

REDDITCH BOROUGH COUNCIL

**PLANNING
COMMITTEE**

22nd June 2010

PLANNING APPLICATION: 2010/081/FUL

**FIRST FLOOR EXTENSION OVER EXISTING FLAT ROOFED GARAGE TO
SIDE OF DWELLING, DEMOLITION OF EXISTING CONSERVATORY TO
REAR, NEW CONSERVATORY AND GROUND FLOOR UTILITY**

14 TREDINGTON CLOSE, REDDITCH

**APPLICANT: MR P HARRIS
EXPIRY DATE: 22ND JUNE 2010**

WARD: GREENLANDS WARD

The author of this report is Steven Edden, Planning Officer (DC), who can be contacted on extension 3206 (e-mail: steve.edden@redditchbc.gov.uk) for more information

(See additional papers for Site Plan)

Site Description

'Link' detached dwelling of brick and tile construction occupying a prominent corner location at Tredington Close. The property has an existing flat roofed garage with additional space for parking within its curtilage.

Proposal Description

First floor extension over existing flat roofed garage to the side of dwelling, measuring 2.6m in width, 7.6m in depth with a height to ridge of 6.75m; demolition of an existing conservatory to rear, a new conservatory and ground floor utility to rear. These single storey extensions would extend across the full width of the property (8.5m), and would have a depth of 3.5m. Both proposed conservatory and utility would have a 'lean-to' / mono pitched roof to a maximum height of 3.5m.

Relevant Key Policies:

www.communities.gov.uk

www.redditchbc.gov.uk

National Planning Policy

PPS 1 Delivering Sustainable Development

Borough of Redditch Local Plan No.3

B(BE).13 Qualities of Good Design

B(BE).14 Alterations and Extensions to building

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Supplementary Planning Guidance (SPG) Encouraging Good Design

Relevant Site Planning History

None

Public Consultation Responses

No comments submitted

Procedural Matters

Application to be considered at Planning Committee, given that the applicant is related to an elected Councillor serving Redditch Borough Council.

Assessment of Proposal

The proposed single storey extensions to the rear would have no detrimental impact upon nearby residential amenity in respect to any loss of light, overbearing impact or loss of privacy.

The first floor extensions proposed do not technically comply with guidance and advice as set out in the Councils SPG 'Encouraging Good Design' which recommends a 'setting back' of the front wall to any proposed two storey side extension and a dropping/reduction in height to the ridge line of the proposal in order to make the extension appear visually subservient to that of the existing dwelling, and therefore in accordance with Policy B(BE).14 of the Borough of Redditch Local Plan No.3. However, there are several other properties in Tredington Close, which are of very similar size, and which have been extended comparably to that proposed under this application. One such property is number 11 Tredington Close, which is situated to the south-west of and opposite the application site. This property, which is almost indistinguishable from the application property (as extended), sits comfortably within Tredington Close, and is not considered to harm the character and appearance of the existing street-scene.

Whilst number 14 Tredington Close is prominently located, the proposals in this case are considered to respect the character of the existing dwelling and its surroundings and comply with relevant policies of the development plan.

Recommendation

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

1. Development to commence within three years
2. Development to be carried out in accordance with plans (listed)