

**PLANNING  
COMMITTEE**

20th June 2012

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**PLANNING APPLICATION 2012/121/FUL**

**FIRST FLOOR EXTENSION OVER EXISTING DINING ROOM**

**25 UNDERWOOD CLOSE, CALLOW HILL, REDDITCH**

**APPLICANT: MR D MORGAN  
EXPIRY DATE: 29TH JUNE 2012**

**WARD: CRABBS CROSS**

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](mailto:steve.edden@bromsgroveandredditch.gov.uk)) for more information.

**(See additional papers for Site Plan)**

**Site Description**

The property is a three bedroomed detached dwelling and is located within Callow Hill, a residential area. The majority of the properties in Underwood Close are detached and were built around the late 1980's.

**Proposal Description**

The application seeks planning permission to build a first floor extension over an existing dining room to the front of the property in order to create an enlarged master bedroom. Materials to be used for walls (brickwork) and roof (tiles) would match those used in the construction of the original dwelling.

**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***

The National Planning Policy Framework (NPPF)

***Regional Spatial Strategy and Worcestershire County Structure Plan***

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.

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## ***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

## **Relevant Site Planning History**

None

## **Public Consultation Responses**

None

## **Assessment of Proposal**

The proposed extension would protrude forward from the existing first floor principal elevation by a distance of 1.8m with the proposal forming a pitch roofed gable over the existing dining room at ground floor level. A 5m<sup>2</sup> increase in floor space would be created to form an extension to an existing bedroom. The property would remain as a three bedroomed dwelling.

The proposal has been sympathetically designed to respect the current form of the dwelling and also to respect the amenity of the adjacent dwellings. No objections to the proposals have been received from nearby residential occupiers despite the notification process.

Having regards to Policies B(BE).13 and B(BE).14 of the Borough of Redditch Local Plan No. 3 under which applications of this nature are assessed, the extensions are considered to be acceptable since they would not harm the character and appearance of the dwelling or the street-scene and would not have a detrimental impact upon neighbour amenity.

## **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 dwelling
- 3) As per plans submitted

## **Informative**

- 1) Reason for approval

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**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 applicant is related to an employee of the Council.