

**PLANNING
COMMITTEE**

13th November 2025

Planning Application 25/00678/FUL

Demolition of the rear section of the property incl. Kitchen & Bathroom due to significant movement. Rebuild like for like.

11 Prospect Road South, Redditch, Worcestershire, B98 8ND.

**Applicant: Mrs Penny Bevington
Ward: Greenlands And Lakeside**

(see additional papers for site plan)

The case officer of this application is Chad Perkins, Planning Officer (DM), who can be contacted on Tel: 01527 881257 Email: chad.perkins@bromsgroveandredditch.gov.uk for more information.

Site Description

The site is an end terrace dwelling, located at the northern end of Prospect Road South and adjacent to Holloway Drive, the site is within the Lakeside area of Redditch. The site is screened to the north and west by mature trees and is subject to a slight change in levels from front to back, as a result there is an upwards slope towards the rear of the garden. The site is located within the residential area as defined by the Borough of Redditch Local Plan No 4.

Proposal Description

The proposal is for the demolition of the two storey rear section of the property, including the kitchen and bathroom, and its replacement with a construction having the same dimensions, materials and overall design as the existing.

The reason this work is being undertaken is that the existing section of the dwelling does not have adequate foundations and movement of the building has occurred due to subsidence caused by clay shrinkage and the effects of nearby tree roots. The new extension would be properly tied into the existing build, so any joint weakness is eliminated. The new build foundations would also be built to a greater depth and take account of the ground type, local trees and conditions. Additionally, the trees to the north and west are being managed. Mature trees have been crowned and thinned, with the removal of some trees to reduce the effects of root growth.

Regarding the design of the rebuilt section, the existing position of the bathroom window, currently orientated to face rearwards would not be rebuilt like-for-like. Instead, a new bathroom window would be inserted at the first-floor level on the side elevation facing north, away from the adjoining neighbour. Otherwise, the extent, function and appearance of the development will be the same as currently exists on site.

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Relevant Policies :

Borough of Redditch Local Plan No. 4

Policy 39: Built Environment

Policy 40: High Quality Design and Safer Communities

Others

Redditch High Quality Design SPD

National Planning Policy Framework (2024)

Relevant Planning History

There are no previous relevant planning applications.

Consultations

None required in this circumstance

Public Consultation Response

One neighbour consulted. No representations received to date.

Consultation expiry date: 20.11.2025

Assessment of Proposal

The information submitted has been assessed against the Borough of Redditch Local Plan No. 4 and the policies listed above.

The design, whilst not wholly reflecting the guidance in the High-Quality Design SPD with regard to what may appear to be a flat roof, the proposal reflects the existing part of the dwelling, so it is considered that there would be no greater harm.

The relocated bathroom window would be located on the north facing side elevation. There are no residential properties to the north of the dwelling, the window would overlook garden space associated with the application site and a turning area, there are therefore no neighbour amenity issues regarding overlooking to neighbouring properties in Prospect Road South. Additionally, there are no amenity issues for the adjoining neighbour at number 9 as the form and extent of the building would be the same as exists now.

Officers are therefore of the view that, subject to the expiry of the neighbour consultation period on 20th of November, the proposals are acceptable with regard to policies at both the Local and National level.

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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 GRANT Planning Permission on the 21st of November, subject to no objections being received which raise material considerations not already considered as part of the officer's report, and 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:

Location Plan – 10 June 2025
PL A 0102 Proposed Layout Plans
PL A 0103 Proposed Elevations

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

Informatives

- 1) Proactive engagement by the local planning authority was not necessary in this case as the proposed development was considered acceptable as initially submitted.

Procedural matters

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