

# **PLANNING COMMITTEE**

**14th October 2020**

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**Planning Application 20/00798/FUL**

**Rear and side extensions together with internal alterations**

**71 Lineholt Close, Redditch, Worcestershire, B98 7YT**

**Applicant: Mr Ghafar Khan**  
**Ward: Headless Cross And Oakenshaw Ward**

**(see additional papers for site plan)**

The case officer of this application 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 71 Lineholt Close is a detached three bedroomed dwelling of brick and tile construction. The house is accessed off a small service road which serves only one other property. The Close is made up of similar house types, most of which are large detached properties. Lineholt Close is situated in the residential area of Redditch where the principle of residential development can be acceptable

## **Proposal Description**

The proposal is for a first floor side extension, a single and two storey addition to the rear and a single storey extension to the side of the dwelling. The extensions proposed will provide an improved living area at ground floor and additional bedrooms on the first floor.

## **Relevant Policies :**

### **Borough of Redditch Local Plan No. 4**

Policy 39: Built Environment

Policy 40: High Quality Design and Safer Communities

## **Others**

Redditch High Quality Design SPD

National Design Guide

NPPF National Planning Policy Framework (2019)

NPPG National Planning Practice Guidance

## **Relevant Planning History**

None

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## **Consultations**

### **Highways - Redditch**

No objection

## **Public Consultation Response**

3 letters have been received in objection to the application.

Comments received are summarised below:

- o Overdevelopment of the site
- o Loss of light, outlook and privacy to neighbouring properties
- o Car parking provision

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 detached dwelling 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.

## **Character and appearance**

Policy 40 of the Borough of Redditch Local Plan requires development to be of high quality design. This is re-enforced within the Council's High Quality Design SPD.

The design of the extension is considered to respect that of the existing dwelling with matching materials. The location of the extensions is such that views of the development would be largely limited to those taken from the applicants' rear garden and adjoining rear gardens. The proposed development would not give rise to harm to the established character and appearance of the area.

## **Residential amenity**

Objections have been received from no's. 16, 60 and 72 Lineholt Close which have been summarised above.

The rear extension has a depth of 3 metres and complies with the 45 degree code which is a key consideration when assessing overshadowing. There will be a separation distance of 14 metres between the rear extension and the flank wall of No. 72 Lineholt Close whose side boundary runs along the rear boundary of the application site. The Council's High Quality Design SPD recommends a minimum separation distance of 12.5 metres.

It is also noted that there is a difference in ground levels between the two properties, the application site is positioned at a lower level and therefore the impact from the extension is reduced as a result. To help address the neighbour's concerns, the Juliette balcony shown on the original plans has been omitted from the scheme and has been replaced with a regular window.

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The first floor side extension is set back from the principal elevation and is considered to be subordinate in size and prominence in line with the Council's High Quality Design SPD.

The Highways Authority has no objection to the proposal.

Officers consider that the proposal would not harm the amenities enjoyed by the occupiers of adjoining residents having taken into consideration the provisions of Policies 39 and 40 of the Borough of Redditch Local Plan No. 4 and the Council's High Quality Design SPD.

Comments submitted by one of the residents refers an outbuilding that has been erected in the garden some time ago. Officers consider this as a separate matter to the current planning application but would clarify that the Council's Enforcement Team have investigated this matter separately and are satisfied that the size and use of the building are in compliance with the planning regulations.

### **Conclusion**

The extensions proposed are considered to be in accordance with the Council's SPD: High Quality Design; Policies 39 and 40 of the Borough of Redditch Local Plan No. 4 and the provisions of the National Planning Policy Framework and would not cause harm to residential or visual amenity.

### **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) The development hereby permitted shall be carried out in accordance with the Approved Plans/ Drawings listed in this notice:

Location plan, scale 1:1250

Existing plans, scale 1:100 - Drawing No. 003

Proposed plans & block plan, scale 1:100/1:500 - Drawing No. 004C

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

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- 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.

- 4) The Development hereby approved shall not be brought into use until the parking facilities have been provided as shown on drawing 004C.

Reason: To ensure conformity with submitted details.

### **Informatives**

- 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.
- 2) 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.

- 3) 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](mailto:worcestershirevehicle.crossing@ringway.co.uk). The applicant is solely responsible for all costs associated with construction of the access.
- 4) 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.

### **Procedural matters**

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

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