

**PLANNING
COMMITTEE**

20th June 2012

APPLICATION NUMBER: 2012/076/FUL

**CREATION OF A SINGLE STOREY EXTENSION BETWEEN HOUSE AND
DETACHED GARAGE TO THE FRONT OF THE PROPERTY**

1129 EVESHAM ROAD, ASTWOOD BANK

**APPLICANT: MR DONALD CAMPBELL
EXPIRY DATE: 16TH MAY 2012**

WARD: ASTWOOD BANK AND FECKENHAM

(See additional papers for Site Plan)

The author of this report is Sharron Williams, Planning Officer (DM), who can be contacted on extension 3372 (e-mail: Sharron.williams@bromsgroveandredditch.gov.uk) for more information.

Site Description

The property is detached with a front and rear garden. The front of the house faces west whilst the rear of the house faces east. The front garden has vehicular access for a number of cars. A double garage exists at the front of the dwelling. Vehicular access is shared with No.1129 Evesham Road. A two storey extension has recently been built at the rear of the house.

The property faces Evesham Road, but forms part of the development of the former Yeomans site.

Proposal Description

It is proposed to build an extension that would link the main house to the double garage. The extension would measure approximately 5.1 x 3.7 metres and provide an additional room (room not annotated for its intended purpose). The new room would have a window facing south whilst an existing window that serves the study located at the front would be bricked up and a new window for the study would be provided on the side elevation.

A small angled extension is proposed for the doorway in order to create an enlarged hallway. The extension for the doorway would have a mono-pitched roof whilst the link extension would have a dual pitch-roof. Both extensions would be finished in brick.

The application is supported by a Climate Change Statement, which states that local material will be used wherever possible. The energy efficiency of the building will increase as a result of the extension as the latest insulation will be used.

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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

National Planning Policy Framework

Regional Spatial Strategy (RSS) and Worcestershire County Structure Plan (WCSP)

Whilst the RSS and WCSP still exist and form part of the Development Plan for Redditch, they do not contain any policies that are directly related to or relevant to this application proposal. Therefore, in light of recent indications at national level that Regional Spatial Strategies and Structure Plans are likely to be abolished in the near future, it is not considered necessary to provide any detail at this point in relation to the RSS, or the WCSP.

Borough of Redditch Local Plan No. 3

B(RA).8 Village settlement
B(HSG).1 Housing provision
B(BE).13 Qualities of Good Design
B(BE).14 Alterations and extensions
C(T).2 Road hierarchy

Supplementary Planning Guidance / Supplementary Planning Documents

Borough of Redditch Supplementary Planning guidance on Encouraging Good Design

Relevant Site Planning History

Appn. no	Proposal	Decision	Date
2005/027	Reserved matters 52 No. dwellings	Approved	9th March 2006
2011/230	Two storey rear extension	Approved	12th Oct 2011

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Public Consultation Responses

Responses against

2 letters submitted raising the following concerns:-

- Two properties share the same driveway therefore intimate relationship exists at the front of the house. Proposal would face writer's driveway and eliminate any privacy.
- Extension will look out of place in the area, no other properties with a quirky frontage, does not fit in with the character of the area.
- Extension will make No.1129 too dominant.
- This part of Evesham Road is characterised by detached houses with open areas, driveways and gardens. Proposal would remove this characteristic. Writer concerned that they would lose light across front garden, and has maintenance access problems to their property.
- Concerns about pipe work to property could be affected as a result of the development.
- Position of extension not shown accurately in relation to the existing house and garage.

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.

Consultee Responses

County Highway Network Control

No comments submitted.

Assessment of Proposal

The key issues for consideration in this case are as follows:

Principle

The site is within an area designated as Astwood Bank Village Settlement in the Borough of Redditch Local Plan No. 3 and comprises of a mix of uses; however, the area is predominantly residential. Therefore, the provision of an extension of some form in this locality is likely to be acceptable in principle.

Design and Layout

Policies B(BE).13 and B(BE).14 of Local Plan No.3 would apply and relate to the scale and character of potential extensions in relation to properties and its impact on neighbouring properties.

The extension would be a small scale link between the double garage and the main house and would comprise of a low dual-pitched roof resulting in a ridge height that would be lower than the ridge of the double garage. Whilst it has been noted that the proposed extension would result in additional windows (one for the new room and one for the existing study) it is considered unlikely that the windows concerned would have an impact on the amenities of the

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neighbouring occupiers in respect to overlooking, despite neighbours raising this matter as a concern.

The height of the proposal is unlikely to have an impact on light of the neighbouring property to the north of the site (No.1227), as raised as a concern by the neighbour. This is mainly due to the intended height of the extension being quite low, but also, the neighbour's garage which protrudes out beyond the front wall of No. 1127 is close to the side boundary of these properties. The garage for No. 1127 would be taller than the proposed extension.

The proposed hallway extension is designed in such a way that it is unlikely that the proposal would affect the amenities of the neighbouring occupiers, although this has been raised as a concern from the neighbouring occupier to the south of the application site. Comments have also been raised regarding the quirky nature of the angled extension. It is considered that the design of the hallway extension does not harm the appearance of the dwelling and has been designed to be in keeping with the property.

Officers consider that the extensions are acceptable and comply with Policies B(BE).13 and B(BE).14 of the Borough of Redditch Local Plan No.3 as well as the Borough of Redditch Supplementary Planning Guidance on Encouraging Good Design.

Other Issues

Comments raised by one of the objectors related to the positioning of the link extension in relation to the garage and house and that the existing buildings do not follow through in a line on site as originally shown on the plans submitted. The garage is closer to the side boundary in relation to the house. This would have a bearing on the shape and layout of the link extension. Amended plans have since been submitted to rectify this matter and are considered to be acceptable.

Other comments submitted by neighbouring occupiers referred to some pipe work that runs parallel with Evesham Road that could be in the vicinity of the proposed extensions. No comments have been submitted by Severn Trent Water. However, it is considered prudent to add an informative to make the applicant aware of this matter.

Conclusion

Despite the submission of comments from neighbouring occupiers regarding the proposed extensions, it is considered that the proposals would not have a detrimental impact on the amenities of the neighbouring occupiers, and that the proposals would comply with policies B(BE).13 and B(BE).14 of the Borough of Redditch Local Plan No. 3 as well as the Council's Supplementary Planning Guidance on Encouraging Good Design. Therefore, the proposals are considered to be acceptable.

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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 existing.
3. Approved plans specified.

Informatives

1. Reason for approval
2. Respect neighbouring properties including potential pipe work underground that serves neighbouring properties.

Procedural matters

This application is reported to Planning Committee for determination because the application has resulted in the submission of two objection letters and falls outside the scheme of delegation to Officers.