

**PLANNING
COMMITTEE**

25th May 2022

Planning Application 22/00163/FUL

Rear ground floor extension and internal alterations.

32 Parsons Road, Redditch, Worcestershire, B98 7EQ, ,

**Applicant: Mrs Bev Houghton
Ward: Central Ward**

(see additional papers for site plan)

The case officer of this application is Lauren Hemmings, Planning Officer (DM), who can be contacted on Tel: 01527 64252 Ext 3258 Email: lauren.hemmings@bromsgroveandredditch.gov.uk for more information.

Site Description

Parsons Road consists primarily of semi-detached properties. The application site is a semi-detached dwelling located on a corner plot with the front elevation located on Parsons Road and the side elevation located off Laurel Close. The dwelling currently has a conservatory at the rear of the house. The side and rear elevation can be seen from the street scene of Laurel Close and as you look down Parsons Road. It is noted that the ground levels differ, therefore 32 Parsons Road is set down lower than Laurel Close.

Proposal Description

The proposal involves removing the existing conservatory and replacing it with a single storey rear extension to accommodate a larger kitchen, a shower room, a utility and a study on the ground floor. The proposal also consists of internal alterations to the property, converting an existing bedroom into a family bathroom on the first floor.

The proposed extension will project 4.0m from the rear of the dwelling, have a width of that of the existing dwelling, a height of 3m from the floor level and 4.3m from the rear garden level. The proposed extension will have a flat roof with one roof light, a small side window, a door opening out onto the terrace with steps leading down to the garden and one rear window. A larger window will also be added to the side of the existing dwelling, to a replace a smaller existing window.

The proposed materials are UPVC double glazing to match the existing and a rendered finish to the extension.

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

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Others

NPPF National Planning Policy Framework (2021)
NPPG National Planning Practice Guidance
National Design Guide
Redditch High Quality Design SPD

Relevant Planning History

1995/342/FUL	Construction Of Parking Forecourt	21.09.1995 GRANTED
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Consultations

Public Consultation Response

3 neighbour letters were sent on the 24th of February 2022 and expired on the 20th of March 2022. No neighbour representations have been received as a result of the publicity.

Assessment of Proposal

The site is located within a residential area where it is considered that the principle of residential development is acceptable, subject to Policy 39 and Policy 40 of the Borough of Redditch Local Plan, the provisions of the NPPF and guidance set out in the Borough of Redditch High Quality Design SPD.

It is noted that the existing property has a brick work finish, whereas the proposed finish to this extension is rendered. Para. 3.1.5 of the SPD as set out above states that extensions should complement the original property and thus matching bricks, roof tiles or other facing materials in form, colour and texture should be used. However, the applicant's agent has justified the use of render stating that *"the extension will be behind 1800mm fence panels at the side and rear so we believe the majority of this will be hidden. Also, opposite the house there are a couple of houses that have been rendered to the front of the house"*. A site visit was undertaken on the 1st of March by the case officer, and it was identified that several properties down Parsons Road have render that is visible in the street scene. Therefore, in this instance this justification and the proposed use of render as a finish to the extension is considered acceptable.

No representations have been made in respect to the proposal. The proposal is otherwise considered acceptable as the design, scale and appearance are all sympathetic to the main house and the street scene of Parsons Road. The proposal would not result in any adverse harm to the amenities enjoyed by the occupiers of the nearby dwellings with regards to loss of light, outlook or privacy despite difference in levels. The proposal is considered to comply with Policies 39 and 40 of the Borough of Redditch Local Plan, the High-Quality Design SPD as set out by the above, the NPPF 2021 and other material considerations.

RECOMMENDATION:

That having regard to the development plan and to all other material

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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 approved shall be carried out in accordance with the following plans and drawings:

Location Plan (1:1250) and Block Plan - submitted 21.02.2022
Existing Plans and Elevations (1:100) - submitted 03.02.2022
Proposed Elevations (1:100) - submitted 03.02.2022
Proposed Ground Floor Plan (1:50) - submitted 03.02.2022
Proposed First Floor Plan (1:50) - submitted 03.02.2022

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

- 3) All new proposed walls shall be finished with render in accordance with Proposed Elevations Plan (1:100) - submitted 03.02.2022.

Reason: - To ensure that the development is satisfactory in appearance, to safeguard the visual amenities of the area.

Informatives

- 1) The Local Planning Authority has worked in a positive and proactive manner to obtain additional information, such that the application could be granted planning permission.

Procedural matters

This application is being reported to the Planning Committee because the applicant is a Redditch Borough Council staff member. As such the application falls outside the scheme of delegation to Officers.