

**PLANNING  
COMMITTEE**

**6th August 2014**

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**Planning Application 2014/170/FUL**

**First floor side extension over existing garage and single storey rear extension**

**1 Ellenbrook Close, Batchley, Redditch, Worcestershire, B97 6TB, ,**

**Applicant: Mr Gary O'Rourke**  
**Expiry Date: 9th July 2014**  
**Ward: BATCHLEY AND BROCKHILL**

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

The author of this report is Jane Griffiths, Planning Officer (DM), who can be contacted on Tel: 01527 534062 Email: jane.griffiths@redditchbc.gov.uk for more information.

**Site Description**

1 Ellenbrook close is situated within an urban area of Redditch. The property lies at the end of a small cul de sac, in which are situated both semi-detached and detached properties and the ground level here is flat.

This property is part of a modern housing development constructed in the late 1990's by Persimmon Homes.

**Proposal Description**

The proposal is for a first floor side extension over an existing garage and a single storey rear extension which will replace an existing conservatory. The side extension will be set back from the front wall of the existing house and also set down at roof level.

**Relevant Policies :**

**Borough of Redditch Local Plan No.3:**

BBE13 Qualities of Good Design  
BBE14 Alterations and Extensions

**Others:**

NPPF National Planning Policy Framework  
SPG Encouraging Good Design

**Relevant Planning History**

None

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**Consultations**

**Highway Network Control**

No Comments Received To Date

**Public Consultation Response**

4 letters received. Comments are summarised as follows:

- o Loss of light, outlook and privacy to existing properties
- o Over development of the site

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.

1 letter of support has also been received.

**Assessment of Proposal**

This application relates to a semi-detached property in a residential area where the principle of residential development is usually considered to be acceptable, however the permitted development rights have been removed from this property and others on this part of the estate. The reason for this being that the gardens to the properties here are generally small and it was felt necessary to help protect visual and residential amenity.

Planning permission was granted under Planning Ref. 96/459, and Condition 10 restricts permitted development rights under Schedule 2, Part 1, Classes A and E. The condition reads as follows:

Notwithstanding the provisions of the Town and County Planning General Permitted Development Order 1995, and subsequent amendments thereof, no development included within Schedule 2, Part 1, Classes A and E shall be carried out within the residential curtilages as approved without the express consent of the Local Planning Authority.

Reason:- In order to maintain and preserve the amenities of the area.

The single storey rear extension would normally be deemed as permitted development but in this case as permitted development rights have been removed this proposal has been included with the application for the first floor side extension.

The proposal is considered acceptable as the design, appearance and scale are sympathetic to the main house and as this property and adjoining neighbour are tucked

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away in a corner the proposed side extension would not detract from the character of the street.

It is considered that the extensions would not be over dominant and the scale and siting of the rear single storey extension complies with the 60 degree rule. With regard to the size of garden, as the proposed rear extension will only encroach a further 20 cm into the garden when replacing the existing conservatory, there will be minimal loss of garden length, a 9 metre length at the longest point will remain. The first floor extension sides onto the larger garden of the neighbouring properties, being approximately 13 metres away at the nearest point (a 11 metre minimum distance is usually required) and would therefore not cause any harm to amenity through overshadowing, loss of light or privacy due to its size and positioning and as such is considered acceptable.

This scheme has raised no other material planning issues and required no further negotiations or amendments. The proposal is therefore considered to be in compliance with policy and a sustainable form of development in accordance with the requirements of the National Planning Policy Framework.

Proactive engagement by the local planning authority was not necessary in this case as the proposed development was considered acceptable as initially submitted.

**RECOMMENDATION:**

***That having regard to the development plan and to all other material considerations, planning permission be **GRANTED** subject to the following conditions:***

**Conditions:**

- 1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the grant of this permission.

Reason :- In accordance with the requirements of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The proposal shall be carried out as shown on the plans, schedules and other documents listed below;

Location plan, 1:1250

Site plan, 1:500

Existing elevations, 1:100 - Drawing No. GO-14-05(P)

Proposed elevations, 1:100 - Drawing No. GO-14-06(P)

First floor existing, 1:50 - Drawing No. GO-14-02(P)

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First floor proposed, 1:50 - Drawing No. GO-14-04(P)  
Ground floor existing site plan, 1:50 - Drawing No. GO-14-01(P)  
Ground floor proposed, 1:50 - Drawing No. GO-14-03(P)  
Roof plan existing, 1:50 - Drawing No. GO-14-08(P)  
Roof plan proposed, 1:50 - Drawing No. GO-14-08(P)  
Section, 1:50 - Drawing No. GO-14-07(P)

Reason: To make sure the development is carried out exactly as shown on the plans, to ensure that it relates to the area in which it is being built and protects how that area looks, in order to comply with Policy B (BE).13 of the Borough of Redditch Local Plan Number 3.

**Procedural matters**

This application is being reported to the Planning Committee because two (or more) objections have been received.