

**PLANNING
COMMITTEE**

28th November 2012

PLANNING APPLICATION 2012/251/FUL

**ERECTION OF A PAIR OF SEMI-DETACHED DWELLINGS WITH NEW
VEHICULAR ACCESS**

LAND ADJACENT TO THE THATCHERS, CHURCH ROAD, WEBHEATH

APPLICANT: A&P HOMES LTD
EXPIRY DATE: 12TH NOVEMBER 2012

WARD: WEST

The author of this report is Steven Edden, Planning Officer (DC), who can be contacted on extension 3206 (e-mail:

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(See additional papers for Site Plan)

Site Description

The site forms garden curtilage associated with the property 'The Thatchers', a vacant bungalow in a dilapidated state of repair. This property was last occupied in 1993. The Thatchers lies to the immediate north of the site, beyond which lies a former vehicle repair premises known as 'Woodyard Garage'. The site is located to the western side of Church Road. To the eastern side of Church Road are a row of semi-detached properties, numbered 22 to 36 Church Road. The southern boundary is a garden fence forming the rear boundaries to properties which are accessed via the road 'Hill Top' and the property '19 Hill Top' which is accessed via Church Road.

Proposal Description

This is a full planning application to erect two, three bedroomed houses, arranged as a pair of semi-detached dwellings. Each property would accommodate two car parking spaces to the frontage. A new access to serve the development would be formed direct from Church Road to the east. The houses would be formed of brickwork walls under a tiled roof, with materials matching those of dwellings in the surrounding area.

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

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National Planning Policy

The National Planning Policy Framework (NPPF)

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 WCSP.

Borough of Redditch Local Plan No.3

- B(RA).3 Areas of Development Restraint
- 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(NE).1a Trees, Woodland and Hedgerows
- C(T).12 Parking Standards (Appendix H)

Supplementary Planning Guidance/Supplementary Planning Document
Encouraging Good Design

The site lies within a larger area identified in the Borough of Redditch Local Plan No.3 as an Area of Development Restraint (ADR).

A wider area is covered by a Tree Preservation Order: (BOR TPO 72)

Relevant Site Planning History

The application site and the wider area in the immediate vicinity of the site have been considered for residential development in the past, but in the form of two separate application sites.

The Thatchers, which consists of an unoccupied bungalow and land to its immediate south, has the following relevant history:

1993/466/FUL Demolition of existing bungalow and replacement with new dwelling and garage

Application Granted 25.1.1994

2001/588/OUT Replacement dwelling and new access

Application Granted 26.2.2002

2012/182/OUT Outline application for demolition of existing bungalow, one new replacement dwelling and four new dwellings

Application Withdrawn 17.9.2012

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Woodyard Garage and the land to its side and rear which also includes the proposed application site has the following relevant planning history:

2001/295/OUT Outline application for residential development. An indicative layout was submitted showing 12 dwellings
Application refused 19.10.2001. Appeal dismissed 8.7.2002.

2003/548/OUT Outline application for residential development. An indicative layout was submitted showing 6 dwellings
Application refused 13.5.2004.

2005/147/FUL Erection of nine new dwellings
Application Withdrawn 20.5.2005

2005/444/OUT Outline application for residential development
Application Withdrawn 13.6.2006

Public Consultation Responses

Responses against

5 letters received in respect of originally submitted plans. Comments are summarised as follows:

- Access and egress to the site will be dangerous. Vehicles will not be able to exit the site in a forward gear
- Pedestrian safety would be prejudiced due to lack of pavement either side of the road
- Parking provision on site is inadequate: more spaces required
- Houses on Church Road are generally not three storey: proposed development would be out of character with the area
- Concerns regarding possible loss of tree cover
- General drainage concerns
- Proposed development not aesthetically pleasing and not in keeping with the street scene
- Ridge height would be overbearing. Development would harm amenities of nearby properties

At the time of writing, 1 letter received in respect to amended plans submitted. Any further comments received will be reported as an update to this report. Comments received are summarised as follows:

- Whilst the amended plans have taken into consideration some resident concerns, the proposals are still unacceptable
- Impact upon nearby residential amenity remains a concern: particularly loss of privacy
- Access and egress to the development is still dangerous
- The proposed development would harm the character of Church Road

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Consultee Responses

RBC Arboricultural Officer

No existing trees within the site are covered by the Tree Preservation Order (BOR TPO 72), although one twin-stem oak tree is located just to the rear of Plot 1. The stem diameter would suggest that the Root Protection Area (RPA) would extend within a small part of the proposed rear garden area of Plot 1. The RPA should be marked out with protective fencing during all site works in line with BS 5837 with no storage of materials or machinery taking place within the RPA during the course of all site works in order to safeguard the health of the tree

County Highway Network Control

No objection subject to conditions concerning access and parking provision, together with standard informatives

Severn Trent Water

No objections. Drainage details to be subject to agreement with Severn Trent

Worcestershire Regulatory Services

No objections. In view of the proximity of the proposed development to existing residential development, recommends that hours of operation on site be controlled in addition to any burning on site

Background

Amended plans have been submitted to address concerns raised by officers in respect to the originally submitted plans. A re-consultation exercise has been carried out following the receipt of the amended plans which includes notification in writing to those persons who raised objections originally. This consultation period expired on 13th November 2012.

Assessment of Proposal

The key issues for consideration are as follows:

Principle

The application site is included within the Webheath ADR in the Borough of Redditch Local Plan No.3. ADR land is safeguarded from development to meet the Borough's long term development needs beyond the year 2011.

In respect to application 2001/295/OUT: Outline application for residential development which included the application site in addition to that contained by Woodyard garage, the Inspector, at appeal did not consider that there was an ADR policy reason to reject that proposed development. Officers together with County Highway Network Control do not consider that the development of the site in the way proposed would prejudice the possible future development of the much larger area of the Webheath ADR to the west.

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Whilst such land is no longer defined as previously developed or 'brownfield' land, Officers do not however consider that there are any valid reasons why such a site cannot be developed for new residential purposes.

Design, appearance and general layout

Policy B(HSG).6 of the adopted Local Plan is supportive of new residential development within the curtilage of a dwellinghouse providing it respects the character and appearance of its surroundings and does not impinge on the residential amenities enjoyed by occupiers of existing nearby development.

The scale and massing of the proposed development has been reduced considerably from that submitted originally. The height of the dwellings would be 8 metres to ridge, rather than the original height of 9 metres. The width and depth of development have been compacted, which have in turn resulted in an elevational treatment which respects that of surrounding residential development. Window numbers and proportions, particularly to the prominent front elevation complement house types found in this part of Church Road, which are predominantly of a semi-detached form. Features such as chimneys have been introduced, and further detailing such as a brick dental course at eaves and the use of brick quoins to corners now reflect the semi-rural nature of the sites surroundings, respect local distinctiveness and the street-scene as required under the NPPF and in Local Plan Policy B(BE).13.

The application proposal would meet all of the Council's spacing standards including minimum garden size and distance between existing (neighbouring) and proposed new window separations. Such standards are contained within the Councils adopted SPG 'Encouraging Good Design'.

Impact upon nearby residential amenity

Officers are satisfied that no loss of residential amenity would result from the proposed development following the submission of the amended plans, where height and bulk have been reduced. A proposed window to the south facing side elevation of Plot 1 (to serve a first floor hallway) is now to be obscurely glazed. No loss of light or privacy would result from the proposed development. Plans now showing a lowering in height, width and depth would ensure that the houses would not be overbearing or visually intimidating in appearance when viewed against others within Church Road.

Access

Whilst the dwellings would not provide an area for the turning of vehicles within their frontages, it should be noted that virtually all of the properties situated along this section of Church Road do not have such turning facilities. This includes those which are accessed directly from both the western and eastern sides of Church Road. County Highways have raised no objection with respect to this particular issue and similarly raise no objection to the level of car parking to be provided with the curtilage of each dwelling, where Plots 1

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and 2 would have two spaces each. Such provision is acceptable having regard to parking standards for three bedroomed dwellings.

Sustainability

Although the site is located in a more peripheral location to other more sustainable sites, the site is part of a larger area allocated to meet the Borough Councils housing requirements. The site is located within walking distance of local shops and a primary school.

The orientation of the dwellings with rear gardens facing due south-west would mean that passive solar gain to the rear can be maximised.

Trees

As stated by the Arboricultural Officer, no existing trees within the site are covered by the Tree Preservation Order. Due to the close proximity of a twin-stem oak tree, which is considered to contribute to the visual amenities of the area, prior to the commencement of site works, protective fencing around the root protection area of the tree would need to take place. In addition, no storage of materials or machinery should take place within the RPA during the construction period. Such measures would safeguard the health of the tree. A condition to this effect is recommended for inclusion in the case of planning permission being granted.

Conclusion

The proposal is considered to comply with the planning policy framework and would not cause harm to amenity or safety.

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 three years
2. Materials to be submitted – walls and roof
3. Landscaping scheme to be submitted to LPA
4. Landscaping scheme to be implemented in accordance with details agreed
5. Tree protection measures
6. Limited working hours during construction period
7. Access and parking provision
8. Development in accordance with amended plans (listed)

Informatives

1. Reason for approval
2. Drainage
3. No burning on site

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4. NB Highway informatives 4 and 5

Procedural matters

This application is reported to the Planning Committee because two or more objections to the application have been received, and the recommendation is to grant planning permission.