

**PLANNING
COMMITTEE**

11th March 2015

Planning Application 2014/369/FUL

Proposed two storey building to contain 4 no. apartments (Plots 41, 42, 43, 44)

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

This is a full planning application to erect a small apartment block containing a total of four, 2 bed flats. The development would consist of a single two storey block with two flats on the ground floor and two flats above. The roof serving the development would be steeply pitched and hipped matching the form of that used in the construction of Ipsley Court. Materials would match those used in the construction of Ipsley Court: brick walls under a grey coloured tiled roof.

The apartment block would measure 15 metres in width and would have a depth of 11 metres. The building would measure 11 metres to its highest point (the ridge).

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The building would be situated to the north of the 'T' shaped building and would face towards Shottery Close. The buildings front elevation would be set back 13 metres from Shottery Close with the buildings west facing flank wall situated 12 metres to the east of flats 1 to 11 Shottery Close. Five car parking spaces would be provided for the development at a point between the buildings front elevation and Shottery Close.

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. The proposals would not have an adverse impact on the adjacent listed building.

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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 (WRS)

No objection

Worcestershire Archaeological Service

No objection subject to the imposition of planning conditions to safeguard any archaeological remains found during the construction process

Public Consultation Response

Responses against

7 letters received. Comments summarised as follows:

- The development is too large and would be out of character with appearance of surrounding area
- The proposal would result in a loss of outlook, light and privacy
- This would be an overdevelopment of the site
- Noise disturbance concerns raised
- Additional demands for car parking have not been fully considered
- Highway safety concerns

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 over three floors under current permitted development rules: (ref 2014/106) – granted 5th August 2014). 38 apartments have been created within the main building (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 2014/368/FUL proposes to create a further apartment within the roof space of Ipsley Manor. This would be known as flat 40 if permission is granted. The proposals to be considered under this application, to create a further four flats would be known as flats 41, 42, 43 and 44.

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Assessment of Proposal

Principle of the development

The Borough of Redditch Local Plan No.3 designates the site and the area to the west containing the offices of GKN as a Primarily Employment Area, where normally applications for planning permission which seek to change the designation of such areas (from employment to residential use for example), are viewed unfavourably since the loss of employment land would impact detrimentally on the Council's employment land portfolio. In addition, residential uses which are located in close proximity to established employment uses have the potential to be incompatible, with conflict between the two uses often arising as a result.

In this case, under the application 2014/106, the developer exercised their rights following recent changes to the permitted development right regime which now allows existing 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. The 'T' Shaped building now known as Ipsley Manor was converted from office to residential use in the summer of 2014 and is now occupied. The Ipsley Manor site and land to its frontage, which includes the car parking area on which the apartment block is proposed to be located is now considered to have lost its former employment use. The location of a new residential use on this part of the site would not be incompatible with the nearest employment use, that being the offices of GKN Engineering to the west. No objections have been received from GKN following the neighbour notification process.

As such, it is considered that the principle of the development is acceptable in this case provided that the proposal fulfils the other requirements of the development plan.

Impact upon the character and appearance of the area

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 development respecting the character and appearance of other nearby buildings - in particular, that of the existing Ipsley Manor building, and the four storey residential development of Shottery Close to the west.

Residential amenity considerations

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

Policy B(BE).13 states that new residential development must not adversely affect the existing amenities of adjoining occupiers. The Council's Residential Design Guide 'Encouraging Good Design' sets out a range of criteria to ensure that applications for planning permission afford future occupiers of new developments an acceptable standard of residential amenity whilst protecting the residential amenity of nearby occupiers.

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The nearest affected residents are those residing in the two storey dwellings in Alveston Close to the north of the proposed apartment building. The rear of properties in Alveston Close face in a southerly direction towards what would be the front of the apartment block which faces north.

The Council's SPG does not contain a recommended minimum distance where an existing rear wall faces a proposed front elevation of a building although it states that a distance of 22 metres should be maintained between rear wall (existing) to rear wall (proposed). I have noted that the distance between the front elevation to the proposed apartment block to the rear garden fence serving number 7 Alveston Close (directly to the north) is approximately 20 metres. A distance of approximately 34 metres exists between the front elevation of the apartment block and the rear wall serving number 7 Alveston Close. The separation distances are such that I am satisfied that the proposed two storey development would not negatively impact upon the amenities enjoyed by the occupiers of nearby dwellings in terms of loss of light, outlook or privacy. I am minded that a similar relationship exists between the four storey development of Shottery Close to the west of the site and other properties in Alveston Close, albeit with slightly greater separation distances. The development at Shottery Close is however four storey not two storey and is far more visually imposing.

In terms of outside amenity space for occupiers of the proposed new development, although little exists within the curtilage of the apartment block, I am minded that limited outside amenity space is provided for the 39 apartments granted under the 2014 application. A large area of green open space however exists to the immediate east of the site (to the north of Driffield Close and to the east of Berrington Close). In addition, the site is a 5 minute walk from the much larger open space of the Arrow Valley Park. I am therefore satisfied that the proposed development would comply with the requirements set out under Policy B(BE).13 of the Borough of Redditch Local Plan No.3.

Highways

Policy requires all developments to incorporate safe means of access and egress appropriate to the nature of the local highway network and to provide sufficient off-street parking.

Five car parking spaces would be provided for the proposed development to the frontage of the apartment block with access via Shottery Close. One space would be provided for each of the four flats with one visitor space, complying with local standards.

The County Highways Officer has raised no objection to the application on highway safety grounds with parking provision on site complying with local standards. 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.

There are therefore no objections to this application in terms of the impact of the proposals upon highway safety.

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Conclusion

It is considered that the proposals largely comply with the planning policy framework and would be unlikely to cause any harm to amenity or safety. Subject to the compliance with conditions as listed in full below, a favourable recommendation can be made.

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) 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

- 4) 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.

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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 National Planning Policy Framework.

- 5) No development shall take place until a programme of archaeological work, including a Written Scheme of Investigation, has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:
- a) The programme and methodology of site investigation and recording.
 - b) The programme for post investigation assessment.
 - c) Provision to be made for analysis of the site investigation and recording.
 - d) Provision to be made for publication and dissemination of the analysis and records of the site investigation
 - e) Provision to be made for archive deposition of the analysis and records of the site investigation
 - f) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved above and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: In the interests of archaeological investigation and in accordance with the requirements of paragraph 141 of the National Planning Policy Framework.

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.