

**PLANNING
COMMITTEE**

13th December 2011

PLANNING APPLICATION 2011/306/FUL

**PORCH, GROUND FLOOR EXTENSION, INTERNAL ALTERATIONS AND
FIRST FLOOR EXTENSION**

7 OAKHAM CLOSE, OAKENSHAW SOUTH

**APPLICANT: MR JASON BONNER
EXPIRY DATE: 3RD JANUARY 2012**

WARD: HEADLESS CROSS AND OAKENSHAW

The author of this report is Sharron Williams, Planning Officer (DM), who can be contacted on extension 3206 (e-mail: sharron.williams@bromsgroveandredditch.gov.uk) for more information.

(See additional papers for Site Plan)

Site Description

The proposal comprises of a detached dwelling and attached garage at the side. The front of the property faces south-west, whilst the rear of the property faces north-east. The front garden has a hard surfaced area to provide off street car parking.

The site is relatively level but is stepped in relation to adjacent dwellings due to the contours of the area.

Proposal Description

Planning permission is sought to build an extension in front of the existing attached garage, with a porch at the front, and convert the existing garage to provide a proposed playroom, WC and laundry facility.

A first floor extension is proposed above the garage and ground floor extension to provide a new bedroom with en-suite bathroom. The first floor extension would enable the enlargement of an existing bedroom.

The ground floor extension would protrude 1.2m from the front wall of the house to the same level as the proposed porch. The first floor extension would be in line with the front wall of the house and follow the existing roofline. It is proposed that the extension would be finished in materials to match the existing property.

PLANNING COMMITTEE

13th December 2011

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.wmra.gov.uk

www.worcestershire.gov.uk

www.redditchbc.gov.uk

National Planning Policy

PPS1 (& accompanying documents) Delivering sustainable development

Regional Spatial Strategy

QE.3 Creating a high quality built environment for all.

Worcestershire County Structure Plan

Borough of Redditch Local Plan No.3

B(BE).13 Qualities of Good Design.

B(BE).14 Alterations and Extensions.

The site is within the urban area of Redditch in the Borough of Redditch Local Plan No.3, although it is undesignated.

Supplementary Planning Guidance/Supplementary Planning Documents

Encouraging Good Design.

Relevant Site Planning History

None

Public Consultation Responses

1 letter of objection expressing concerns regarding the size of the extension and potential overshadowing. Extension should be a smaller scale in relation to the house.

Assessment of Proposal

The key issues for consideration in this case are:

Principle

The principle of an extension at the side of the property would be considered favourably given that the application site is within the urban area of the Borough as shown in the Borough of Redditch Local Plan No.3.

PLANNING COMMITTEE

13th December 2011

Design and layout

The proposal would follow the footprint of the garage and would protrude out towards the front of the property; however, 1 metre side spacing between the garage / extension and the side boundary would be maintained.

The first floor extension would line up with the front wall of the house and not be set back. Members will be aware that the Council's Supplementary Planning Guidance on Encouraging Good Design recommends that a set back be provided for two storey side extensions to ensure that the extension is subservient to the original dwelling. It is also quite a practical approach for joining old and new brickwork.

It also enables the symmetry of the original building to be maintained.

Although the SPG does not specify a dimension for a set back, a general guide would be 750mm.

Generally Officers would seek this set back for ground and first floor level. However if the set back were to be applied at ground floor level it would seriously hinder the facilities that the applicant is hoping to achieve in the space concerned. On this occasion, Officers would accept the extent of the extension at ground floor level, but have requested that the set back be applied to the first floor extension to ensure that it would be subservient to the house, help break up rooflines and ultimately improve the streetscene.

At the time of drafting the report no amended details had been submitted. In respect to other aspects of the proposal, the scheme would be in keeping with the property and the positioning of new windows proposed would not affect the amenities of neighbouring occupiers.

Highways and access

Although an off street car parking space would be lost due to the conversion of the garage, adequate off street car parking (for 2 vehicles) would be provided at the front of the house.

Conclusion

Subject to some amendment to the first floor extension to provide a set back from the front wall of the house, the proposal is considered to be acceptable and would not have a detrimental impact on the amenities of the neighbouring occupiers or the streetscene.

Recommendation

Officers are making an either or recommendation in this case, as it is unclear whether the applicant is willing to amend the proposal:

Either

- 1. Subject to the receipt of suitably amended plans by 2 January 2012 showing a set back at first floor level, it is recommended that having regard to the development plan and to all other material**

PLANNING COMMITTEE

13th December 2011

considerations, authority be delegated to the Head of Planning & Regeneration to GRANT planning permission subject to conditions and informative as summarised below:

1. Development to commence within 3 years.
2. Materials to match existing.
3. Specified plans approved.
4. Car parking layout be of a permeable surface and be implemented before development is first brought into use.

Informative

1. Reason for approval.

Or

2. **In the event that suitably amended plans are not submitted by 2 January 2012, it is recommended that having regard to the development plan and to all other material considerations, planning permission be REFUSED for the following reason:**

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

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 the agent is an employee of Redditch Borough Council.