

**PLANNING
COMMITTEE**

9th November 2010

PLANNING APPLICATION 2010/234/FUL

**FIRST FLOOR SIDE EXTENSION, TWO STOREY EXTENSION TO
ACCOMMODATE A LIFT AND INTERNAL ALTERATIONS TO PROVIDE
ACCOMMODATION FOR CHILD WITH DISABILITIES**

15 HOLLOWFIELDS CLOSE, SOUTHCREST

**APPLICANT: MR DARREN HOULT
EXPIRY DATE: 15TH NOVEMBER 2010**

WARD: CENTRAL

The author of this report is Nina Chana, Planning Officer (DC), who can be contacted on extension 3206 (e-mail: nina.chana@redditchbc.gov.uk) for more information.

(See additional papers for Site Plan)

Site Description

The site contains a large detached house which stands within a large plot of land. The property stands within a modern housing estate which was developed in 1987. The site lies within the urban area of the town.

Proposal Description

The application seeks consent to build a first floor extension to the side of the property and also a two storey extension to accommodate a lift for a child with disabilities. The proposal also involves internal alterations to carry out various adaptations.

The application is supported by a Design & Access Statement and a statement from Worcestershire County Council which attempts to justify that such additions and alterations are necessary in order for the disabled child to have their accommodation on the first floor, so they can be cared for by their parents at night-time.

The proposals are located on the west elevation of the property and would include the demolition of a porch, to build a two storey extension to accommodate a lift and a first floor extension which will be part sitting room and part bedroom. The layout arrangements on the ground floor would remain unchanged, but there are changes proposed to the first floor layout. The first floor extension would provide a sitting room and bedroom, and the existing layout would be altered to create an acceptable living space for the family.

Relevant Key Policies:

All planning applications must be considered in terms of the planning policy framework and all other relevant material considerations (as set out in the

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legislative framework). The planning policies noted below can be found on the following websites:

www.communities.gov.uk

www.wmra.gov.uk

www.worcestershire.gov.uk

www.redditchbc.gov.uk

National Planning Policy

PPS1 (& accompanying documents) Delivering sustainable development

Borough of Redditch Local Plan No.3

B(BE). 13 Qualities of Good Design

B(BE).14 Alterations and Extensions

SPG – Encouraging Good Design

Relevant Site Planning History

Appn. no	Proposal	Decision	Date
2009/110	Detached double garage	Approved	15/07/2009
2006/390	Side extensions	Approved	29/8/2006
2004/502	New porch	Approved	05/11/2004
1988/921	Self contained parent flat	Approved	02/02/1989

Public Consultation Responses

None

Procedural matters

This application would normally be assessed under the delegated powers granted to the Head of Planning and Regeneration, but is being reported to committee as the wife of the applicant is an employee of Redditch Borough Council.

Assessment of Proposal

The key issues for consideration in this case are the principle of the development and the siting, design, layout and amenity.

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Principle

The principle of extending a residential dwelling within an urban area is acceptable subject to the detailed design and it not causing a detrimental impact on its surroundings.

Design and layout

The proposals have been designed in sympathy with the existing dwelling and the surrounding area. The property is a two storey detached dwelling and due to its location within the estate, the proposal would not cause any detrimental impact on the visual amenity of the streetscene or on the outlook of the surrounding properties. The separation distances are such that neighbours would not be affected by the proposal in terms of sightlines (privacy) and overlooking.

Landscape

Whilst the property is covered by a Tree Preservation Order, there are no protected trees within the vicinity of the proposal.

Conclusion

It is considered that the proposal is compliant with the relevant planning policies and guidance. It is also considered unlikely that it would cause any detrimental impacts to the neighbouring properties and as such the proposal is considered to be acceptable.

Recommendation

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

- 1) Development to commence within 3 years
- 2) Materials to match dwelling
- 3) Approved plans specified

Informatives

- 1) Reason for approval