

**PLANNING  
COMMITTEE**

2nd February 2011

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**PLANNING APPLICATION 2010/292/FUL**

**TWO STOREY SIDE AND REAR EXTENSIONS**

**94 HITHER GREEN LANE, REDDITCH**

**APPLICANT: MR. S. DAVIS**  
**EXPIRY DATE: 1ST FEBRUARY 2011**

**WARD: ABBEY**

The author of this report is Steven Edden, Planning Officer (DC), who can be contacted on extension 3206 (e-mail: [steve.edden@redditchbc.gov.uk](mailto:steve.edden@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 sizeable plot of land. The property is set back approximately 12 metres from Hither Green Lane. The housing estate in which the property stands was developed in the mid 1980s. The site lies within the urban area of the town.

**Proposal Description**

The application seeks consent to erect the following:

- 1) Ground and first floor extensions to the rear (north west corner) of the dwelling.
- 2) Ground and first floor extensions to the side and rear (east facing) elevation of the dwelling.
- 3) Enlarged porch to front of dwelling (facing Hither Green Lane).
- 4) Covered walkway linking dwelling to the existing detached double garage to the property's frontage.

Extensions proposed under 1) and 2) above would provide for a ground floor study, utility and enlarged kitchen / breakfast room at ground floor. The extensions proposed at first floor would provide for one new bedroom, together with enlarged existing bedrooms and en-suite facilities.

**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](http://www.communities.gov.uk)

[www.redditchbc.gov.uk](http://www.redditchbc.gov.uk)

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## ***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**

<b>Appn. No</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date</b>
2007/402	Two Storey extensions	Refused	05/11/2007
2008/013	Two Storey extensions	Approved	05/02/2008

## **Public Consultation Responses**

### Responses in favour

None received

### Responses against

Three letters received in objection. Comments are summarised as follows:

- Insufficient space for extensions of this size
- Proposals would impact detrimentally upon nearby tree
- Adverse impact upon character of dwelling
- Proposal would adversely impact upon residential amenity by virtue of an overbearing and visually intimidating impact
- The covered walkway being above the height of a boundary fence would cause harm to the character and amenity of the area
- Side extension too close to boundary of property
- Our view will be interrupted by a large expanse of brickwork
- Fears regarding overlooking raised

Other matters have been raised but are not reported here since they are not material considerations in the determination of this application.

## **Procedural matters**

An application of this nature would normally be assessed under the delegated powers granted to the Head of Planning and Regeneration, but is being reported to committee as two (or more) letters in objection have been received, and the Officer's recommendation is that permission be granted.

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## **Assessment of Proposal**

The key issues for consideration in this case are the principle of the development, the siting, design and layout of the extensions having regard to the character of the existing dwelling, and the impact of the extensions upon surrounding residential amenity.

### **Principle**

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

### **Character of dwelling**

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 detriment to the streetscene or the visual amenities of the area.

### **Impact upon residential amenity**

Officers are satisfied that the proposals would not cause harm to residential amenity having regard to any overbearing or visually intimidating impact. A separation distance of 1 metre would be achieved between the proposed two storey extension to the (east facing) elevation, and the shared boundary, in accordance with guidance contained within the Council's SPG on Encouraging Good Design. Other spacing standards contained within the SPG would be adhered to. A window is proposed at first floor level, to the two storey extension (east facing) gable elevation. However, this would be obscure glazed and non-opening. No loss of privacy and harm to residential amenity would therefore ensue.

### **Other matters**

The two storey extension to the east facing elevation would not be considered to impact detrimentally upon the health of a spruce tree which is located within the rear garden of number 90 Hither Green Lane. This part of the proposal is not 'materially' different from the extensions approved under 2008/013, where extensions were proposed in the same location, again, 1 metre distant from the shared boundary with number 90 Hither Green Lane. This consent is still extant, but expires on 5th February 2011.

### **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 impact to 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 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
4. First floor window serving master bedroom (east facing elevation) to be obscure glazed and non-opening

**Informatives**

1. Reason for approval