

**PLANNING
COMMITTEE**

7th December 2022

Planning Application 22/01202/FUL

Proposed dormer and addition of flat roof to existing side extension.

27 Michaelwood Close, Redditch, Worcestershire, B97 5YB,

**Applicant: Mr & Mrs L Gregory
Ward: West 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

Michaelwood Close consists of mainly 2 storey semi-detached dwellings arranged in a traditional manner. The application site however is one of a small group of 12 properties with a more modest first floor and a bungalow type appearance. These dwellings are arranged in three blocks of 4 units, half of which face south on to a cul-de-sac whilst the other half face north onto a different cul-de-sac. The application site faces north, the front and side of the dwelling is set behind a fence and a well-established hedge. In common with the adjoining properties the host dwelling is brick construction at ground floor with render at first floor.

Proposal Description

The proposal involves removing the existing shallow pitched roof of the existing side extension, raising this roof by 1.1m and installing a flat roof over. Other works include the removal of the existing porch and creation of a log store area to the front elevation.

In addition, it is proposed to add a dormer to the front elevation to accommodate an en-suite and dressing area to the existing bedroom. The dormer will be set down from the ridge of the roof and set in from the side with a flat roof. The proposed development includes materials, finishes and render to match the existing dwelling.

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

Others

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

Relevant Planning History

None

Consultations

5 neighbour letters were sent on the 9th September 2022 and expired 3rd October 2022.

No neighbour representations have been received as a result of this 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.

The proposal is considered acceptable as the design, scale and appearance of the works are sympathetic to the host dwelling. The increase in roof height of the side extension will not make this structure overly prominent in the street scene as it is set against the dwelling and is partially screened. The works will also see the removal of the existing porch and associated rationalisation of the front elevation thus creating a simpler appearance. The finish will be render which reflects materials elsewhere on the dwelling. With respect to the proposed dormer, whilst not a common feature in the area, the orientation of the dwelling reduces its impact on the street scene overall. The scale of the dormer is limited and its positioning within the roof slope is appropriate.

The proposals 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.

Overall 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. No representations have been made in respect to the proposal.

RECOMMENDATION:

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

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- 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:

Existing Floor Plans - Scale 1:50

Proposed Floor Plans - Scale 1:50

Existing & Proposed Elevations & Site Location Plan - Scale 1:100, 1:500 & 1:1250

Materials as specified on the application form

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

Informatives

- 1) Proactive engagement by the local planning authority was not necessary in this case as the proposed development was considered acceptable as initially submitted.

Procedural matters

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