

PLANNING COMMITTEE

11th September 2025

Planning Application 25/00790/FUL

Single storey side extension, 2 storey rear extension and part first floor front extension

2 Marlpit Lane, Redditch, Worcestershire, B97 5AN,

Applicant: Mr S Dacuss
Ward: Headless Cross And Oakenshaw Ward

(see additional papers for site plan)

The case officer of this application is Paul Murphy, Planning Officer (DM), who can be contacted on Tel: 01527 881201 Email: p.murphy@bromsgroveandredditch.gov.uk for more information.

Site Description

The application site is a detached dwelling situated in the residential area of Headless Cross. Marlpit Lane consists of a mix of semi-detached and detached two storey properties arranged along a private no through road, which commences to the west of 50 Feckenham Road and culminates in a footpath to the east of the B4504 Windmill Drive.

The dwelling is located on the northern side of Marlpit Lane. It is set in a small run of dwellings immediately to the west of 50 Feckenham Road and is abutted on both sides by dwellings, with two storey development located to the rear in Fordbridge Close.

The land is level without no notable gradients. The design of these dwellings is inter-war with brick and render materials.

Proposal Description

The application seeks planning permission for a

- single storey side extension 2.9 m wide towards the east boundary with number 50 Feckenham Road, having a mono pitch roof 4.4m high and eaves of 2.63m,
- two storey rear extension 5.5m deep at ground level and 3.9m at first floor level from the existing rear elevation, with gables of 7.5 and 6.7m
- and a 2m deep first floor extension to the east of the principal elevation which is 2.7m in width.

The side extension provides a study, utility/w.c.& kitchen, the two-storey rear extension provides a living area at ground floor level, a principal bedroom with ensuite at first floor level and the first-floor front extension provides a fourth bedroom to the property.

PLANNING COMMITTEE

11th September 2025

Relevant Policies :

Borough of Redditch Local Plan No. 4

Policy 1: Presumption in Favour of Sustainable Development

Policy 20: Transport Requirements for New Development

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

None

Consultations

Worcestershire Highways

No objection subject to conditions

Public Consultation Response

Two letters were sent to the adjoining occupiers of 2 Marlpit Lane, consultations expire 12th September 2025. No Comments Received to Date

Assessment of Proposal

As the application site is situated within the residential area of Headless Cross, 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 two-storey rear extension would not be visible from the street scene and therefore will not impact upon the character of Marlpit Lane by virtue of its position. The presence of existing development, in the form of a detached garage set to the east side which is adjacent to no 50 Feckenham road, reduces the impact of the single storey side extension and its mono pitch roof. Finally, the limited set forward at first floor extension, which itself is set down from the main roof, maintains the character of the existing dwelling.

The application form indicates that all materials will match the existing dwelling, this includes brick at part ground floor with render above.

Overall, the proposals are considered to be acceptable as the design, appearance and scale of the extensions are sympathetic to the main house and would not impact negatively on the character of the street or local area.

PLANNING COMMITTEE

11th September 2025

The proposal introduces windows to the ensuite and the first-floor bathroom which are to be conditioned as obscured glazing. The Redditch High Quality Design supplementary planning document sets out the application of the 45 Degree line in respect of two (or more) storey development. The position of the rear extension would not infringe on the 45-degree code in respect of adjoining properties. Overall, the proposal would not result in any adverse harm to the amenities enjoyed by the occupiers of the nearby dwellings regarding loss of light, outlook or privacy.

The proposal increases the number of bedrooms from three to four. Consultation has taken place with Worcestershire County Council (WCC) regarding parking provision. The parking plan submitted indicates the provision of three parking spaces with circulation space as suggested by WCC. A condition had been proposed requiring a bound material to be used for the first 5m of the access, however in implementing the parking layout shown in PL108 Rev B, this hard surfacing will be achieved. Consequently, the condition requiring bound material is not recommended to be attached to any permission which may be granted.

In conclusion, the proposal is considered to be acceptable with respect to its impact upon visual amenity, neighbour amenity and highway safety and is therefore considered to be in compliance with Policy 20, 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 all other material considerations, DELEGATED POWERS be granted to the Assistant Director of Planning, Leisure, and Cultural Services, to determine the application on the 12th September, subject to no objections being received which raise material considerations not already considered as part of the officer's report. 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:

PLANNING COMMITTEE

11th September 2025

PL102E Proposed Ground Floor
PL103D Proposed First Floor
PL105D Proposed Elevations
PL106A 45 Degree Line

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.

- 4) The windows to be installed at first floor on the North and East elevations serving the en-suite and bathroom; on the approved plans shall be fitted with obscure glazing and any opening lights shall be at high level and top hinged only. The obscure glass shall be maintained in the said window in perpetuity.

Reason: To protect the amenities of neighbouring residents

- 5) The Development hereby approved shall not be occupied until the access and parking facilities have been provided as shown on drawing PL108 Rev B.

Reason: To ensure conformity with submitted details.

Procedural matters

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