



Planning Committee

West Ward

31 March 2009

2009/021/FUL **DETACHED DWELLING**
2 HENNALS AVENUE, WEBHEATH
APPLICANT: MR B YENG
EXPIRY DATE: 6 APRIL 2009

Site Description

(See additional papers for Site Plan)

The site currently forms part of the garden area of No. 2 Hennals Avenue, a large detached dwelling located on the corner of Tynsall Avenue and Hennals Avenue. The surrounding area is predominantly residential and comprises of a mixture of both detached and semi-detached properties, bungalows and dormer bungalows.

Proposal Description

Full planning permission is being sought for a detached dwelling in the side garden, within the curtilage of No 2 Hennals Avenue. The 13.5 metre frontage to Hennals Avenue is proposed to be achieved by demolishing part of the existing double garage of 2 Hennals Avenue.

The proposed dwelling would be two storeys and set further forward than No 2 Hennals Avenue, but in line with No 4. The dwelling would provide kitchen, dining room, and lounge on the ground floor and four bedrooms/bathroom facilities on the first floor.

There are two car parking spaces provided to the front of the property, in addition to a small grassed area. There is adequate spacing to the side of the property to store and provide movement for the refuse bins.

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.

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 Country 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
2008/118	Detached Dwelling	Refusal	16-05-2008

Public Consultation responses

Responses in favour:

None

Responses against :

Three letters received raising the following points:

- Overbearing development
- Development will set a precedent
- Crammed
- Creating high density

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

No objection subject to conditions regarding

- access, turning and parking
- mud on highway
- laying of private apparatus on highway
- new vehicle crossover

Environmental Health

No objections

Severn Trent Water

No objection subject to a condition regarding drainage details

Procedural matters

Following the refusal on 16 May 2008, the applicant's agent amended the scheme and submitted this for an informal officer opinion prior to submission of a fresh planning application. The response indicated that the amended scheme was a significant improvement upon the earlier refused proposal and that a fresh application may be viewed favourably. As with all such enquiries, the letter indicated that the officer response could not prejudice the outcome of a formally submitted application. However, having fully appraised the application, it is considered, on balance, that whilst the revised proposal now before Members is an improvement on the earlier scheme, it is not sufficient to overcome the original objections for the reasons set out in this report. Therefore, although this application could have been refused under delegated powers, it was considered expedient to bring it to Planning Committee for a decision because of the planning history set out above.

Assessment of proposal

The key issues for consideration in this case are as follows:

Principle

The site currently forms a large percentage of the garden area of No 2 Hennals Avenue and part of existing double garage would be demolished to accommodate the proposed dwelling. The site is considered to be previously developed land, and is not designated within the local plan for specific development, and therefore the principle of residential development on this site would be acceptable, subject to the details of the proposed scheme.

Design and layout

The dwellings situated in Hennals Avenue are generally large dwellings with generous frontages and generous size plots with regard to the lengths of the gardens. Whilst this proposal would be of a similar size to the adjacent and surrounding properties, the dwelling would almost fill the size of the plot, resulting in it appearing to be both cramped and contrived when viewed from the street scene. In addition the dwelling would lay further forward than 2 Hennals Avenue, appearing to be at odds with the character of the area, which has a character of openness.

Landscaping and trees

Currently there is a tall, well groomed conifer hedge in front of the plot, which would be removed to accommodate the proposal. None of the trees within the application site area are considered to be of any major significance or worthy of retention or protection.

Highways and access

The proposed new access would be acceptable, as County Highway Network Control have raised no objections to the new access

Sustainability

The agent has submitted a Climate Change Statement with the application. This specifies that the design of the dwelling is to maximise natural sunlight, particularly the sitting room and main bedroom will face within 45 degrees of south and the kitchen/utility and dining room will face 45 degrees of north. The ground floor will be heated by means of a low energy piped under floor heating. Double glazing units are proposed to be used and the external paved areas will be heating system and it is proposed to employ a wood pellet boiler to provide heating and hot water.

Other issues

It is noted that a previous application for a dwelling on this site was refused. Whilst this proposal is for a dwelling 750mm narrower and further set back into the site than the previous proposal, this is not considered to be sufficiently different to result in a development that could now be considered acceptable on this site, as detailed above.

Conclusion

The frontage of the property would occupy almost the full width of the plot and be at odds with the existing properties within Hennals Avenue. Whilst the proposal does meet the spacing standards set out in the adopted Supplementary Planning Guidance, Encouraging Good Design with the amenity space for both the plots exceeding 70 square metres, this does not overcome the over intensive nature of the development which would have a detrimental effect on the character and appearance of the area.

Recommendation

Having regard to the Development Plan and to other material considerations, planning permission be REFUSED for the following reasons:

The proposed development, by virtue of its design, size and position would be out of keeping with the existing buildings within the street scene and at odds with the general layout of the existing residential development. As such the proposed development would appear cramped and contrived and at odds with the character of the area. As such the proposed development is contrary to Policies B(BE).13 and B(HSG).6 of the Borough of Redditch Local Plan No.3 and the councils adopted Supplementary Planning Guidance on Encouraging Good Design.