



Planning Committee

Central Ward

2 December 2008

**2008/330/FUL PROPOSED DETACHED DWELLING
LAND ADJACENT TO 125 PLYMOUTH ROAD, SOUTHCREST
APPLICANT: MR D BUSH, OAKSIDE PROPERTY LTD
EXPIRY DATE: 8 DECEMBER 2008**

Site Description

(See additional papers for Site Plan)

The site currently forms part of the garden area of No.125 and substantially slopes up from the roadside. Existing car parking and a garage for No.125 is currently being provided on this land.

There is a difference in levels of approximately 1 metre between No.125 and 123, with No. 123 set at the lower level. Most properties along this road are elevated with car parking facilities generally provided at the foot of the slope and either built into the land or on the natural gradient of the land.

Proposal Description

Full planning permission is sought for a detached dwelling on land at the side of No.125 Plymouth Road.

The dwelling would be two storey and set level with the front wall of No.125. The dwelling would provide kitchen/diner and lounge facilities at ground floor level with 3 bedrooms and en-suite facilities at first floor level.

Off street car parking for the dwelling and No.125 Plymouth Road would be provided in the front garden area of the two properties and would be in the form of two car parking bays. 2 car parking spaces would be provided for each dwelling.

A 1 metre side spacing is proposed at the side of the dwelling and the site boundary adjacent to No.125. The application is supported by a Design and Access Statement which states that this side access would enable the removal of house and garden refuse from its storage place to the rear of the dwelling. Adequate garden space would be provided for the dwelling, and adequate garden space would be maintained for No.125.

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

PPS.1 (& accompanying documents) Delivering sustainable development
PPS.3 Housing

Regional Spatial Strategy

CF2 Housing beyond Major Urban Areas
CF3 Level and Distribution of New Housing Development
CF5 The re-use of land and buildings for housing
CF6 Making efficient use of land
T2 Reducing the Need to Travel
T7 Car Parking Standards and Management

Worcestershire County Structure Plan

SD.3 Use of previously developed land
SD.4 Minimising the Need to Travel
T.4 Car Parking

Borough of Redditch Local Plan No. 3

CS.3 Use of Previously Developed Land
CS.4 Minimising the Need to Travel
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
C(T).2 Road Hierarchy
C(T).12 Parking Standards

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

Relevant Site Planning History

| Appn.no | Proposal | Decision | Date |
|----------|---------------------------------------|-----------|---------|
| 2005/306 | Proposed pair of semi-detached houses | Withdrawn | 12.8.05 |

Members may recall that in 2005 a planning application was submitted for two dwellings on this site. The issues with that particular application were that the proposal did not fully comply with the 1 metre spacing requirement set out in the SPG on Encouraging Good Design, this resulted in the scheme looking very cramped particularly adjacent to No.125. The car parking arrangements for the two dwellings and existing dwelling were proposed to be 3 rows of tandem spaces, resulting in a substantial amount of land at the front being hard surfaced. Officers considered the scheme to

be an over intensive form of development. The proposal was recommended for refusal, but was withdrawn by the applicant.

Public Consultation Responses

Responses in favour

1 letter of comment stating no objection to the proposal but refers to issues that are controlled by Building Control and are not within planning remit.

1 letter of support from CPRE stating development will be an infill and windfall development. Keen to see existing landscaping retained.

Responses against

3 letters of objection raising the following points:-

- Increase in traffic on what is already a busy road, increasing the risk of a serious accident.
- Development would be out of character with surrounding properties that date back to the 1920's and would therefore look out of place.
- Proposal would overlook objector's property (live across the road) and reduce privacy.
- Concern of noise with vehicles coming and going.
- Other neighbour (next door but one) concerned about privacy.
- Concern of noise, dust and dirt whilst work takes place.
- Parking of vehicles for builders whilst work takes place will be problematic given how busy the road is and given it is a bus route and occupiers use the route to get to local shops/schools etc.

Other issues which are not material 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 received.

Environmental Health

Suggest that the following issues be considered:-

- In view of the proximity of the proposed development it is suggested that construction times be restricted.
- External security lighting would be such that it does not adversely affect nearby residential occupiers.

Crime Risk Manager

No comments received

Seven Trent Water

No objection subject to a condition regarding drainage details.

Assessment of proposal

This proposal shows a reduction to the previously withdrawn scheme with it now for only one dwelling. The key issues for consideration in this case are as follows:-

Principle

The site currently forms part of the garden area of No.125 Plymouth Road which is residential and is situated within a predominantly residential area. Therefore, the principle of residential development in this location is considered to be acceptable because it is brownfield land within the urban area of Redditch.

Design and Layout

The proposed dwelling is level with No.125 at the front, but would protrude 1.5 metres further back in relation to the rear of No 125. However, due to the side spacing that would be maintained between the proposed dwelling and No.s 123 and 125, the proposal would fully comply with the 60° and 45° guidelines set out in SPG on Encouraging Good Design.

Although a 1 metre side spacing is proposed along the side boundary to No. 125, the side spacing to No.123 varies from 350mm to 500mm. There is concern that leaving such a narrow spacing would make access for general maintenance to this side of the house very difficult. Therefore, negotiations are being held with the applicant to reduce the width of the footprint slightly to enable a better side spacing. Reducing the width of the dwelling would also help the proportions of the dwelling when viewed from the front of the site.

The Design and Access Statement states that the dwelling is traditional in design to harmonise with adjacent properties. However, it is considered that additional improvements could be made to further enhance the scheme. Officers are negotiating this matter with the applicant. In addition, a street scene has also been requested. Any additional information and officer comments on it will be reported in the Update paper.

Landscaping and Trees

No details have been provided as part of the application although it is indicated in the Design and Access Statement that landscaping would be provided as part of the development. Members will be aware that this matter can be controlled through the imposition of conditions.

Highways and Access

At the time of drafting the report no comments had been submitted by County Highway Network Control. However under the previous application for two dwellings, comments related to the recommendation of conditions should the scheme be approved. Therefore, given this is a less intensive form of development it is unlikely that Highway Network Control will raise any objection to this proposal, but may recommend conditions for this scheme.

It is indicated on the details submitted that the parking area would be block paved. Given the potential extent of surface water run off (due to the gradient of the site and hard surfacing for footpath etc), Officers will be negotiating with the applicant for a permeable surface for the car parking area.

Sustainability

The applicant has provided a Climate Change Statement. This specifies that the design of the building is to maximise natural sunlight. External lighting shall be passive detection or light sensitive. Recycling facilities will be used and containers are to be stored at the rear of the property. The construction of the building would be highly insulated and comprise of double glazing. A condensing boiler is proposed and internal lighting would be energy efficient. Negotiations will be held with the applicant to ensure that the proposal complies with Level 3 of the Code for Sustainable Homes.

Other issues

Reference has been made by a neighbour regarding soil removal. From the plans submitted it does not appear to be a substantial amount of soil to be removed from the site and it is considered that it is likely that soil would be redistributed around the site. However, further clarification is being sought on this matter.

In respect to objections raised by neighbouring occupiers, it is considered unlikely that the proposal would hinder neighbours' privacy at the side or across the road from the site, as the proposal fully complies with Council's spacing requirements set out in SPG on Encouraging Good Design. In respect of disturbance with noise and builders' vehicles during construction, suitable conditions can be imposed to reduce such potential problems.

Conclusion

The proposal is considered to comply with policy and is unlikely to cause significant harm to amenity or safety.

Recommendation

having regard to the development plan and to other material considerations, authority be delegated to the Acting Head of Planning and Building Control to GRANT planning permission subject to comments and conditions recommended by County Network Control and subject to the following conditions:-

1. Development to commence within 3 years.
2. Details of materials to be submitted.
3. Landscaping scheme to be submitted and implemented.
4. Failure of planting to be replaced.
5. Limited working hours during construction.
6. Car parking for site operatives.
7. Dwelling to be built to a minimum Level 3 requirement set out under Code for Sustainable Homes.
8. Drive area to be of a permeable surface and retained as such.
9. Amended plans specified.

Informatives

- 1 Drainage details to be in agreement with Severn Trent
- 2 Development to be built to Secured by Design standards.