

**PLANNING  
COMMITTEE**

10th December 2014

---

**Planning Application 2014/292/FUL**

**Full application to erect a two bedroom dormer bungalow with private access off Sambourne Lane. Proposed additional private new access off Sambourne Lane to serve the property Grand View**

**Land at and adjacent to Grand View, Sambourne Lane, Astwood Bank, Redditch**

**Applicant: Mr & Mrs R P Dodd  
Expiry Date: 8th December 2014  
Ward: ASTWOOD BANK AND FECKENHAM**

**(see additional papers for Site Plan)**

The author of this report is Steven Edden, Planning Officer (DM), who can be contacted on Tel: 01527 548474 Email: [steve.edden@bromsgroveandredditch.gov.uk](mailto:steve.edden@bromsgroveandredditch.gov.uk) for more information.

**Site Description**

The application site lies to the southern side of Sambourne Lane and forms garden associated with the bungalow 'Grand View' which is situated immediately to the east. Part of the sites western boundary forms the rear garden boundary to number 1195 Evesham Road. The sites southern boundary is a side garden fence serving number 1197 Evesham Road.

Immediately opposite the site and to the northern side of Sambourne Lane is the car park serving the Astwood Bank play area. Sambourne Lane is otherwise effectively open to the north with ribbon development consisting of two storey and single storey buildings to its southern side.

**Proposal Description**

This is a full planning application to erect a two bedroomed dormer bungalow of brick and tile construction within the side garden associated with the property 'Grand View'. Vehicular access serving the new dwelling would be via that which currently serves the host property from Sambourne Lane. Planning permission is also sought for a second, separate access which would solely serve the existing bungalow Grand View. This is proposed to the immediate east of the existing access, again via Sambourne Lane.

**Relevant Policies :**

**Borough of Redditch Local Plan No.3:**

CS07 The Sustainable Location of Development  
BHSG06 Development within or adjacent to the curtilage of an existing dwelling  
BBE13 Qualities of Good Design  
BRA08 Development at Astwood Bank  
CT12 Parking Standards

**PLANNING  
COMMITTEE**

10th December 2014

---

**Emerging Borough of Redditch Local Plan No. 4**

Policy 2: Settlement Hierarchy

Policy 5: Effective and Efficient use of Land

Policy: 39 Built Environment

Policy: 40 High Quality Design and Safer Communities

**Others:**

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

SPG Encouraging Good Design

**Relevant Planning History**

No history pertaining to the application site.

Members may recall that planning permission was granted at the 6<sup>th</sup> August 2014 Planning Committee, (ref 2013/254/FUL) to demolish the existing bungalow 'Uphill' which is situated to the immediate east of the bungalow Grand View and to erect in its place, two detached dwellings. This consent has yet to be implemented.

**Consultations**

**Highway Network Control**

No objection subject to the imposition of planning conditions relating to access, turning and parking provision

**North Worcestershire Water Management**

The site is located within fluvial flood zone 1, and there is little risk of surface water flooding on the site in question. No objections subject to the imposition of a standard drainage condition

**Area Environmental Health Officer**

With reference to noise impacts, no objections are raised

The site is located within 250m of (the former) Sambourne Lane refuse tip. As such a planning condition should be imposed requiring the applicant to carry out a risk assessment to establish whether the proposed development is likely to be affected by gas emissions in order to ensure that any risks to future occupants of the dwelling are adequately addressed. Subject to the imposition of such a condition, no objections are raised

**Severn Trent Water Ltd**

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

**Stratford on Avon District Council**

No objection

# **PLANNING COMMITTEE**

**10th December 2014**

---

## **Public Consultation Responses**

### **Responses against**

2 letters received. Comments summarised as follows:

- The development would be out of character with appearance of surrounding area
- Access concerns raised
- The proposal would result in a loss of outlook and loss of privacy and loss of light
- This would be an overdevelopment of the site

## **Assessment of Proposal**

The key issues for consideration are as follows:

### **Principle**

The National Planning Policy Framework (NPPF) advises, in Paragraph 49, that planning applications for residential development should be "considered in the context of the presumption in favour of sustainable development".

Since the site is located within the defined settlement of Astwood Bank and the site is not designated for any particular purpose within Local Plan No.3 or the emerging LP No.4, there are no objections to the principle of a residential scheme on the site, providing the details are considered to be acceptable.

### **Design, appearance and general layout**

The NPPF advises, in Paragraph 58, that planning decisions should aim to ensure that developments function well and add to the overall quality of the area, respond to local character and history and reflect the identity of local surroundings and materials and are visually attractive as a result of good architecture and appropriate landscaping. Paragraph 60 continues to state that planning decisions should "seek to promote or reinforce local distinctiveness". Paragraph 61 states "visual appearance and the architecture of individual buildings are very important factors".

Policy B(HSG).6 of the adopted Local Plan is supportive of new residential development within the curtilage of a dwelling house so long as 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 application proposes to develop a parcel of land to the side of an existing property and would constitute frontage development rather than a back land scheme which in the view of your officers respects the ribbon of development along this side of Sambourne Lane. As referred to under consideration of application 2013/254/FUL which concerned the development of a plot to the immediate east of Grand View, similar such schemes have been permitted in relatively recent years involving the filling of existing gaps between properties within Sambourne Lane. To the east of the application site, properties now known as 'Updown House', 'Springfield' and 'Summer Meadow', in addition to the two dwellings permitted under application 2013/254/FUL are examples of such developments.

**PLANNING  
COMMITTEE**

**10th December 2014**

---

The plans submitted which include a street-scene drawing demonstrate to your officers that the development would be acceptable in terms of its design and layout with the proposed dormer bungalow complying with minimum separation distances between dwellings. The new development would provide private amenity space in excess of the Councils minimum standards, with the property's garden being commensurate in size with those which exist nearby.

In terms of appearance, the dormer bungalow would be formed of brick walls, under a tiled roof with general detailing taking its lead from the dwellings approved under application 2013/254/FUL. Your officers are satisfied that the development would respect the character and appearance of the area.

Impact upon nearby residential amenity

An element of overlooking from any new development of this nature is inevitable in the same way as an overlooking impact can occur from for example, rear first floor windows serving habitable rooms on a semi-detached property. It is for the decision maker to consider whether any harm caused would be severe. The dormer bungalow has been carefully designed to minimise any potential harm to existing residential amenity. This, together with the fact that numbers 1195 and 1197 Evesham Road enjoy relatively long rear gardens (approximately 17 metres) which is 6 metres longer than the Councils current minimum rear garden length of 11 metres, leads your officers to consider that no significant detrimental impacts to residential amenity would result from the proposed development by virtue of loss of privacy, light or loss of outlook.

Access and parking

County Highways have raised no objection to the proposed new access which would serve the property Grand View where two new car parking spaces within the curtilage of this property would be formed. Nor do they raise objections to the continued use of the existing access (currently serving Grand View) which would serve the new dormer bungalow where up to two car parking spaces can be provided within the curtilage.

Car parking provision to serve both properties would comply with local standards.

Sustainability

The site lies within the heart of the village of Astwood Bank and within a very short walking distance of local shops and other amenities, and is therefore considered to be in a sustainable location.

Conclusion

The proposal is considered to comply with the planning policy framework and would not cause harm to amenity or safety.

# PLANNING COMMITTEE

10th December 2014

---

## **RECOMMENDATION:**

**That having regard to the development plan and to all other material considerations, planning permission be GRANTED subject to the following conditions:**

### **Conditions**

- 1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the grant of this permission.

Reason :- In accordance with the requirements of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) Prior to the commencement of development details of the form, colour and finish of the materials to be used externally on the walls and roofs shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason: To ensure that the development is satisfactory in appearance, to safeguard the visual amenities of the area and in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan No.3.

- 3) During the course of any site clearance and development, the hours of work for all on-site workers, contractors and sub-contractors shall be limited to between;  
0800 to 1800 hours Monday to Friday  
0900 to 1200 hours Saturdays  
and NO WORKING shall take place at any time on Sundays, Bank Holidays or Public Holidays or at any time outside of the above permitted working hours unless first agreed in writing by the Local Planning Authority.

Reason: In the interests of neighbours amenity and in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan No.3

- 4) The Development hereby permitted shall not be brought into use until the access, turning area (if applicable) and parking facilities shown on the approved plan have been properly consolidated, surfaced, drained and otherwise constructed in accordance with details to be submitted to, and approved in writing by, the Local Planning Authority and these areas shall thereafter be retained and kept available for those uses at all times.

Reason:- In the interests of highway safety, to ensure the free flow of traffic using the adjoining highway and in accordance with the National Planning Policy Framework.

**PLANNING  
COMMITTEE**

**10th December 2014**

---

- 5) The development hereby approved shall be implemented in accordance with the following plans:

Drawing No: 1178-16 Revision A: Location Plan (Amended)

Drawing No: 1178-25 Revision A: Block Plan (Amended)

Drawing No: 1262-26 Street Scene

Drawing No: 1178-23 Revision A: Proposed floor plans and elevations

Reason: To accurately define the permission for the avoidance of doubt and to ensure that the development is satisfactory in appearance in order to safeguard the visual amenities of the area in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan No.3

- 6) The proposed drive and parking area shall be finished in a permeable surface and retained as such thereafter.

Reason: To ensure adequate surfacing for the parking area and driveway that enables permeable drainage to prevent potential flood risk and in accordance with Policy B(BE).19 of the Borough of Redditch Local Plan No.3

- 7) The site is within 250m of a former landfill site. A risk assessment should be undertaken to establish whether the proposed development is likely to be affected by gas emissions from the site. Where significant risks are identified or insufficient data hinders an appropriate risk assessment, a targeted site investigation proposal or proposed remedial measures must be carried out. Details in this respect should be submitted to and approved in writing by the Local Planning Authority, prior to commencement of the development. Any remediation measures approved shall be fully implemented prior to first use or occupation of the development.

Reason:- To ensure that the risks to buildings and their occupants from former landfill sites are adequately addressed in accordance with the National Planning Policy Framework.

- 8) Prior to the development hereby approved commencing, full details of a scheme for foul and surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. The details thus approved shall be fully implemented prior to first use or occupation of the development.

Reason:- To allow proper consideration of the proposed foul and surface water drainage systems and to ensure that the development is provided with a satisfactory means of drainage and in accordance with the National Planning Policy Framework.

**PLANNING  
COMMITTEE**

**10th December 2014**

---

**Informatives**

- 1) Proactive engagement by the local planning authority was not necessary in this case as the proposed development was considered acceptable as initially submitted.

**Procedural matters**

This application is being reported to the Planning Committee because two (or more) objections have been received.