

**PLANNING  
COMMITTEE**

25th May 2011

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**PLANNING APPLICATION 2011/083/FUL**

**EXTENSION TO THE SIDE OF THE BUNGALOW AND LOFT  
CONVERSION WITH NEW GABLE ENDED ROOF**

**54 JUBILEE AVENUE, CRABBS CROSS**

**APPLICANT: MR & MRS LUCKMAN**

**EXPIRY DATE: 27TH 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@bromsgroveandredditch.gov.uk](mailto:nina.chana@bromsgroveandredditch.gov.uk)) for more information.  
**(See additional papers for Site Plan)**

**Site description**

The properties in Jubilee Avenue were developed around the late 1930's. The dwellings on this road predominantly consist of semi detached two storey dwellings with the odd bungalow amongst them. All the properties have fully hipped roofs which gives a sense of character to the street. Nos 54 and 56 are two bungalows which sit side by side and No 54 is the subject of this application.

**Proposal description**

The applicant seeks consent to build an extension to the side of the bungalow and create a room in the roof space by means of changing the roof from a hipped roof to a gable ended roof. The proposal also includes the addition of three roof lights in the front elevation and two in the rear elevation. There will also be various internal alterations associated with the works, for which permission is not required.

**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](http://www.communities.gov.uk)

[www.redditchbc.gov.uk](http://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  
SPG – Encouraging Good Design

## **Relevant site planning history**

None

## **Public Consultation responses**

None

## **Procedural matters**

This application would normally be assessed under the delegated powers granted to the Head of Planning and Regeneration, but Councillor Carole Gandy has requested that if the recommendation is for refusal, the application be reported to committee for determination.

## **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. Jubilee Avenue comprises of predominantly two storey semi-detached dwellings, with hipped roofs, which would have been constructed around the 1940s. There are only three bungalows in Jubilee Avenue and one of those is the subject of this application.

The proposal would not harm the residential amenity enjoyed by the neighbouring properties and also it would comply with the 60 degree guidance which is contained within the adopted Supplementary Planning Guidance – Encouraging Good Design.

Currently, the property is a small charming bungalow, which is well designed and sits comfortably in the street scene.

However, the proposed design is to change the hipped roof to a gable ended roof in order to create a bedroom/dressing room/en-suite in the loft area, with the addition of three roof lights in the front elevation and two roof lights in the rear elevation. Part of the proposal is to add an extension to the side of the bungalow to increase the width from 8 metres to 10.5 metres. The extension would alter the front elevation of the dwelling and cause an imbalance in the character and design. The majority of the dwellings in the street have hipped roofs and create uniformity amongst the dwellings. The proposed gable roof on this bungalow would sit at odds within the street scene.

## **Conclusion**

In your Officer's opinion, the proposals are considered by virtue of their scale, massing and design to fail to respect the character and appearance of the existing dwelling and would have a consequential detrimental impact on the street scene and as such the proposal is considered to be unacceptable.

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**Recommendation**

**That having regard to the development plan and to all other material considerations, planning permission be REFUSED for the following reason:**

1. The proposed extension and alterations, by virtue of the siting, size and design would have a dominating and adverse effect on the design, character and appearance of the existing bungalow and would have a consequential detrimental visual impact upon the street scene. As such the development would be harmful to the visual amenities of the area and contrary to Policies B(BE).13 and B(BE).14 of the adopted Borough of Redditch Local Plan No 3 and the adopted Borough of Redditch Supplementary Planning Guidance on Encouraging Good Design.