

# **PLANNING COMMITTEE**

**27th January 2021**

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**Planning Application 20/01418/FUL**

**Garage conversion and second storey extension to side and rear**

**2 Vicarage Crescent, Redditch, Worcestershire, B97 4RE**

**Applicant: Miss Halema Khan**  
**Ward: Central 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**

The host property is a semi-detached three bedroomed dwelling situated in a run of other semi-detached properties on the western side of Vicarage Crescent. To the rear of the property there are commercial buildings, No 51 and 53 Bromsgrove Road. The property is constructed from brick (walls) under a pitched tiled roof.

The immediate area is comprised of a mixture of semi-detached and detached two storey houses. The dwelling's nearest neighbours are 5 no. flats at No. 23 Bromsgrove Road (to the north) and No. 4 Vicarage Crescent (to the south).

## **Proposal Description**

The application seeks planning permission to erect a first-floor wrap around extension to the side and rear of the property above an existing brick built garage, utility room and w/c. The depth of the existing ground floor area to the rear will be increased slightly by 600mm and a first floor built above. The extension along with the garage conversion will provide a dining room, an enlarged kitchen and a w/c and wet room area at ground floor, whilst providing a larger third bedroom, bathroom and medical storage room at first floor level. The extensions and alterations proposed are all aimed at improving and adapting the current family home to meet existing and future needs for the applicant's children who have medical needs. Materials proposed for use would match those on the existing building.

## **Relevant Policies:**

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

Policy 39: Built Environment

Policy 40: High Quality Design and Safer Communities

## **Others**

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Redditch High Quality Design SPD  
National Design Guide  
NPPF National Planning Policy Framework (2019)  
NPPG National Planning Practice Guidance

## **Relevant Planning History**

No history.

## **Public Consultation Response**

There are no objections from the occupants of neighbouring properties.

## **Assessment of Proposal**

Planning applications for extension 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 Council's Supplementary Planning Document (SPD) 'High Quality Design' is expected to be incorporated within development proposals.

The SPD at section 3.1 and 3.3 comments that side extensions should be subordinate and proportionate in scale with the main dwelling, rather than competing with or dominating the existing property. Width, height and bulk of an extension should be kept in proportion to avoid making this part of the building the central feature.

Following the submission of amended plans the overall set back of the proposed front wall at first floor is 2.8 metres beyond the principal elevation serving the existing dwelling and the ridge line serving the extension has been lowered in accordance with the SPD. The scale of the side extensions proposed are thus considered to be acceptable.

The neighbouring property closest to the application site is No 23 Bromsgrove Road, this property is divided into 5 no. flats. On the rear of this property there are a number of ground and first floor windows which face the double storey extension, the proposed extension would be at close quarters to the flats but those windows immediately adjacent to the extension are obscure glazed and appear to serve bathrooms and landing areas not habitable rooms. Given the sun orientation and the position of the existing property to the south of the flats, it is likely that there is already some impact on the light to these windows.

There are two windows on the side elevation of No. 23 Bromsgrove Road which serve bedroom areas, the original plans showed that the extension conflicted with the 45 degree guide which ensures overshadowing does not occur. Revisions to the extension have been submitted to ensure it now complies the 45 degree guide.

No neighbour representations have been received.

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In conclusion, your officers are satisfied that the visual and residential amenities of the area would not be prejudiced by granting planning permission for this development.

The proposed application is 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:

Location plan, scale 1:1250 - Drawing No. 011 P1  
Block plan, scale 1:500 - Drawing No. 012 Rev A  
Proposed ground floor plan, scale 1:50 - Drawing No. 006 Rev A  
Proposed first floor plan, scale 1:50 - Drawing No. 007 Rev A  
Proposed front elevation, scale 1:50 - Drawing No. 008 Rev A  
Proposed side elevation, scale 1:50 - Drawing No. 009 Rev A  
Proposed rear elevation, scale 1:50 - Drawing No. 010 Rev A  
Existing & proposed side elevations, scale 1:50 - Drawing No. 013 P1

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 and in accordance with Policies in the Local Plan.

### **Informatives**

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- 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 Planning Committee for consideration because the applicant is an employee of Redditch Borough Council and as such this proposal falls outside the scheme of delegation to Officers.