding the alteration of highway to provide new or amended vehicle crossover

Public Consultation Response

The occupants of neighbouring properties were notified on 13th July 2020 with a reply date of 3rd August. No comments have been received.

Assessment of Proposal

Whether it is good design which harmonises with the character and appearance

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Policies 39 and 40 of the Borough of Redditch Local Plan no.4 (BoRLP) states that all developments should contribute positively to the local character of the area. In terms of the positioning, scale and materials of the proposal, officers consider this reflects the host dwelling and the character of the area. Whilst the design of the proposed roof is different to the dwelling, because of its subordinate position and scale it would complement the host dwelling and the area in which it is set. Therefore it is reasonably in accordance with these policies in the BoRLP.

In terms of the guidance within the Borough of Redditch High Quality Design Guide Supplementary Planning Document (SPD), section 3.3 indicates, amongst other things, that side extensions ought to be subordinate and proportionate in scale and prominence compared with the main dwelling. The proposed extension comfortably achieves this by a substantial set down for the ridge line and the first floor of above the garage would be set back. Whilst the proposed roof type and angle of pitch does not closely match the dwelling, in accordance with paragraph 3.1.9, it is adequately mitigated by the proposed recessed siting and proportionate scale.

Effect on living conditions of the occupants of adjacent properties

In terms of sunlight and daylight and overshadowing the creation of the first floor extension would not infringe the 45 degree guideline in respect of the rear elevation of the nearest adjoining property – no. 19 Cleobury Close. The alignment of application dwelling with no. 19 Cleobury Close, to the south east, is staggered such that the proposed first floor above the garage, situated to the north west, would cause some increased shadow to the adjacent conservatory at no. 19. However, given the north easterly orientation of the rear of no. 19, the conservatory is already partly overshadowed by both the house at no. 19 and the existing application property at no.18. Therefore the reduction of light to the conservatory and the adjoining room is likely to be limited to late afternoon sunshine. Therefore it is acceptable in terms of light and overshadowing.

There would no significant impact in terms of privacy from the creation of additional window at first floor level by reason of distance to curtilage boundaries and the staggered alignment of the rear elevations of no's 18 and 19. The proposed extension would face the blank side gable end of no 7 Aldermans Lane, the property opposite to the rear, and as such it would comply with distance separation guidelines in paragraph 4.2.31 which only apply where there are directly facing windows. Also, there would not be a significant loss of outlook from the neighbouring properties

It is noteworthy that there are no objections from the occupants of neighbouring properties,

Therefore, the proposed development would be in accordance with the High Quality Design SPD which is anchored into the development plan through Policy 40.2.viii) of BoRLP.

Effect on Highway Safety

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It is noteworthy that the County Highway Authority consider that the existing on-site parking provision is adequate, based on the conclusion that the resultant dwelling would remain as a 3 bedroom unit and therefore within the parking guidelines of the Worcestershire County Councils Streetscape Design Guide. Moreover they consider it would not exacerbate the competitive on street parking provision. However their suggested condition requiring the provision of a floor plan layout involving the retention of the proposed first floor habitable room as a study rather than a bedroom, is considered to be invalid. This is because it is already a small room and it would be onerous and unreasonable to seek to control its use in perpetuity. Nevertheless it is appropriate to give considerable weight to the WCC's reasoning as the specialist in highway safety matters. Therefore, it is appropriate to conclude that the proposed development would be in accordance with these policy 20.1iii) of BoRLP.

RECOMMENDATION:

That having regard to the development plan and to all other material considerations, planning permission be GRANTED subject to the following conditions and informatives

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: Drawing numbers:
 - 0B004 – Proposed Side Elevation
 - 0B005 – Proposed Front Elevation
 - 0B007 – Proposed Rear Elevation
 - 0B008 – Existing and Proposed Floor Plan

Reason: To provide certainty to the extent of the development hereby approved in the interests of proper planning.

3. 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)

Informatives

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- This permission does not authorise the applicant to carry out works within the publicly maintained highway since such works can only be carried out by the County Council's Approved Contractor, Ringway Infrastructure Service who can be contacted by email worcestershirevehicle.crossing@ringway.co.uk. The applicant is solely responsible for all costs associated with construction of the access.
- Drainage arrangements shall be provided to ensure that surface water from the driveway and/or vehicular turning area does not discharge onto the public highway. No drainage or effluent from the proposed development shall be allowed to discharge into any highway drain or over any part of the public highway.
- In dealing with this application the local planning authority have worked with the applicant in a positive and proactive manner, seeking solutions to problems arising from the application in accordance with the NPPF and Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The authority in liaison with WCC has helped the applicant resolve technical issues such as:
 - Ascertaining the existing and proposed bedrooms
 - Assessing the scope of increasing the off street parking by the provision of a further within curtilage parking space
 - Interpreting the WCC Streetscape Design Guide regarding whether existing garages can count as a parking spaceThe proposal is therefore considered to deliver a sustainable form of development that complies with development plan policy.

Procedural matters

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