

**PLANNING  
COMMITTEE**

13th September 2023

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**Planning Application 23/00854/FUL**

**Internal layout alterations and upgrade to current building regulations. Erection of a two-storey side extension**

**157 Easemore Road, Riverside, Redditch, B98 8HU**

**Applicant: Mr Andrew Rainbow: Redditch Borough Council**  
**Ward: Abbey Ward**

**(see additional papers for site plan)**

The case officer of this application is Steven Edden, Principal Planning Officer (DM), who can be contacted on Tel: 01527 548474 Email: [steve.edden@bromsgroveandredditch.gov.uk](mailto:steve.edden@bromsgroveandredditch.gov.uk) for more information.

**Site Description**

The site is located to the northern side of Easemore Road within the Riverside area of Redditch. To the east lies Mallard Close, to the north is Meadow Hill Crescent, with the host dwellings rear garden backing on to rear gardens serving properties in Beckett Close, further to the west.

157 Easemore Road is a detached three bedroomed dwelling which has been vacant since 2021. The property, along with three other detached houses, 157a (to the north) and 153 and 155 (to the south) are accessed via a cul-de-sac 'arm' which itself is accessed via the main part of Easemore Road to the south. This access point is located roughly mid-way between Beckett Close to the west and Mallard Close to the east.

**Proposal Description**

Internal improvements are proposed to bring the property up to modern habitable standards. A flat roofed (former) garage which is attached to the property's northern side which has since been converted to living accommodation and which runs from the front of the property to the rear is proposed to be demolished. In its place, a two-storey extension is proposed which would incorporate a new ground floor bedroom, shower and downstairs WC. At first floor level, a further bedroom with ensuite facilities is proposed. The property would thus become a 5 bedroomed dwelling. It is understood that the property would be retained by the Council for a particular tenant in need of a five bedroomed family home.

**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**

Redditch High Quality Design SPD  
NPPF National Planning Policy Framework (2021)

**Relevant Planning History**

None

**Consultations**

**Worcestershire County Highway Authority**

No objection

**Public Consultation Response**

No comments received

**Assessment of Proposal**

Policy 39 of the Borough of Redditch Local Plan No 4 (BoRLP4) states that development should contribute positively to the surrounding environment and Policy 40 of the Local Plan expects development to be of a high-quality design that reflects or complements local surroundings and materials. The two-storey extension which would be 2.7 metres in width, would be 'set back' 1.8 metres from the existing (principal) front elevation, acknowledging the scale and proportion of the existing building and remaining visually subservient to the existing dwelling in accordance with the Councils High Quality Design SPD. Eaves height and roof pitch would match the existing as would materials (clay tiled roof above brick walls).

In view of the above it is considered that the proposed development would positively contribute and complement the local surroundings, in accordance with Policies 39 and 40 of the BoRLP4.

Paragraph 130 (f) of the NPPF states that planning decisions should seek a high standard of amenity for existing and future occupants. Furthermore, the Borough of Redditch High Quality Design SPD provides further guidance in relation to residential amenity, seeking to protect against adverse loss of light, outlook, privacy and overbearing impact.

Internally, the accommodation would provide future occupants with a modern living space in accordance with Nationally Described Space Standards.

Notwithstanding the lack of representations received despite notifying 5 adjoining residential occupiers, your officers are satisfied that no loss of residential amenity would result from granting permission.

Although additional living space is being provided, parking for at least 3 cars can be accommodated within the curtilage of the property in accordance with parking standards.

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It is noted that WCC Highways raise no objection to the application.

**Conclusion**

It is considered that the proposals are acceptable in design terms and would not harm the character and appearance of the existing property nor that of the surrounding area.

No detrimental impacts to nearby residential amenities have been identified and the dwelling would provide a good standard of amenity for future occupiers. No highway safety issues have been raised by statutory consultees or by third parties. It is therefore considered that planning permission should be granted subject to the conditions set out below.

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

Drg No 5022010- RDG - XX - XX - PL-A-001 Location and block plans  
Drg No 5022010- RDG - XX - XX - PL-A-102 Proposed Plans

Reason: To provide certainty to the extent of the development hereby approved 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.

**Procedural matters**

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