

**PLANNING
COMMITTEE**

28th October 2020

Planning Application 20/00795/FUL

First floor side extension

101 Salford Close, Woodrow South, Redditch, B98 7UL

**Applicant: Mr John Bennett
Ward: Greenlands Ward**

(see additional papers for site plan)

The case officer of this application 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 host property is a link-detached three bedroomed 'Chalet' style dwelling situated to the northern side of Salford Close. The property is constructed from a combination of brick and horizontal boarding (walls) under a steeply pitched tiled roof.

The immediate area is comprised of similarly sized dwellings which are attached to their neighbours by means of flat roofed single storey elements which would have originally been garages or car ports. In many cases, householders have converted these spaces into habitable living accommodation.

The dwellings nearest neighbours are No.99 (to the west) and No.103 (to the east).

Proposal Description

This application seeks planning permission to remove an existing side facing 'box' dormer window and in its place to erect a first-floor side extension to the (west facing) side elevation of the property. A pitched roof dormer window is proposed to be erected to both the front (south facing) and rear (north facing) elevation.

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

Others

Redditch High Quality Design SPD

NPPF National Planning Policy Framework (2019)

Relevant Planning History

1977/392/FUL	Bow window & single storey extension	granted	24.11.1977
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Public Consultation Response

2 letters have been received in objection to the application.

Comments received are summarised below:

- o Extensions would be harmful to the character of the area
- o Proposal would result in overlooking to the detriment of privacy
- 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.

First floor side extensions to dwellings within Salford Close are not commonplace although as noted above, at single storey level, many dwellings have converted their garages to additional living space, including number 99 Salford Close, where a pitched roof exists over what is likely to have originally been a flat roof.

The proposed south facing roofslope serving the extension would be set-back from the existing principal elevation and is considered to remain subservient to the original dwelling, such that the scale and massing of the original dwelling would continue to dominate, thus retaining the characteristic appearance of the dwelling and complying with guidance set out within the Councils 'High Quality Design' SPD.

A first floor 'gap' between the host property and No.99 Salford Close would remain with the remaining gap being commensurate to first floor 'gaps' which exist between (for example) numbers 101 and 103 and numbers 103 and 105 Salford Close. For this reason, it is not considered that the proposals would result in harm to the character and appearance of this part of Salford Close.

Originally received plans proposed a 'sit/walk-out' balcony extension to the rear of the dwelling. This element has however been removed from the scheme due to your officers concerns regarding a resultant loss of privacy which would have been experienced by adjoining neighbours. Your officers are satisfied that the (amended) plans would not result in any such loss of privacy.

Noting the orientation of numbers 99, 101 and 103 Salford Close and the location of the proposed development, your officers are satisfied that an overshadowing impact resulting a material loss of light to the detriment of amenity would not occur.

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In conclusion, 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 light / overshadowing 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) 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) The development hereby approved shall be carried out in accordance with the following plans and drawings:

Drawing no. 3589_001 Rev B - Proposed Elevations, Floor Plans, Location Plan and Block Plan - amended 9th September 2020

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

- 4) Notwithstanding details shown on the approved plans, no windows shall be inserted in the side elevation of the extension hereby permitted (facing number 99 Salford Close)

Reason: In the interests of safeguarding privacy.

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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

Procedural matters

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