

PLANNING COMMITTEE

27th April 2011

PLANNING APPLICATION 2011/067/FUL

PROPOSED PART TWO STOREY AND PART FIRST FLOOR EXTENSION

1 OUTWOOD CLOSE, OAKENSHAW

APPLICANT: MR GEOFF SHAW
EXPIRY DATE: 6TH MAY 2011

WARD: HEADLESS CROSS AND OAKENSHAW

The author of this report is Nina Chana, Planning Assistant (DC), who can be contacted on extension 3207 (e-mail: nina.chana@redditchbc.gov.uk) for more information.

(See additional papers for Site Plan)

Site Description

The detached two storey dwelling lies within an area of Redditch which is designated as urban in the adopted Local Plan No 3. To the side of the dwelling is a single storey utility room and toilet and this links through to a double garage. The surrounding area is predominantly residential and comprises of a mixture of large detached properties, bungalows and dormer bungalows.

The dwellings in Outwood Close were self builds, so are therefore individually designed and have their own individual characters.

Proposal Description

Full planning permission is sought for the addition of a part two storey and part first floor extension to the side and rear of the property. The extension proposes a study and a larger utility room on the ground floor and on the first floor a bedroom with an ensuite. The garages would remain as garages.

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

www.redditchbc.gov.uk

National Planning Policy

PPS1 (& accompanying documents) Delivering Sustainable Development

Borough of Redditch Local Plan No.3

B(BE).13 Qualities of Good Design

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B(BE).14 Alterations and Extensions

Supplementary Planning Guidance

SPG – Encouraging Good Design

Relevant site planning history

Appn. no	Proposal	Decision	Date
2010/290/FUL	Demolition of existing garage and utility room and construction of two storey extension.	Refused	24.1.2011

Public Consultation Responses

Responses in favour

None

Responses against

3 letters of objection:

- out of character
- windows will impinge on privacy [overlooking]
- loss of light.

Other issues which are not material planning considerations have been raised, but are not reported here as they cannot be considered in the determination of this application.

Procedural Matters

This application would normally be assessed under the delegated powers granted to the Head of Planning and Regeneration, but is being reported to Committee as we have received three letters of objection and the Officer recommendation is that permission be granted.

Assessment of Proposal

The key issues for consideration in this case are the principle of the development and the impact of the design on the surrounding area, visual and residential amenity. The Outwood Close development comprises of a mixture of types of large dwellings i.e. large bungalows, dormer bungalows, large two storey dwellings and a variety of designs.

Whilst objections have been raised by various neighbours, the fact remains that the properties in this Close are all individual self-builds; therefore there is no uniformity in the designs and the sizes of the dwellings, and no uniform character to reflect.

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Principle

The principle of extending a dwelling within an urban area is acceptable subject to the design details.

Design and layout

The design and siting of the proposed extension is such that it would not cause harm to residential amenity as it would not result in overlooking or overshadowing and as such it is considered to comply with the adopted policy requirements. This is due to its design, location and the separation distances involved.

Landscaping and trees

There would be no loss of any trees and no detrimental effect on the landscape.

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 impacts to the neighbouring properties and as such the proposal is considered to be acceptable.

Recommendation

That having regard to the development plan and to all other material considerations, planning permission be GRANTED subject to conditions as summarised below:

1. Development to commence within 3 years.
2. Materials to match dwelling.
3. Approved plans specified.

Informatives

1. Reason for approval.