



2008/342

Planning Committee

Batchley Ward

6 January 2009

**ERECTION OF A TWO STOREY DETACHED DWELLING AND GARAGE
5 WILLOW WAY, BATCHLEY
APPLICANT: ABBEY AND LYNDON
EXPIRY DATE: 22 DECEMBER 2008**

Site Description

(See additional papers for Site Plan)

The site consists of a parcel of land at the side of 5 Willow Way which formed part of the garden area for this property but has recently been fenced off following the submission of this application. The site has shrub and hedge planting and a single storey building attached to No. 5 Willow Way. The single storey building would need to be demolished in order to implement the proposed development. The site is relatively level and is very slightly elevated in relation to 6 Willow Way.

Proposal Description

A 3 bedroom two storey dwelling is proposed with an attached single size garage.

Part of the dwelling would be set slightly further forward of the adjacent property (No.5), and have garden area to the rear. Access to the development is via a new access off Willow Way.

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

PPS1 (& accompanying documents) Delivering sustainable development

PPS3 Housing

Regional Spatial Strategy

CF2	Housing beyond Major Urban Areas
CF3	Level and Distribution of New Housing Development
CF5	The reuse 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 and Existing Dwellings
B(BE).13	Qualities of Good Design
B(BE).19	Green Architecture
C(T).12	Parking Standards

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

Relevant Site Planning History

None

Public Consultation Responses

Responses in favour

1 letter of support from CPRE. Site is garden area of 5 Willow Way with boundary hedging on all three sides of the site. Some planting will need to be removed to implement the development. Generally CPRE support development of the site.

Two letters of comment raising the following points:-

- Proposed drive may affect the existing lamppost which will probably need to be relocated.
- Concern about noise during construction and that parking for builders is kept within the confines of the application site.

Consultee Responses

County Highway Network Control

No objections subject to conditions.

Environmental Health

No objections

Severn Trent Water Ltd

No objection subject to conditions.

Assessment of Proposal

The key issues for consideration are as follows:-

Principle

The site currently forms part of the garden area of 5 Willow Way which is residential and is situated in a primarily 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 building line of the proposed dwelling is similar to that of No. 5 Willow Way, although it would be slightly further forward, it would be in keeping with the layout and character of the surrounding housing.

The proposal complies with the Council's SPG on Encouraging Good Design and is designed to complement the adjacent housing with the use of materials to match the existing properties.

Landscape and Trees

No details have been provided as part of the application although it is indicated in the Design and Access Statement that all disturbed areas of hedges and planting will be reinstated on completion of the new dwelling.

Highways and Access

Adequate off street car parking would be provided for the proposed dwelling. The existing property had no provision of off street car parking and this would remain the same if planning permission is granted for the proposal.

County Highway Network Control has no objection to the proposal. Comments have been made by a neighbour that the location of the access

could affect a lamppost. This matter can be easily remedied (if necessary the lamppost repositioned). An informative could be imposed advising the applicant of the possibility of relocating the lamppost.

Sustainability

The applicant has provided a Climate Change Statement. This specifies that the design of the overall floor area has been kept to the minimum with very little wasted circulation space to reduce the overall building material used. The house will be constructed using highly insulated walls, roof and floor and the heating system will be based on the use of a gas fired high efficiency condensing boiler. In addition, serious consideration will be given to the use of passive solar heating panels to offset the hot water requirements of the dwelling.

Conclusion

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

Recommendation

Having regard to the development plan and to other material considerations, planning permission be GRANTED subject to conditions and Informatives as summarised below:-

1. Development to commence within 3 years.
2. Details of materials to be submitted.
3. Landscape 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. Access, turning and parking

Informatives

1. Applicant to be advised that lamppost may need to be relocated.
2. Mud on highway.
3. Private apparatus within the highway.
4. Alteration of highway to provide new or amend vehicle crossover.
5. Drainage details to be in agreement with Severn Trent.