

**PLANNING
COMMITTEE**

16th January 2013

PLANNING APPLICATION 2012/297/FUL

CONVERSION OF EXISTING BUILDING TO 6 NO. FLATS

475 EVESHAM ROAD, REDDITCH

**APPLICANT: MR N TATLOW
EXPIRY DATE: 18TH JANUARY 2013**

WARD: CRABBS CROSS

(See additional papers for Site Plan)

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) for more information.

Site Description

The building is Victorian and adjoins Evesham Road from which access to the site is formed. This building, together with a later extension to the rear (now demolished) was formerly used as an industrial building for the production of brushes. An extension to the building was formed under an application made in 2004 which accommodates 6 no. flats.

An in-curtilage car park is formed to the rear (towards the eastern side) of the site. To the south of the site lies a small public car park which serves the Crabbs Cross District Centre. Immediately to the north along Evesham Road are a number of terraced houses, the nearest of which is number 471 which is some 4.2 metres from the flank wall of this building site.

Proposal Description

Permission is sought to convert the existing, vacant frontage building (which is attached to an extension forming 6 no. flats), to 6 new flats. A total of 12 flats would therefore be provided across the site as a whole if consent were to be granted.

The accommodation would be provided as follows:

Basement level:

One new 2 bedroomed flat

Ground floor level:

Two new 1 bedroomed flats

First floor level:

Two new 1 bedroomed flats

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Second floor level (attic/loft space):

One new 1 bedroomed flat

In order to enlarge the living accommodation and to maximise daylight to the proposed second floor flat, one rooflight is proposed to be inserted to the front facing roofslope. One new rooflight and two new dormer windows are proposed to be inserted to the rear roof slope.

An existing access which is formed to the side of number 475 Evesham Road serves a communal car park within the site, to the rear. The car parking area provides space for 12 no. vehicles.

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

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 the WCSP.

Borough of Redditch Local Plan No.3

CS.6	Implementation of Development
CS.7	The Sustainable Location of Development
S.1	Designing Out Crime
B(HSG).6	Development within or adjacent to the curtilage of an existing dwelling
B(BE).13	Qualities of Good Design
B(BE).19	Green Architecture
C(T).12	Parking Standards

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Supplementary Planning Guidance / Supplementary Planning Documents

Encouraging Good Design
Designing for Community Safety
Planning obligations for education contributions
Open space provision

Relevant Site Planning History

Application no	Proposal	Decision	Date
2001/459/FUL	Comprehensive conversion of site to form 10 flats	Approved	09.04.2002
2004/036/FUL	Erection of 6, one bed flats	Approved	27.05.2004

Public Consultation Responses

Responses in favour

One letter received stating that the proposed development of the former brush factory would be acceptable in policy terms.

Responses against

None

Consultee Responses

County Highway Network Control

No objection

Worcestershire Regulatory Services (Environmental Health)

No objection

RBC Community Safety Officer

Recommends that development is constructed to secured by design standards

Severn Trent Water

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

WCC Educational Services

Confirm that a financial contribution towards education provision would be required in this case

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Background

Planning permission was granted for the comprehensive development of this site in 2002. This comprised a conversion to four 1 bed flats in the frontage building and a further six 1 bed flats in a rear two storey extension. Following a change in ownership in respect to the rear of the site, planning permission was granted in 2004 for six 1 bed flats in a slightly larger extension at the rear of the frontage building to that approved in 2002. This consent did not include the frontage building which is the subject of this application. The extension to the rear has been implemented and is in occupation. The frontage building is vacant, having been fire damaged and needing extensive repairs and refurbishment. By virtue of the implementation of the earlier scheme in 2002, the four flats approved to the frontage can be implemented at any time. It is therefore only necessary to assess those elements that comprise the proposed basement and attic space conversion (two further flats).

Assessment of Proposal

The key issues for consideration in this case are considered to be:

- a) The design and layout of the proposals
- b) Impact of the proposals on highway safety
- c) Planning Obligation required

The site is not designated for any particular use in the local plan but an extension to an existing residential use on the site is acceptable in principle given that the surrounding area comprises a mix of residential and commercial uses.

Design and Layout

Policy requires that the appearance of the proposal, its layout and separation distances be considered, in terms of within the site and in context with surrounding built form. The overall scale and massing of the proposal would not be materially different from that which exists on site since the proposals represent a conversion of an existing building. The dormer roof windows to the rear would respect the character and appearance of the existing building and would have no harmful impact upon the existing street scene being located as they are, to the rear of the building. The proposals would not impact upon the amenities enjoyed by the occupiers of any nearby properties.

Amenity space has already been provided to a high standard to the rear of the site further to the implementation of application 2004/036/FUL. An area exists to the frontage of the building which requires further improvement in order that this space does not have a detrimental impact upon the visual amenities of the area. A landscaping condition is recommended for inclusion to ensure that the character of the street-scene is respected.

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Highways and Access

The proposed development provides for a total of 12 no. car parking spaces to the rear. These have been implemented following the approval of the earlier application for six flats. The provision of one parking space per apartment meets the Council's car parking requirements and complies with Policy C(T).12 of the Borough of Redditch Local Plan No.3. County Highway Network Control has no objection to the use of the existing vehicular access together with the proposed car parking provision.

Planning Obligation

The size of the proposed development is above the policy threshold for requiring contributions which should be sought via a planning obligation which in this case would cover:

- A contribution towards playing pitches, play areas and open space in the area, due to increased demand/requirement from future residents, in compliance with the SPD.
- A contribution towards County education facilities. The County have confirmed that there is a need in this area to take contributions towards the Harry Taylor First School, Walkwood C of E Middle School and Kingsley College.

Conclusion

At the time of writing, the planning obligation is in draft form, but is expected to be completed by 18th January 2013. Assuming that the obligation is completed by this date, it is considered that the proposed development would accord with policy criteria and objectives to result in a favourable recommendation. Car parking and access arrangements are considered to be acceptable. If the obligation has not been completed by 18th January 2013 Members will be informed by means of a planning update, which may mean that the recommendation may need to be amended from that as stated below.

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 Plans approved specified.
- 3 Landscaping to be submitted and approved.
- 4 Landscaping to be carried out in accordance with details approved
- 5 Hours of work during construction to be limited

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Informatives

- 1 Reason for approval
- 2 Drainage
- 3 LPA acted in a positive and proactive manner
- 4 Secured by Design

Procedural matters

This application is being reported to the Planning Committee because the recommendation is that permission be granted subject to a planning obligation. As such the application falls outside the scheme of delegation to Officers.