

**PLANNING
COMMITTEE**

12th September 2012

PLANNING APPLICATION 2012/185/COU

**CONVERSION AND FIRST FLOOR SIDE EXTENSION TO CREATE
ADDITIONAL 2 BEDROOM FLAT**

MAYFIELD STORES, SYCAMORE AVENUE, MAYFIELDS

**APPLICANT: MR. M. FAROOQUI
EXPIRY DATE: 30TH AUGUST 2012**

WARD: CENTRAL

(See additional papers for Site Plan)

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.

Site Description

Property is a detached building which comprises of a former shop floor unit with living accommodation on two floors (the existing living accommodation does not form part of the application site). A single storey extension exists at the side which forms part of the former shop unit. A detached single garage exists at the side of the building. The site levels rise from the front to the rear of the property. An old apple tree exists close to the western corner of the site.

Proposal Description

It is proposed to convert the existing shop floor into a lounge, bedroom, kitchen and bathroom. A first floor extension is proposed above the single storey addition at the side of the building to create an additional bedroom. The extension would be finished with a pitched roof and be finished in materials to match the existing property. Windows are proposed on the front and rear elevation of the extension.

Amended plans have been submitted to show a mono pitched canopy roof on the front elevation as well as a brick porch measuring approximately 2.5 m x 1.2 m.

The application is supported by a Design & Access Statement which states that the proposal would not have an impact on the neighbouring properties and would be in keeping with the scale of the adjoining and nearby properties. Bin storage is proposed within the garden area to the side of the kitchen and parking for 2 cars will be provided.

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The application is supported by a Sustainable Energy Statement and encourages water conservation with the provision of a water butt and energy efficiency light fittings are proposed.

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

CS.7 The Sustainable Location of Development

B(HSG).6 Development within or adjacent to the Curtilage of an Existing Dwelling

B(BE).13 Qualities of Good Design

B(BE).14 Alterations and Extensions

Supplementary Planning Guidance / Supplementary Planning Documents

Borough of Redditch Supplementary Planning Guidance (SPG) on Encouraging Good Design

Relevant Site Planning History

2003/597 - Re-use of shop for living accommodation – Approved 11th February 2004.

Public Consultation Responses

Responses against

3 comments received raising the following points:

- Impact the extension would have on light to objector's property

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- Concerns that issues regarding noise/ disturbance/ car parking may arise if property becomes a multi dwelling.
- Concerns of overlooking.

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.

Responses in favour

One comment received: Location of the Stores property is a corner site with ample space around the building. Increasing living facilities would help to keep the premises safe.

Consultee Responses

County Highway Network Control

No objection to proposal

Worcestershire Regulatory Services

Recommend conditions referring to hours of construction, and no burning on site.

Severn Trent Water

No objection subject to a condition regarding drainage details.

Assessment of Proposal

The key issues for consideration in this case are:

Principle

The site is within the urban area and is undesignated in the Borough of Redditch Local Plan No. 3. However, the area is predominantly residential. Therefore, the principle of converting the former shop to a self contained flat is acceptable. Given the urban location of the site, which is preferable sequentially to more remote sites, the proposal would comply with policy CS.7 of Local Plan No.3.

In addition, planning permission was granted in 2004 to convert the shop floor only into a self contained flat but was never implemented, but is a material consideration.

Design and Layout

The original design of the building has a very domestic appearance to it, (it does not comprise of a traditional shop frontage). Therefore, the conversion would work well for this building. As a result of converting the premises an extension is proposed above a single storey addition at the side of the shop. The design of the extension would be in scale and character with the original building.

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At present there is a plain plastic fascia board on the front elevation where the former shop sign would have been. In addition, the down lighters that would have lit the sign are still in situ on the front elevation. Also, a timber sign exists at the side of the building. These elements of shop paraphernalia would need to be removed and a condition is proposed to require this. However, the plastic fascia on the front elevation does not enhance the front elevation of the property. Officers have suggested that a mono-pitched canopy roof be considered, a porch was also suggested in order to provide better facilities for the accommodation. Amended plans have been submitted showing these amendments that help to improve the building overall in respect to the streetscene.

Objections have been made to the proposal regarding overlooking, loss of light, and potential noise and disturbance issues.

The Council's SPG on Encouraging Good Design recommends a spacing standard of 22 metres between the rears of properties directly facing each other, although this distance can be reduced if houses are offset from each other. Officers clarify that the spacing at the rear is approximately 21 metres and due to the orientation of the property in relation to the neighbouring properties, they are offset with each other. Taking into consideration the distance, the orientation and the site levels of the building and neighbouring dwellings, it is unlikely that the proposal would have a detrimental impact on the amenities of the neighbouring properties in respect to overlooking and loss of light. Officers would confirm that the proposal would comply with the Council's SPG on Encouraging Good Design and policies B(BE).13 and B(BE).14 of the Borough of Redditch Local Plan No.3.

Landscaping and Trees

An old apple tree exists in the corner of the application site and its canopy overhangs the neighbouring property. The neighbouring occupier has verbally requested that the tree be removed as it may improve his outlook but also the tree does overhang his rear garden. Officers would not normally encourage the removal of trees as they do aid in providing a screen to new development. However, the tree is not a good specimen, and whilst the proposed amenity provision for the proposal complies with the Council's SPG on Encouraging Good Design, the removal of the tree would create more useable garden space.

Highways and Access

The plans submitted show a garage space and car parking in front of it. The County Highway Network Control has no objection to the proposal and this meets current standards.

Conclusion

The proposal would be in keeping with the general land use in the locality, and the proposed extensions would enhance the property and the

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streetscene. Whilst there have been objections to the proposal in relation to loss of light / overlooking etc. the proposal would comply with the Council's guidelines set out in the SPG on Encouraging Good Design and policies B(BE).13 and B(BE).14 of the Borough of Redditch Local Plan No.3.

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. Limited hours during construction.
4. Car parking provision during construction.
5. No burning on site.
6. Former shop paraphernalia to be removed before the development first brought into use.
7. Approved plans specified.

Informatives

- 1 Reason for approval.
- 2 Drainage details to be submitted.

Procedural matters

This application is reported to Planning Committee for determination because there have been more than two objections to the application.