

**PLANNING
COMMITTEE**

11th March 2015

Planning Application 2014/368/FUL

Creation of additional 2 bed apartment in roof (Flat 40)

Ipsley Court, Berrington Close, Ipsley, Redditch, Worcestershire, B98 0TJ

Applicant: Mr Barney McElholm
Expiry Date: 18th February 2015
Ward: MATCHBOROUGH

(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 for more information.

Site Description

Ipsley Court comprises of two Grade II listed buildings and one modern 'T' shaped building to the rear, (recently re-named as Ipsley Manor) set on a large site containing just over 200 car parking spaces together with soft landscaping. The Grade II listed buildings are divided into the north and south wings and are constructed from red brickwork (walls) under a steeply pitched hipped roof. The south wing lies to the immediate north of St. Peters Church. Both north and south wings are currently in office use. To the west of Ipsley Court lie the offices of GKN Engineering. The site is accessed via Berrington Close to the east. Shottery Close forms the northern boundary of the site, beyond which lies the residential street of Alveston Close.

The 'T' shaped building was built in the late 20th Century and has been designed in sympathetic style to the listed buildings, again with red brick walls under a steeply pitched hipped roof. This building has residential accommodation over three floors. A detached brick building to the immediate north contains a further flat.

Proposal Description

Planning permission is sought for the creation of a new, two bedroomed apartment within the roof space associated with the building now known as Ipsley Manor. The flat would be referred to as No.40. The roof space already has access from the upper floor via a short flight of stairs since this (now vacant) space formerly housed plant which was required when the building was occupied by the Law Society as offices. The plant has since been removed since it is no longer required following the conversion of the building to residential use.

In order to provide appropriate light and ventilation to the new apartment, 5 new rooflights and 4 new small dormer windows are proposed.

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Relevant Policies :

Borough of Redditch Local Plan No.3:

EEMP03 Primarily Employment Areas
EEMP03a Development affecting Primarily Employment Areas
CS02 Care for the Environment
CS07 The Sustainable Location of Development
BBE13 Qualities of Good Design
BHSG06 Development within or adjacent to the curtilage of an existing dwelling
CT12 Parking Standards

Emerging Borough of Redditch Local Plan No. 4

Policy 2: Settlement Hierarchy
Policy 3: Development Strategy
Policy 4: Housing Provision
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

Consultations

Highway Network Control

No objection

Conservation Advisor

No objection

North Worcestershire Water Management

No objection

Area Environmental Health Officer (WRS)

No objection

Building Control

No objection

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Public Consultation Response

Responses against

11 letters received. Comments summarised as follows:

- Noise disturbance arising from the use of the proposed new apartment would harm the amenities enjoyed by existing residents
- Extra traffic to and from the site will be disruptive
- The removal of a Rigid Steel Joist (RSJ) would harm the integrity of the building and would likely impact detrimentally upon existing occupiers
- Emergency access concerns
- Would set an undesirable precedent
- Roof alterations would disrupt the symmetry of the existing roofline and will not be in keeping with the building
- Additional parking would add further congestion to Berrington Close

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.

Background

The 'T' shaped building was formerly used as the offices for the Law Society and included just over 200 car parking spaces to the north and east which served the 4000 sq metre office development.

The two listed building (wings) have remained as offices whilst all of the modern 'T' shaped building has been converted to residential use under current permitted development rules: (ref 2014/106) – granted 5th August 2014). 38 apartments have been created within the main building over three floors (now known as Ipsley Manor) and a further apartment (flat 39) has been created by the conversion of a small detached red brick building which is situated approximately 7 metres to the north of the main building.

Another application for planning permission (pending determination at the time of writing) ref 2014/369/FUL proposes to erect an apartment block containing four, 2 bed flats to the north of Ipsley Manor. This application refers to these as flats 41,42,43 and 44.

Assessment of Proposal

The main issues in the consideration of this application are the impact of the proposals upon the character and appearance of the building and the impact of the proposals upon nearby residential amenities.

The principle of residential use at the site has already been established via the approval of application 2014/106, where the developer exercised permitted development rights currently available which allow offices falling within Class B1a of the Town and Country Planning (Use Classes Order) to be converted to residential uses without a formal planning application for change of use.

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Character and appearance of the building

The external changes proposed to the building comprise the insertion of 5 rooflights and 4 dormer windows. The dormers would be identical in terms of proportions to ventilation cowls which are present on the existing roof slope. Overall, these changes are considered to be modest and would not compromise the character and appearance of the existing building in the opinion of your officers. The Councils Conservation Advisor concurs with this view.

Impact upon nearby residents

The concerns raised by occupiers of the adjacent apartments are principally with respect to noise disturbance caused by the transmission of sound arising from the day to day occupation of the proposed new apartment. Members are advised that an acoustic survey and report has been carried out and has been examined by both the EHO within Worcestershire Regulatory Services (WRS) and the Councils Building Control Surveyor who have raised no objection to the report commenting that the proposed works, which includes the provision of an acoustic deck would comply with the relevant parts of the Building Regulations which concern noise transference levels.

As is commonplace within many apartment block developments, it is understood that all occupiers of Ipsley Manor are prevented from replacing the existing carpet floor covering with that of wood / laminate type flooring, in the interests of ensuring that noise is kept to the lowest possible levels. The same floor-type restrictions would apply to future occupiers of the proposed new apartment.

Other issues

Your officers agree with the County Highways officer in that the creation of one new apartment and the resultant requirement to provide a single additional car parking space within the site would not result in any highway safety issues.

A current over-provision of car parking exists at the site. This is because the former office use had a greater demand for parking than the current use of the site which now comprises a mix of office and residential uses but with the predominant use being one of residential.

Conclusion

Your officers do not consider that the proposed development would result in harm to the character and appearance of the building, the wider area, nor to the amenities currently enjoyed by nearby occupiers and consider that the proposals would comply with the aims and objectives of the National Planning Policy Framework (NPPF) where there is a presumption in favour of sustainable development.

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

appropriate references to be inserted here

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

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.