

**PLANNING
COMMITTEE**

10th March 2021

Planning Application 20/01608/FUL

Rear ground floor extension and first floor extension above existing garage

2 Edenfield Close, Redditch, Worcestershire, B97 6TP.

Applicant: Mr N Dhasi
Ward: Batchley And Brockhill Ward

(see additional papers for site plan)

The case officer of this application is Tara Ussher, Planning Officer (DM), who can be contacted on Tel: 01527 64252 Ext. 3220 Email: tara.Ussher@Bromsgroveandredditch.gov.uk for more information.

Site Description

This application relates to an existing residential property situated within Batchley and Brockhill Ward. Edenfield Close is a short cul-de-sac accessed off Dairy Lane comprising of detached two storey dwellings in a variety of designs. These properties are accessed directly off the close or off associated service roads, with modest front garden areas and parking provided by a mixture of driveway spaces and garages.

The application site, which is an existing 3 bedroomed property, is located on the northern side of the close with neighbours No.1 to the west and No.3 to the east. Number 4 Dairy Lane and No.4 Edenfield Close are sited to the rear of the dwelling

Proposal Description

This Full Planning application seeks permission for a ground floor rear extension and first floor extension above the existing garage.

To the rear an extended kitchen/family area will be provided at ground floor. The proposed first floor extension will add a new bedroom. This area will be served by a projecting dormer window to the front elevation.

The resulting dwelling would remain a 3 bedroomed unit. Parking is indicated as being provided on the drive, in front of the garage. A parking space was shown in front of the dwelling when the application was originally submitted. This space has been omitted during the application process as it was non-compliant with highway standards.

Relevant Policies:

Borough of Redditch Local Plan No. 4

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Policy 1: Presumption in Favour of Sustainable Development

Policy 20: Transport Requirements for New 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

20/00603/FUL	Two storey rear extension and a first-floor side extension	Refused	12.11.2020
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(Currently the subject of a live Householder Appeal to the Planning Inspectorate)

Consultations

Cadent Gas Ltd

Draws attention to location of the *WM1213* Cadent Gas High Pressure Pipeline which is subject to easements. The works will not affect the asset advises clarify with Health and Safety Executive to review the plans as they may have a larger consultation distance.

Cllr Monaco

Notes that this property still only has 2 spaces and the one on the front is not at the correct angle to the road which was highlighted by Highways on the last submission as being non-compliant

Notes that the boundary on the 1st floor extension above garage is adjoining the boundary of No3 still, albeit no openable window this time over the boundary. Questions how the agreement on access for this will be achieved as presumably scaffolding would need to be provided on the external side still

Considers an improvement to the last application, still has concerns over this application in its revised format

Cllr Nazir

No comments received to date

Highways Redditch

No objection subject to the removal of the proposed car parking space.

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Public Consultation Response

17 letters have been received in objection to the application.

Comments received are summarised below:

- Concerns raised that the dwelling will be used as an HMO property in the future.
- Permitted development rights to be removed as it may be possible for a bedroom be added as there is space on the landing, and a possible conversion of the garage to yet another bedroom on the ground floor a condition is necessary to avoid further overdevelopment.
- The provision of one new bedroom will mean greater demand for car parking spaces and will lead to parking problems.
- Proposals would result in overlooking to the detriment of privacy to neighbouring properties.
- Proposals would result in a loss of light to neighbouring dwellings
- Development is too large for the plot size, over development of the site
- Proposed development too close to dwelling at rear
- Visual impact – over dominance of application site.
- Privacy, overlooking into rear and side gardens of neighbouring properties.
- Blocking sunlight to gardens, privacy of neighbouring properties with overlooking gardens.
- The proposed development is over-bearing, out of scale and out of character in terms of its appearance compared with the existing properties in the vicinity.

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 site is situated within a residential area of Redditch where there is a general presumption in favour of domestic extensions, subject to satisfying the relevant policies of the development plan.

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This application raises two issues; the impact of the extensions on the character and appearance of the street scene and any neighbour impacts, and the parking arrangements associated with the development.

Design and neighbour impacts

Planning applications for extensions and alterations to dwellings are expected to be of a high-quality design that reflects or complements the character and appearance of the local area as set out by policy 39 of the Local Plan. Guidance contained within the Councils SPD 'High Quality Design' is expected to be incorporated within development proposals.

The proposed first floor side extension above the existing garage has been set down from the ridge of the existing roof by 700mm and will have a pitched roof, which will use matching roof tiles to create a visual link between the proposed extension and the original house. The extension will be served by a new dormer window on the front elevation which will extend forward from the roof plane. Whilst this dormer is of some depth, it is noted that this style of window in this position is not uncharacteristic in Edenfield Close. The absence of a dwelling abutting the application site immediately to the east means the development does not appear unduly cramped in the street scene. Overall Officers are of the view the extension remains 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.

Number 3 Edenfield Close is positioned to the east of the application site with the rear elevation and garden of this property facing the application site. There will be a separation of 10m between the main rear elevation of number 3 and the resultant side elevation of the application site, slightly below the 12.5 metres advocated in the high-quality design SPD. However, noting the staggered nature of the side elevation of the application site and the open aspect to the south of number 3's garden, this arrangement is not considered unduly harmful to outlook. No additional over shadowing would occur because of the side extension and the privacy of number 3 is protected as there are no new windows proposed on this side elevation.

The impact of the rear extension on number 3 also requires consideration. It is noted that the siting of an existing detached garage to the east of the site will obscure in part the ground floor. The separation distance to the dwelling of 10m and the other wise open aspect of the garden is noted and, it is concluded that this part of the scheme will not create an overbearing impact on the dwelling or amenity area of number 3.

Turning now to the extension to the rear. The proposed single storey rear extension has a depth of 3.7m and seeks to add a kitchen/family area. It should be noted that this part of the scheme has a strong permitted development fall back given its location and scale.

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Number 1 Edenfield Close, to the west of the site has an existing conservatory on the rear and the proposed single storey rear extension will project marginally further out than this feature, however there will be a separation distance of 5m from the side of the extension to the conservatory. This arrangement is not considered to be harmful to amenity by virtue of overbearing, overshadowing or privacy issues.

The rear of the application site looks on to the rear garden of No 4 Diary Lane. There will be between 6.2m and 7m separation between the rear of the resultant dwelling and the garden area of number 4 at ground floor. Given the single storey nature of the development to the rear and the presence of an intervening fence, this arrangement is not considered harmful. Consideration has also to be given to what could be erected along this rear elevation using Permitted Development rights.

There is no direct rear to rear separation to an opposing dwelling due to the layout of the area.

In conclusion, officers are satisfied that the amenities enjoyed by the occupiers of nearby dwellings would not be prejudiced, taking into consideration the matters of loss of light, overbearing or overshadowing and loss of privacy and that the design and scale of the development are acceptable in this location.

Parking Provision

The Highway Authority has undertaken a full assessment of this planning application and stated that they have no objection subject to the removal of the proposed car parking space as shown on drawing reference (2EC PL_3 Rev 8) as the space indicated on that plan was not policy compliant due to positioning.

Drawing number 2EC PL_3 Rev 9 has now been submitted showing the amendment.

It is noted, unlike the previous application on this site (20/00603/FUL), that the development does not increase bedroom numbers and remains a 3 bedroomed unit. There is therefore no additional demand on parking because of the scheme. With respect to the representation about limiting by condition the ability to convert the garage or other parts of the dwelling to an additional room, such a condition is considered excessive given the scale of the proposal and not compliant with the necessary tests.

Representations are also made about the potential use of the dwelling in the future. Members will be aware that applications can only be judged on the merits of the development before them and not on hypothetical situations which may or may not occur in the future. There are separate processes available for those eventualities.

In conclusion 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.

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RECOMMENDATION:

That having regard to the development plan and to all other material considerations, planning permission be GRANTED subject to the following 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 approved shall be carried out in accordance with the following plans and drawings:

2EC PL_1 REV 3 LOCATION SITE PLAN
2EC PL_2 REV 1 EXISTING FLOOR PLAN
23C PL_3 REV 9 PROPOSED FLOOR PLAN
2EC PL_4 REV 1 EXISTING ELEVATION
2EC PL_5 REV 1 EXISTING ELEVATION
2EC PL_6 REV 4 PROPOSED ELEVATION
2EC PL_7 REV 3 PROPOSED ELEVATION
2EC PL_8 REV 3 EXISTING AND PROPOSED PLAN

Materials in accordance with Question 7 of the application form

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

Procedural matters

Given the type of application and number of objections received, the application could have been considered under the Council's revised Scheme of Delegation (Nov 2020). However, in this instance the Chair has requested the application be referred to Planning Committee for consideration.