

**PLANNING
COMMITTEE**

1st February 2012

PLANNING APPLICATION 2011/334/FUL

PROPOSED TWO STOREY EXTENSION AND ALTERATIONS

9 DALE ROAD, RIVERSIDE

**APPLICANT: MR S HUSSAIN
EXPIRY DATE: 10TH FEBRUARY 2012**

WARD: ABBEY

The author of this report is Nina Chana, Planning Assistant (DM), who can be contacted on extension 3206 (e-mail: nina.chana@bromsgroveandredditch.gov.uk) for more information.

(See additional papers for Site Plan)

Site Description

The property is semi detached and is located within the urban area of Redditch. The majority of the properties in Dale Road are semi detached and were built around the early 1900's.

Proposal Description

The application seeks planning permission to build a two storey extension to the side of the property and a part two storey and part single storey extension to the rear of the dwelling. The existing conservatory is proposed to be demolished and the floor area incorporated into the lounge extension.

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

Borough of Redditch Local Plan No.3

B(BE).13 Qualities of Good Design

B(BE).14 Alterations and Extensions

Supplementary Planning Guidance - Encouraging Good Design

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Relevant Site Planning History

None

Public Consultation Responses

Responses against

2 letters received raising the following points:

- Overlooking into rear garden behind
- Loss of light
- Impact on the character of the street scene

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.

Assessment of Proposal

The key issues for consideration in this case are the principle of the development and the siting, design, layout and amenity.

Discussion:

The proposal, on the ground floor consists of an extension to the lounge by incorporating what is currently the conservatory, a larger kitchen, a larger dining area and an additional sitting room. The first floor is proposed to have an additional bedroom, to form 4 bedrooms in total and an additional bathroom, which will be in the form of an ensuite serving bedroom four.

The proposal has been sympathetically designed to respect the current form of the dwelling and also to respect the amenity of the adjacent dwellings. There are no windows proposed in the side elevation adjacent to No 7. There are four windows in the rear elevation at first floor level, two of which are to be obscurely glazed. The proposal complies with the guidance which requires a 22 metre distance between two windows in neighbouring properties and the distance between these would be in excess of 30 metres.

The proposal has been designed in a manner whereby the loss of light situation has been considered as a result of which the rear wall of the proposal does not project any further than the existing rear wall of the adjacent property. As such, the proposal complies with policy and would not cause any significant loss of light.

In terms of the character of the dwellings and the area, the adjoining semi to the application site has been extended and the extension does not appear subservient to the existing dwelling, as consent for this was given in 1995. The Council's now adopted Supplementary Planning Guidance - Encouraging Good Design did not exist at that time. This proposal has been designed sympathetic to this guidance, and would not be detrimental to the varied character of the area.

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Conclusion

It is considered that the proposal is in compliance with the relevant planning policies and guidance and unlikely that it would cause any detrimental impacts to the neighbouring properties, 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 and informatives as summarised below:

- 1) Development to commence within 3 years
- 2) Materials to match dwelling
- 3) As per plans submitted

Informative

- 1) Reason for approval

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 two letters of objection have been received and the recommendation is for approval.