

# **PLANNING COMMITTEE**

**14th October 2020**

**Planning Application 20/00897/FUL**

**Extension of first floor rear gable extension (amending approval 2016/380/FUL)**

**29 Lineholt Close, Oakenshaw, Redditch, B98 7YU**

**Applicant: Mr Jason Knight**  
**Ward: Headless Cross and Oakenshaw Ward**

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

The case officer of this application is Steven Edden, Principal Planning Officer (DM), who can be contacted on Tel: 01527 548474 Email: [steve.edden@bromsgroveandredditch.gov.uk](mailto:steve.edden@bromsgroveandredditch.gov.uk) for more information.

## **Site Description**

The host property is a detached five bedroomed dwelling situated to the northern side of Lineholt Close. The property is constructed from brick (walls) under a tiled roof.

Lineholt Close is chiefly comprised of large detached dwellings with car parking within the curtilage of each property. The dwellings nearest neighbours are No.28 (to the west) and No.30 (to the east).

## **Background**

Planning permission has been granted for a single and two storey rear extensions which included a loft conversion under ref. 2016/380/FUL: granted 08.02.2017. The consent was implemented prior the permissions expiry date (08.02.2020) as evidenced by an application submitted for approval under the building regulations (ref 19/1555/DEXFP) where commencement of the development took place in September 2019. Construction works halted during the early part of 2020 and as such the full extent of the works approved under application 2016/380/FUL have not been completed.

## **Proposal Description**

This application seeks planning permission to extend the rear gable over the single storey element of the extension approved under application 2016/380/FUL. If granted permission, this application would increase the size of the bedrooms on the first and second floor. In order to facilitate the loft conversion approved under ref 2016/380/FUL, it is proposed to raise the ridge line serving the existing roof of the property by 300mm.

## **Relevant Policies:**

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

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**

2016/380/FUL	Erection of single and two storey rear extensions with conversion of loft space	Approved	08.02.2017
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### **Public Consultation Response**

2 letters have been received in objection to the application.  
Comments received are summarised below:

- o Overdevelopment of the site
- o Proposal would be overbearing
- o Loss of light to neighbouring dwellings

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**

Planning applications for extensions and alterations to dwellings are expected to be of high-quality design that reflect or complement the character and appearance of the local area. Guidance contained within the Councils SPD 'High Quality Design' is expected to be incorporated within development proposals.

The proposed gable extension is proposed to extend out above the single storey extension approved under application 2016/380/FUL to a depth of 4 metres. Materials to be used would match those of the existing dwelling.

The proposed upper floor extensions to the rear, although significant in size, do in this case comply with the 45 degree line guidance set out within the Councils Design SPD.

Although such compliance is a key consideration in assessing overshadowing and potential loss of light, all applications for planning permission must be assessed on their individual merits. In this case, the host dwellings rear garden faces due north, as do the rear gardens serving numbers 28 and 30 Lineholt Close who object to the application. The orientation of the three dwellings in question would ensure that an overshadowing impact arising from the proposed development works would be minimal and not material in planning terms.

Similarly, your officers are satisfied that an overbearing impact would not occur. In arriving at this conclusion, your officers have taken into consideration the fact that main habitable rooms serving No.28 Lineholt Close are situated away from the shared

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boundary with No.29 due to the presence of a garage, and to the east, No.30 Lineholt Close is set back slightly further (to the north) than the host property.

For these reasons, your officers are satisfied that the amenities enjoyed by the occupiers of nearby dwellings would not be prejudiced, taking into consideration matters pertaining to loss of outlook, loss of light and loss of privacy.

The proposed development is therefore considered to comply with the provisions of the development plan 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) The development hereby permitted shall be carried out in accordance with the Approved Plans/ Drawings listed in this notice:

Existing & proposed plans and elevations: Drawing No. 3069-010D

Reason: For the avoidance of doubt and 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

### **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.

### **Procedural matters**

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