

## **PLANNING COMMITTEE**

**16<sup>th</sup> October 2025**

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**Planning Application 25/00838/FUL**

**Single Storey Rear Extension & Garage Conversion**

**5 Clent Avenue, Headless Cross, Redditch B97 5HH**

**Applicant: Mr Lewis Winter**  
**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, Redditch. Clent Avenue consists of a mixture of detached and semi-detached two storey properties, arranged along a roadway which forks off Jubilee Avenue to the southwest and then continues west and north before rejoining Jubilee Avenue adjacent to number 76.

The dwelling is located on the southern side of Clent Avenue. It is set in a run of detached dwellings immediately to the southwest of 27 Jubilee Avenue and is adjoined on both sides by two storey dwellings, with two storey development located to the rear in Yvonne Road.

The site is elevated in relation to Clent Avenue, with the land gradually sloping down to the north and away from the principal elevation of the dwelling. The design of the dwelling includes brickwork, tile, cladding and a white UPVC gable. A garage is located to the side with a conservatory behind. The existing dwelling has 4 bedrooms and a driveway with space for 2 vehicles to be parked off road.

### **Proposal Description**

The application seeks planning permission for

- The removal of the existing conservatory and the erection of a 'L' shaped single storey flat roofed rear extension. The extension would be 1.6m in depth behind the existing dining room and 4.2m in depth behind the existing garage and 10.9 metres in width, incorporating bi-fold doors. The height of the extension is 3 metres and it would be finished in render.
- Conversion of the integral garage to create additional habitable accommodation with window and brick finish replacing the garage door.

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The single storey rear extension provides a dining area, kitchen and living space and the garage conversion adds a further bedroom (total 5 beds) with ensuite to the dwelling.

### **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**

Worcestershire County Council Highways raise no objections subject to conditions.

### **Public Consultation Response**

3 letters have been sent to adjoining occupiers, and no public comments have been received following expiry of the consultation period on 25<sup>th</sup> August 2025.

### **Assessment of Proposal**

The application site is situated within the existing residential area of Headless Cross and thereby the principle of development would be acceptable, subject to technical matters. 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 are the design and impact of the scheme upon the street scene and any impact upon neighbour amenity or highway safety.

The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) Schedule 2, Part 1, Class A permits, without the requirement for planning permission, single storey rear extensions to a detached dwelling up to 4 metres from the rear elevation of the original building and also single storey side extensions providing the total width of the extension is less than 50% of the width of the original dwelling. While the proposal exceeds the permitted development limitation for rear development by 20cm and projects 1.13m beyond the side elevation to form a side extension greater than 50%

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of the width of the dwelling, there is potential for permitted development at the rear of this dwelling which provides a strong fall-back position for the applicant.

The single storey rear extension, by virtue of its location, is mainly not visible in the street scene, with the exception of the 1.13 metres to the east side, which is set 5 metres behind the principal elevation with matching brickwork complementing the host dwelling. It is noted that there is currently a garden wall of approximately 2 metres in height in this location which will be retained. The existing floor plans show the relationship between the dwelling and adjoining occupiers to the east, which is not considered to result in harm to amenity regarding loss of light, outlook or privacy. The single storey rear extension does not impact the character of the dwelling or the immediate area.

The conversion of the existing integral garage to habitable accommodation with resultant replacement of the garage door with window and matching brickwork, is not considered to detract from the appearance of the host dwelling and does not present harm to the dwelling or immediate street scene. The replacement of the garage door could also be undertaken as permitted development and has a neutral effect upon the dwelling.

Overall, the proposals are 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.

The proposed ground floor plan (006B) shows the provision of a new dropped kerb, new retaining wall and parking/circulation space in front of the existing lounge as part of the development. Consultation has taken place with Worcestershire County Council Highways regarding the proposed additional parking. Considering the historic parking provision at the site, Highways have informally agreed the parking arrangements, formal confirmation is awaited by close of the consultation period.

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 Policies 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, that planning permission be GRANTED subject to the conditions listed.**

### **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.

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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:

011 - P1 - SITE LOCATION PLAN  
012 - P1 - PROPOSED 1-500 BLOCK PLAN  
006 - REV B - PROPOSED GROUND FLOOR  
007 - Rev A - PROPOSED FIRST FLOOR  
010 - Rev A - PROPOSED SIDE AND FRONT ELEVATIONS  
009 - P1 - PROPOSED REAR ELEVATION

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

- 3) The Development hereby approved shall not be occupied until pedestrian visibility splays of 2m x 2m measured perpendicularly back from the back of footway shall be provided on both sides of the access. The splays shall thereafter be maintained free of obstruction exceeding a height of 0.6m above the adjacent ground level.

REASON: In the interests of highway safety.

- 4) The Development hereby approved shall not be occupied until the first 5 metres of the access into the development, measured from the edge of the carriageway, has been surfaced in a bound material.

REASON: In the interests of highway safety.

- 5) The Development hereby approved shall not be occupied or be brought into use until the access and parking facilities have been provided as shown on drawing 006 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.