

**PLANNING
COMMITTEE**

5th June 2013

PLANNING APPLICATION 2013/076/FUL

ERECTION OF NINE DETACHED DWELLINGS

1378 AND LAND TO THE REAR OF 1380 EVESHAM ROAD, REDDITCH

**APPLICANT: KENDRICK HOMES LTD
EXPIRY DATE: 17TH MAY 2013**

WARD: ASTWOOD BANK & FECKENHAM

(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 site is 0.4 hectares and is located to the south of Astwood Bank within the village envelope. The plot lies to the western side of Evesham Road, approximately 50 metres due north of Edgioake Lane which itself forms the administrative boundary between the Borough of Redditch and Wychavon District Council.

The site contains a dwelling (which is set back approximately 50 metres from Evesham Road) and outbuildings (number 1378) which are to be demolished to accommodate the development together with the domestic garden associated with number 1378. The southern part of the site contains a long rear garden belonging to the property 1380 Evesham Road. This property would retain (a much shorter) rear garden. The topography of the site is generally flat.

The site boundaries are comprised of timber fences adjoining domestic properties, and the Ridgeway Middle School immediately to the north.

Proposal Description

This is a full planning application to erect nine detached dwellings. All would be four bedroomed houses with the exception of Plot 6 which would be five bedroomed. Every house would be formed of brickwork walls under a tiled roof and would have either a double or single integral garage, or in the case of Plot 1, a detached garage. All dwellings would have additional in-curtilage parking.

The existing vehicular access to number 1378, which is located between numbers 1370 and 1380 Evesham Road would serve the development.

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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.redditchbc.gov.uk

National Planning Policy

The National Planning Policy Framework (NPPF)

Borough of Redditch Local Plan No.3

B(RA).8	Development at Astwood Bank
CS.6	Implementation of Development
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)

Paragraph 215 of the NPPF states that due weight be given to relevant policies in existing plans according to the degree of consistency with the NPPF (the closer the policies of the plan to the policies of the NPPF, the greater the weight that may be given). In accordance with paragraph 215 of the NPPF, the above policies should be afforded due weight, as the aspirations of these policies are consistent with the NPPF.

Supplementary Planning Guidance/Supplementary Planning Document Encouraging Good Design

Planning obligations for education contributions

Open space provision

Worcestershire Waste Core Strategy 2012-2027 (adopted Nov 2012)

WCS.17 Making provision for waste in all new development

Relevant Site planning History

None

Public Consultation Responses

Responses in favour

1 letter received. The letter states that the site is well set back from the highway and in an urbanised setting. Welcome's the addition of nine new dwellings.

Responses against

9 letters received. Comments are summarised as follows:

- Access to the site is in a hazardous location

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- Highway / Pedestrian safety would be prejudiced due to increased number of vehicle movements to and from the site
- The close proximity of Ridgeway school and associated pedestrian movements has not been taken into consideration
- Too intensive a development: would be out of character with surrounding area
- Construction hours on site should at least be limited
- Privacy would be compromised due to overlooking from the development
- Inadequate parking for the proposed development

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.

Consultee Responses

County Highway Network Control

Comments as follows:

The access proposal, whilst complying in many respects with the County Council's design guide, would not meet all of the necessary criteria for adoption as highway maintainable at public expense and would therefore constitute a private road.

The connection of the access with Evesham Road fully complies with County standards in terms of junction radii and visibility and therefore highway safety at this location would not be compromised. The layout allows for residents and visitors to turn adequately.

It has been noted that several objections have been received by the Borough Council in relation to additional traffic from this development potentially causing additional congestion. The level of vehicle trips at peak from developments of this nature is generally small. National studies have shown that around 30% of vehicle trips occur in the morning peak. The amount of properties proposed would therefore generate in the region of 3 to 4 vehicle movements in the peak hour, which would not be considered to have an adverse effect on the adjacent highway network. For the above reasons, the County Council has no objections to the proposal. Standard conditions concerning access, turning and parking provision, together with standard informatives are recommended for inclusion in the case of permission being granted.

RBC Arboricultural Officer

A number of coniferous trees have been removed from the site (not protected by a tree preservation order). No remaining trees of any value remain within the site. The visual impact of the development from nearby existing development can be mitigated against by the provision of additional landscaping as part of a detailed landscaping plan.

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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 construction on site be controlled

WCC Educational Services

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

RBC Community Safety Officer

Has recommended and communicated measures to the applicant's agent which would improve the scheme from a community safety perspective. Welcomes the developer, Kendrick Homes commitment to use Secured by Design approved doors and windows as standard.

North Worcestershire Water Management

Notes that a public foul sewer is located nearby and therefore connection to this is unlikely to be a problem provided the applicant has received consent from Severn Trent Water to connect

Waste Management team

Wheelie bin requirement confirmed for inclusion in the planning obligation

Assessment of Proposal

The key issues for consideration are as follows:

- a) Principle of development
- b) Design, appearance and layout
- c) Impact of the development upon nearby residential amenities
- d) Access and highway safety implications
- e) Sustainability
- f) Planning Obligation required

Principle of development

The application site is situated within the settlement boundary as defined on the adopted Local Plan proposals map. Policy B(RA).8: Development at Astwood Bank supports the provision of limited development within the sustainable rural settlement of Astwood Bank, provided it is of scale that would not be of detriment to the village's overall character and environmental quality. A more intensive form of residential development on this site is considered to be acceptable in principle.

Design, appearance and layout

Policy B(HSG).6 of the adopted Local Plan is supportive of new residential development providing it respects the character and appearance of its

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surroundings and does not impinge on the residential amenities enjoyed by occupiers of existing nearby development. The NPPF and Policy B(BE).13 of the Local Plan also require that new development respects the local distinctiveness of an area very little of the proposed development would be seen from Evesham Road, set back, as it is proposed, a considerable distance from the existing ribbon / frontage residential development to the east. This important factor results in a proposed development which is inconspicuous in appearance which would not harm the character of its surroundings or erode the environmental quality of the wider area.

Ages and the sizes of dwellings in this part of the village vary considerably, and as such, no uniform pattern of development exists. The sizes of the proposed houses and the appearance of the development would not however be dissimilar to the residential scheme approved recently by Wychavon District Council which is situated to the southern side of Edgioake Lane, near to the junction with Evesham Road. The proposed development is considered to be acceptable in appearance, with each plot achieving garden sizes which accord with minimum sizes set out in the Councils adopted SPG 'Encouraging Good Design'.

Impact upon nearby residential amenity

The proposed development by virtue of its siting and scale would not have an overbearing or visually intimidating impact upon nearby properties. Within all new developments it is necessary to assess whether the Councils minimum separation distance of 22 metres would be achieved between rear facing windows serving a proposed development and existing rear facing windows to existing development. The 22 metre distance is easily achieved in respect of each plot.

In this case, the properties which are closest to the development site (and in particular, Plot 8), are those houses which are situated to the northern side of Edgioake Lane. There are no minimum distances to achieve within the Councils SPG Encouraging Good Design where rear windows to existing development face towards side walls to proposed dwellings. It is however noted that a distance in excess of 25 metres would exist in this case. Given the flat/level nature of the site, such a distance is considered more than adequate in order to safeguard against any loss of light or any overbearing impact. Two windows are shown at first floor level within Plot 8, although both would serve bathrooms. As such, windows would normally be obscurely glazed. In any case, the 25 metres separation distance would be sufficiently great to safeguard against any loss of privacy.

Clearly many forms of new built development have the potential to disturb and inconvenience nearby occupiers during the construction phase. In the case of permission being granted for this development, it is recommended that hours of operation on site be restricted by condition. Action can be taken separately and immediately by Environmental Health Officers under the Environmental Protection Act if a statutory nuisance is considered to exist, and thus it should not be controlled here.

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Access and highway safety implications

The access road serving the development would measure 4.5 metres across. This is a standard width for a road serving a development of this size if the developer were seeking for the road to be adopted by the County Council and would be of sufficient width to allow vehicles travelling in either direction to pass safely. In this case the developers are not seeking adoption and as such the carriageway would be a private road. A private road is not to be confused with a 'private drive' which would generally have a width of approximately 3 metre or less (such as 'Tookey's Drive' for example) which is situated to the north of this site, again, to the western side of Evesham Road. Due to the widths of such accesses, historically, Borough Council planning policies have sought to limit the number of new dwellings which can be served via such 'private drives' in the interests of highway safety. With a 4.5m carriageway width, there would be no 'in principle' objections to the development of nine new dwellings each having access via a new 'private road'.

County Highways officers have examined the proposals carefully and have explained their reasons for raising no objection to the proposals on highway safety grounds commenting that the additional vehicle trips associated with such a development would not have a detrimental impact upon the surrounding highway network. Parking provision on site would accord with parking standards, having regards to requirements for four and five bedroomed dwellings.

Parking is provided to the frontage of properties such that it can be passively surveyed from habitable rooms serving the dwellings in accordance with Secured by Design recommendations.

Sustainability

Astwood Bank is a sustainable settlement and the site is situated within close proximity and within walking distance to local amenities including shops, school and bus stops, reducing reliance on the motor car. The location of the site is therefore considered to be sustainably located.

Planning Obligation required

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, is required 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 three schools: Astwood Bank First School, Ridgeway Middle School and Kingsley College.

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- A contribution to provide refuse and re-cycling bins for the new development in accordance with Policy WCS.17 of the adopted Worcestershire Waste Core Strategy

At the time of writing, the planning obligation is in draft form.

Conclusion

Notwithstanding nearby residents concerns over the proposed new development, the proposals are considered to accord with national and local policy criteria. Subject to the satisfactory completion of the planning obligation, a favourable recommendation can be made.

Recommendation

That having regard to the development plan and to all other material considerations, authority be delegated to the Head of Planning & Regeneration to GRANT planning permission subject to:

a) The satisfactory completion of a S106 planning obligation ensuring that:

- Contributions are paid to the Borough Council in respect to off-site open space, pitches and equipped play in accordance with the Councils adopted SPD
- A financial contribution is paid to the Borough Council towards the provision of wheelie bins for the new development
- A financial contribution is paid to the County Council in respect to education provision

and

b) Conditions and informatives as summarised below:

Conditions

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. Limited working hours during construction period
6. Access, turning and parking provision
7. Development in accordance with plans (listed)

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Informatives

1. Reason for approval
2. Drainage
3. NB Highway informatives 4 and 5
4. S106 agreement is attached to this consent
5. LPA acted in a positive and proactive manner
6. Community safety informative

Procedural matters

This application is being reported to the Planning Committee because the recommendation is that permission be granted subject to a planning obligation and because more than two objections have been received.