

REDDITCH BOROUGH COUNCIL

**PLANNING
COMMITTEE**

13th July 2011

PLANNING APPLICATION: 2011/157/FUL

FIRST FLOOR EXTENSION OVER EXISTING GARAGE

1 HARTLEBURY CLOSE, REDDITCH

**APPLICANT: MR A SIFFORD
EXPIRY DATE: 8TH AUGUST 2011**

WARD: CHURCH HILL

The author of this report is Steven Edden, Planning Officer (DM), who can be contacted on extension 3206 (e-mail: steve.edden@bromsgroveandredditch.gov.uk) for more information
(See additional papers for Site Plan)

Site Description

Detached dwelling of brick and tile construction occupying a corner location at Hartlebury Close. The property has an existing pitched roof single garage with additional space for parking within its curtilage. Hartlebury Close is comprised wholly of detached dwellings all of which were erected in the late 1970's.

Number 1 Hartlebury Close forms a row of three detached houses which each face westwards. Gardens to the rear face eastwards in the direction of Home Meadow Lane.

Proposal Description

First floor extension over existing single garage to the side of dwelling. The extension would be formed of brickwork (walls) under a tiled roof, matching materials used in the construction of the original house.

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

PPS 1 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 to buildings

Supplementary Planning Guidance (SPG) Encouraging Good Design

Relevant Site Planning History

None

Public Consultation Responses

No comments submitted

Procedural Matters

Application to be considered at Planning Committee, because the applicant's daughter is an employee of Redditch Borough Council.

Assessment of Proposal

The proposed first floor, side extension would have no detrimental impact upon nearby residential amenity in respect to any loss of light, overbearing impact or loss of privacy.

The first floor extensions proposed do not technically comply with guidance and advice as set out in the Council's SPG 'Encouraging Good Design' which recommends a 'setting back' of the front wall to any such proposed side extension and a dropping/reduction in height to the ridge line of the proposal in order to make the extension appear visually subservient to that of the existing dwelling, in accordance with Policy B(BE).14 of the Borough of Redditch Local Plan No.3. However, there are several other properties in Hartlebury Close, which are of very similar size, and which have been extended comparably to that proposed under this application. Such dwellings include numbers 13, 6 and 2 Hartlebury Close. Number 2 is situated to the immediate south of the application site. This property, which is almost indistinguishable from the application property (as extended), sits comfortably within Hartlebury Close, and is not considered to harm the character and appearance of the existing street-scene.

Whilst number 1 Hartlebury Close is prominently located, the proposals in this case are considered to respect the character of the existing dwelling and its surroundings and as such, the proposals would comply with relevant policies of the development plan.

Recommendation

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

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1. Development to commence within three years
2. Development to be carried out in accordance with plans (listed)
3. Materials: walls and roofs to match existing.

Informatives

1. Reason for approval.