



Planning Committee

Astwood Bank & Feckenham Ward

27th April 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 extended one & two storey 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 and a 1.8m high fence between the application site and the adjacent dwelling to the east.

To the west is a two storey semi-detached dwelling set at a significant distance from the shared side boundary. To the east is a bungalow in a corner plot at the junction of Dark Lane and High Street. This is a pitched roof bungalow, with access from High Street.

Proposal Description

Full planning permission is sought for various small extensions to this property, as follows:

- A single storey extension to the west side of the dwelling, attached to what is currently the integral garage. The extension would be an odd shape with a flat roof, 2.5 metres in height and 4 metres in width at the rear and tapers down to one metre to the front, parallel with the western boundary of the site.
- A single storey extension to the rear of the property is proposed to be used as a 'family' room with a flat roof, 3.3 metres in depth, 5.5 metres in width and 2.4 metres in height.
- A pitched roof over the existing flat roofed single storey kitchen at the eastern side of the property, which would peak just below the

eaves level of the two storey dwelling, and have a full hip so that it slopes away from the perimeter of the kitchen on all three sides.

- A replacement porch is also proposed as part of the application, however this element appears to be retrospective, as the previous porch has already been demolished and construction work on the new one has begun. The porch would have a pitched roof, with a central arched doorway and circular window to either side, and measure 5m wide, 1.6m deep and 3m in height.
- A detached single garage to the front of the property is proposed 2.7 metres in height, 3 metres in width and 6 metres in length. The garage slab would be set approximately 0.4m below ground floor level of the dwelling.

The plans also show the intention to convert the existing integral garage into a habitable room, however this would fall within the Permitted Development Rights of the dwelling, and therefore cannot be considered here as it is outside the control of the LPA.

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 extensions

SPDs/SPGs

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 is being reported to committee as two letters of objection have been received.

Members are reminded that where an application is made retrospectively or part retrospectively, it should be considered as if the development had not occurred at all, and that any subsequent necessary enforcement action as a result of any decision made is also a separate issue. Therefore, Members are advised to consider whether the porch element of the proposal would have been granted permission had the application been made prior to its implementation on site.

This application was reported to the Planning Committee at their 30 March 2010 meeting, and was deferred for a site visit.

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 the principle of extending the dwelling further is acceptable under the current policy framework, subject to the details being considered favourable.

Design and layout

The single storey extension to the west side of the property has been designed to have a flat roof with a gap of 0.2m from the boundary which would respect the next door property and reduce the impact on neighbouring residents. This extension would not be visible from the front of the house and thus would not have a detrimental impact on the visual amenity of the streetscene. It is therefore considered unlikely to have any detrimental impact on the residential amenity of the adjacent property at 2 Dark Lane, due to its location, height and separation.

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

the existing dwelling. It is considered that it would have a minimal impact on the residential amenity of the neighbouring residential property to the west at 34 High Street.

The erection of a pitched roof over the existing kitchen is also considered likely to have only a minimal effect on the adjacent occupier of 34 High Street, as in terms of orientation, the taller bulk of the existing two storey dwelling on the application site would remain, and cause more impact than the lower proposed roof. Therefore, this is considered unlikely to cause any significant additional impact on the neighbouring property in terms of loss of light or outlook, and could not affect residential amenities in other respects.

The detached garage has been designed sympathetically in relation to the bungalow to the side [34 High Street] in terms of loss of light. The slab is proposed to be set approximately 0.4m below the existing ground level to reduce any impacts it could have. The proposed height of 2.7m, less the drop in land levels of 0.4m would result in only the top 0.3m of the garage being visible above the 2m high hedge line. Therefore, despite the gable end facing the adjacent property, it is considered unlikely that the top 0.3m of the garage gable would cause a significant additional impact on the residential amenities of 34 High Street. It does not breach the 60° code normally applied to extensions at adjacent properties.

The proposed porch is considered to be of an appropriate style and design for the dwelling, and unlikely to cause any detrimental impacts on visual or residential amenity. Whilst it is visible from the public highway, it does not detract from or appear incongruous with the existing dwelling, and as such is considered to comply with the relevant policy criteria.

Highways and access

The property enjoys a large front area with sufficient space for parking cars and the access would remain unchanged. The proposal is therefore considered to be compliant with policy in this regard.

Conclusion

It is considered that these developments would cause no significant harm to the residential amenity of the neighbouring properties, and meet all the requirements of the relevant planning policies and guidance.

Recommendation

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

1. Remaining development to commence within 3 years (not porch)
2. Materials to match existing
3. Development to occur in accordance with approved plans