

**PLANNING
COMMITTEE**

25th September 2013

PLANNING APPLICATION 2013/157/FUL

PROPOSED NEW DWELLING AND GARAGE IN THE GARDEN

**FIELDHOUSE, FECKENHAM ROAD, HUNT END, REDDITCH,
WORCESTERSHIRE, B97 5QP**

APPLICANT: MR & MRS R PEARSE

EXPIRY DATE: 17TH SEPTEMBER 2013

WARD: ASTWOOD BANK AND FECKENHAM

The author of this report is Harjap Rajwanshi, Planning Assistant (DM), who can be contacted on extension 3384 (e-mail:

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(See additional papers for Site Plan)

Site Description

The application site is situated to the north of Feckenham Road, Hunt End and lies within the Astwood Bank and Feckenham Ward and within the urban area of Redditch as defined within the Borough of Redditch Local Plan 3.

The area is predominantly residential with detached and semi detached dwellings situated to the east, west, and north west of the site. To the north of the site lies land defined within the Borough of Redditch Local Plan 3 as Open Space and to the south of the site lies land defined within the Borough of Redditch Local Plan 3 as Green Belt which comprises of a ménage for training horses.

The site is of an irregular shape, approximately 0.07 hectares in size and is predominantly laid to grass with individual trees situated to the rear (north) boundary and to the side (west) boundary. The ground level rises gently from east to west and the site is currently part of the extended grounds of the dwelling known as Fieldhouse, though is separated from the main garden by a stream and fencing which borders the stream on both sides.

Proposal Description

The application seeks planning permission to construct a full two storey dwelling with a part gable roof and pitched roof with an attached garage with a gable roof and dormer at first floor comprising of a study/gym area. The front elevation would comprise of a pitched roof which would protrude forward of the main two storey dwellings roof ridge line by approximately 1.9m (L). The side (east) elevation would comprise of covered patio with a mono pitch roof and the rear (north) elevation would comprise of a wc and utility with a mono pitch roof which would extend beyond the main rear elevation by approximately 1.3m (L).

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The ground floor would comprise of a front porch, lounge, dining room, hall, sitting room, utility, wc, kitchen and garage with a parking area. The first floor would comprise of three bedrooms, a dressing room, ensuite, bathroom and a study/gym area. Two dormers are proposed to the first floor front elevation and a single dormer is proposed to the rear elevation.

The proposed dwelling would be constructed on land naturally separated from the dwelling known as Fieldhouse, by the stream that runs approximately north/south across the current garden. The proposed dwelling would measure a maximum of 7.7m (H) and would be constructed internally of an oak frame and constructed externally of a combination of render, timber weather-boarding and brick walls, clay plain roof tiles, timber doors, framed windows, a close boarded timber fence and a permeable gravel vehicular access.

The side garden would face the side elevation of the dwelling known as Fieldhouse and the means of access to the dwelling would be off Feckenham Road via a newly formed vehicular access into the site.

The existing pedestrian bridge would be removed and a new pedestrian bridge would be constructed to enable access to land within the curtilage of the proposed site and a total of six trees would be removed.

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

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
C(T).12	Parking Standards

Relevant Site Planning History

None.

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Public Consultation Responses

Responses against

9 comments received raising the following concerns:

- Highways safety concerns - the proposed access adjacent to the narrow bridge would have insufficient visibility towards high speed oncoming traffic along this very narrow section of Feckenham Road and the adjacent bridge. The proposed access would therefore compromise both pedestrian and vehicular safety along a very narrow lane which only allows single lane traffic. There are no pedestrian footpaths and therefore disruption would result by heavy vehicles to traffic and local residents during the construction phase. An alternative access should be considered to overcome highways safety concerns.
- The proposed ground floor sitting room and lounge windows to the side (west) elevation could impact upon the privacy of the neighbouring dwelling to the west of the application site, Perry Mill House, which is situated on higher land than the proposed development.
- The proposal would set a precedent for similar infill developments for several dwellings in the surrounding area which have large gardens which could potentially hold two or three more dwellings. This would significantly change the feel of the rural area which is worth sustaining.

Consultation Response

Internal Consultees:

Tree Officer

No objection.

Drainage Officer

No objection subject to drainage condition and consent required for works to the proposed pedestrian access bridge from the Environment Agency.

County Consultees:

County Highway Network Control

No objection subject to access, turning and parking condition, visibility splay condition, access gate condition, private apparatus within highway informative and alteration of highway to provide vehicle crossover informative. Request a contribution towards wider highway infrastructure provision.

Worcestershire Regulatory Services (WRS) Environmental Health

No Objection subject to condition controlling noise and dust.

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External Consultees:

Severn Trent Water

No Objection subject to a condition for the disposal of surface and foul sewage

Assessment of Proposal

The main considerations in this application are the principle of the proposed development, the impact of the plot sub-division and the resulting layout in respect of the character of the area, the impact of the proposal on the neighbouring amenities and the impact on highways and servicing issues.

Principle of Development

Despite the fact that gardens have been excluded from the definition of previously developed land within the NPPF, it is considered that the principle of erecting a residential dwelling in this location is acceptable. The proposal would comply with policy B(HSG).6 of the Borough of Redditch Local Plan 3 as the application site is situated within a run of development and within an established residential urban area of Redditch as defined within the Borough of Redditch Local Plan 3.

Impact on Design/Impact on Character of Street Scene

The Encouraging Good Design SPG used to appraise the appearance and design of the proposal and Policies B(BE).13 and B(HSG).6 of the Borough of Redditch Local Plan No. 3 are consistent with the design principles contained within the NPPF (section 7). Within both of these documents achieving good design is of fundamental importance.

Policy B(HSG).6 of the adopted Local Plan is supportive of new residential development within the curtilage of a dwelling house 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 existing building line fronting onto Feckenham Road is staggered and would therefore not be disrupted by the proposed development. The surrounding area also contains a mixture of housing styles with irregular shapes rather than homogenous layouts and appearances. It is considered therefore that the contemporary appearance of the dwelling, whilst being different to that of neighbouring dwellings, would be acceptable by virtue of no defined house type prevailing in the street scene.

The proposal would comply with the spacing standard requirements of The Encouraging Good Design SPG by virtue of the proposed dwelling being set off the neighbouring dwelling boundary in excess of 1m (L). The proposal would have a usable garden space in excess of 70 square metres and the proposed side elevations would consist of blank gable end walls. The proposed dwelling would approximately measure a maximum of 7.7m (H) and the submitted street scene plan illustrates the proposal would respect the

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scale and height of the neighbouring dwellings by virtue of the change of level. The proposed first floor front and rear elevation dormers would respect the depth of the proposed roof slope and would have square proportions.

Having regards to Policies B(BE).13 and B(HSG).6 of the Borough of Redditch Local Plan No. 3, The Encouraging Good Design SPG and the NPPF, the proposal is considered to be acceptable by virtue of its siting, scale and design and therefore the proposal would not harm the character and appearance of the street-scene.

Impact on Neighbouring Amenities

Paragraph 17 of the NPPF advises to seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

The proposal would not have a detrimental impact upon neighbour amenity in terms of loss of light, outlook or privacy by virtue of its siting, scale and design and would therefore respect the amenity of the adjacent dwellings. The proposed rear first floor elevation windows would overlook land defined within the Borough of Redditch Local Plan 3 as Open Space and would therefore not overlook any private residential amenity space. The proposed front elevation windows would not front onto any residential dwelling. The boundary treatment would consist of a 2m (H) fence and the curtilage of the site would retain some trees for screening purposes.

Parking and Access Arrangements

The Highways Officer has stated the parking standards for the proposal would be acceptable. Conditions requiring details to be submitted to ensure highways safety regarding access, turning and parking, the provision of visibility splays and any new access gate to be inward opening and set back five metres from the adjoining carriageway edge would safeguard highways safety concerns. The proposal would therefore have no detrimental impact on highway safety.

Whilst the highway authority have requested a contribution towards wider infrastructure, the legal advice remains at this stage that these should not be sought as there is not yet a reasonable process for doing so. Thus it is not required or included as part of the recommendation below.

Other Issues

As noted above, the Highways Officer has stated no objection to the proposed access off Feckenham Road subject to the conditions noted above which would overcome highway safety concerns.

The proposed ground floor sitting room and lounge windows to the side (west) elevation would not have a major detrimental impact on the privacy of the neighbouring dwelling to the west of the application site, Perry Mill House,

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which is situated on higher land than the proposed development, as the side boundary treatment would consist of a 2m (H) fence and there would be a separation distance in excess of 20m (L) between the (west facing) side gable wall of Perry Mill House and the proposed dwellings (east facing) side elevation gable wall.

As noted above, despite the fact that gardens have been excluded from the definition of previously developed land within the NPPF, it is considered that the principle of erecting a residential dwelling in this location is considered to be acceptable. Therefore objections relating to the proposal setting a precedent for similar infill developments cannot be given weight in the determination of this application.

Conclusion

It is considered that the proposal would comply with Policy B(BE).13, Policy B(HSG).6, Policy C(T).12 and Policy CS7 of the Borough of Redditch Local Plan No.3, the Council's Supplementary Planning Guidance on Encouraging Good Design and the NPPF (2012). The proposal would not cause any significant detrimental impact to the parking and access arrangements or to the amenities of the neighbouring dwellings and would be acceptable in terms of appearance and design. As such the proposal is considered to be acceptable.

Recommendation

That having regarded 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) Access, turning and parking (H13)
- 4) Visibility splays (HC5)
- 5) Access gates (HC7)
- 6) Walls and roofs (materials to be submitted)
- 7) Garage to have ancillary use to main dwelling

Informative

- 1) Reason for approval
- 2) LPA acted in a positive and proactive manner
- 3) Drainage
- 4) Private apparatus within the highway (HN4)
- 5) Alteration of highway to provide new or named vehicle crossover (HN5)

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Procedural Matters

This application is being reported to Planning Committee for determination as the application is recommended for approval and has received more than one objection to it. As such the application falls outside the scheme of delegation to Officers.