

**PLANNING
COMMITTEE**

7th December 2010

PLANNING APPLICATION 2010/268/FUL

CONSERVATORY TO THE REAR OF THE DWELLING

12 BOULTONS LANE, CRABBS CROSS

APPLICANT: MR STANLEY CRUMPTON

EXPIRY DATE: 3RD JANUARY 2011

WARD: CRABBS CROSS

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 fairly large plot of land. The property stands within a modern housing estate which was developed in the 80's. The area lies within the urban area of the town.

Proposal Description

The application seeks consent to build a conservatory to the rear of the property. The conservatory is proposed to be built between the existing garage and the living room area. The proposal also involves minor internal alterations to link the conservatory to the main house.

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 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

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Relevant Site Planning History

None

Public Consultation Responses

Responses in favour

None

Responses against

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 daughter 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.

Principle

The proposal is located on the east elevation of the property, which is the rear of the property. The conservatory will be attached to the garage wall and partly attached to the living room wall on the opposite side.

Design and layout

The proposal has been designed in sympathy with the existing dwelling and the surrounding area. The layout arrangements on the ground floor will remain unchanged except an opening will be formed in the dining room area to create the door to link the conservatory to the main house.

The conservatory is a standard design with a pitched roof and brick dwarf wall standing at 600mm and the remaining will be double glazed glass panels.

The property is a two storey detached dwelling and due to its location within the estate, the proposal are neighbours will not be affected by the proposal in terms of sightlines 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.

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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) As per approved plans