

**PLANNING
COMMITTEE**

19th June 2025

Planning Application 25/00387/FUL

Retrospective application for replacement of conservatory for a garden room

72 Reynard Close, Redditch, Worcestershire, B97 6PY.

Applicant: Mr Cooks Chana
Ward: Webheath And Callow Hill

(see additional papers for site plan)

The case officer of this application is Holly Johnston, Planning Officer (DM), who can be contacted on Tel: 01527 881258 Email: holly.johnston@bromsgroveandredditch.gov.uk for more information.

Site Description

The application site is a detached dwelling situated in the residential area of Webheath. Reynard's Close consists of predominantly detached two storey properties arranged along a central access road with associated cul-de-sacs leading off to the east and west. The application site is on the northern side of the main access and is abutted by other dwellings on all three of its boundaries. Land levels drop to the southwest. The design of dwellings in the street is varied, although materials are consistent and the number of designs of dwelling are somewhat limited.

Proposal Description

The application retrospectively seeks planning permission to replace the existing conservatory for a new flat roofed garden room which measures 5.1 metres deep, 3.9 metres wide and 3.6 metres tall. The garden room is in the same position as the conservatory, to the rear of the dwelling; and has a floor space similar in extent to the previous structure. The design has a modern appearance, being served by a lantern roof with black frames to the windows and doors.

The Town and Country Planning (General Permitted Development) (England) Order 2015 has provisions for a rear extension without the requirement for planning permission subject to limitations and conditions under Schedule 2, Part 1, Class A. This proposal requires planning permission as the depth of the rear extension extends beyond the rear wall of the original dwellinghouse by 5.1 metres, which is 1.1 metre more than what is allowed under A.1(f) of this Order.

Relevant Policies :

Borough of Redditch Local Plan No. 4

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Policy 39: Built Environment

Policy 40: High Quality Design and Safer Communities

Others

National Planning Policy Framework (2024)

National Planning Practice Guidance

Redditch High Quality Design SPD

Relevant Planning History

1993/332/FUL	First Floor Extension And New External Chimney	16.09.1993
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Public Consultation Response

Four neighbour letters were sent to the adjoining neighbours of 72 Reynard Close. This consultation expired on the 16th of May 2025 and no responses were received.

Assessment of Proposal

As the application site is situated within the residential area of Webheath in Redditch, Policy 39 and Policy 40 of the Borough of Redditch Local Plan No.4 are relevant to the consideration of this application. The key issues to consider is the design and visual amenity of the scheme and any impact upon neighbour amenity.

The new garden room is in the same location and of a similar scale as the previous conservatory. By its nature as a rear extension, the proposal would not be visible from the street scene and therefore will not impact upon the character of Reynard Close. The materials for the retrospective garden room consists of concrete dwarf wall with glass and black aluminium frames with a flat Glass Reinforced Plastic (GRP) roof and lantern roof light. A small amount of Corten Steel finish has been used for the fascia of the garden room, which is considered to complement the red brick finish of the house. It is considered that the materials used in the development result in a rear extension that is both a contemporary and harmonious addition to the existing property. The extent of glazing is consistent with the previous conservatory that was situated in this location, and the small amount of Corten Steel finish has a similar colour palette to the red brick of the original property, with black frames that create a contemporary appearance. Overall, the proposals are considered to be acceptable as the design, appearance and scale of the extension is sympathetic to the main house and would not impact on the character of the street or local area.

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Due to the orientation of the proposal situated in the same location as the previous conservatory, and the spacing between the detached properties, the proposal would not result in any adverse harm to the amenities enjoyed by the occupiers of the nearby dwellings with regard to loss of light, outlook or privacy.

As the application is for retrospective planning permission, it is not necessary to impose a time period condition. It is considered that the materials of the retrospective garden room result in a harmonious extension that does not harm the amenity of neighbouring properties, of which is the general objective of rear extensions in accordance with paragraph 3.4 of the SPD. Again, as this application is retrospective, no condition is required in regard to the materials of the scheme.

In conclusion, the proposal is considered to be acceptable with respect to its impact upon visual amenity and neighbour amenity and is therefore considered to be in compliance with Policy 39 and Policy 40 of the Borough of Redditch Local Plan No. 4, the Redditch High Quality Design Supplementary Planning Document (SPD) and the guidance within the National Planning Policy Framework.

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 hereby approved is in accordance with the following plans and drawings:

Location Plan – Received 27/03/2025
Proposed Floor Plan - Received 27/03/2025
Proposed Elevations - Received 27/03/2025

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

Procedural matters

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