

**PLANNING
COMMITTEE**

8th April 2015

Planning Application 2014/367/FUL

New one and a half storey dwelling

Land Adjacent 55 Weatheroak Close, Webheath, Redditch, B97 5TF

Applicant: Mr & Mrs R Lewis
Expiry Date: 17th February 2015
Ward: WEST

(see additional papers for Site Plan)

The author of this report is Helena Horton, Planning Officer (DM), who can be contacted on Tel: 01527 881657 Email: helena.horton@bromsgroveandredditch.gov.uk for more information.

Site Description

The application site comprises of an area of vegetation located between 55 and 56 Weatheroak Close and backs onto properties located on Blackstitch Lane. It lies within a cul-de-sac of 8 detached properties located off the main arm of Weatheroak Close. The area is predominantly residential in character comprising of detached properties of varying sizes. The cul-de-sac slopes downwards where split levels are prevalent. Additionally the spacing between the existing housing is not uniform, therefore small gaps to do exist in some cases and larger gaps in others.

Proposal Description

The proposal seeks full planning permission for a three bedroom detached dwelling comprising of brick and tile construction. The dwelling will comprise of one and half storeys and will be set one metre from both side boundaries. Two parking spaces are to be provided on the front driveway as well as an integrated garage within the dwelling.

Relevant Policies:

Borough of Redditch Local Plan No.3:

CS07 The Sustainable Location of Development
BBE13 Qualities of Good Design
BBE19 Green Architecture
BHSG06 – Development within/adjacent to curtilage of dwelling
CS02 Care for the Environment
CT12 Parking Standards

Emerging Borough of Redditch Local Plan No. 4

Policy 2: Settlement Hierarchy
Policy 5: Effective and Efficient use of Land
Policy: 39 Built Environment

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Policy: 40 High Quality Design and Safer Communities

Others:

SPG Encouraging Good Design

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

Relevant Planning History

2005/062/FUL	Erection Of One Dwelling	Refused	07.04.2005
		Dismissed at Appeal	22.11.2005
2006/182/FUL	Erection of Detached Dwelling	Refused	18.09.2006
		Dismissed at Appeal	31.07.2007

The application site has been subject to several planning applications. In April 2005 the Council refused a full application (ref: 2005/062 FUL) for a detached dwelling on the site and a subsequent appeal decision was dismissed in November 2005. An application for a four bedroom detached dwelling of a different design was then submitted in April 2006 (ref: 2006/182/FUL) which was also refused on the same grounds as the previous appeal decision and due to there being a housing moratorium at the time of submission. The decision then went to appeal in April 2007 and was once again dismissed.

Consultations

Highway Network Control

No Objection, subject to conditions

Severn Trent Water Ltd

No Objection, subject to conditions

North Worcestershire Water Management

No Comments Received To Date

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Arboricultural Officer

Although this site is covered by a TPO (New Town no.35), there are no protected or other significant trees either on site or on adjacent land. Therefore I have no objection to this application.

Area Environmental Health Officer

No comments from a nuisance point of view.

Environment Agency

No Comments Received To Date

Public Consultation Response

Responses against.

7 formal objections received. Comments summarised as follows:

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

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.

Assessment of Proposal

Since the issuing of those earlier decisions, there have been significant changes to the planning policy framework, particularly at a national level with the introduction of the NPPF. Additionally a housing moratorium no longer exists. Therefore, whilst it is apparent that there is significant history relating to the site, the application must be assessed against current policy frameworks and guidance which will be addressed in this report.

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 Redditch in a residential area and the site is not designated for any particular purpose within Local Plan No.3 or the

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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".

The plans submitted demonstrate to officers that the development would be acceptable in terms of its design and layout with the proposed dwelling complying with minimum separation distances between dwellings. The new development would provide private amenity space meeting the Council's standards.

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. Separation distances in this case comply with the SPG. The property has been carefully designed to minimise any potential harm to existing residential amenity. This leads 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.

In terms of appearance, the dwelling would be formed of brick walls, under a tiled roof with general detailing taking its lead from the surrounding dwellings. Materials used will be subject to a condition if approved. Officers are satisfied that the development would respect the character and appearance of the area.

Access and parking

County Highways have raised no objection to the proposed new access which would serve the property where two new car parking spaces within the curtilage of this property would be formed in compliance with adopted standards.

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Sustainability

The site lies within the established residential area of Redditch 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

RECOMMENDATION:

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

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- 4) Prior to the first occupation of the dwelling hereby approved an area shall be laid out within the curtilage of the property for the parking of 2 cars and this area, and the means of access thereto, shall be properly consolidated, surfaced and drained in accordance with details to be submitted to and approved in writing by the Local Planning Authority, This area shall not thereafter be used for any other purpose than the parking of vehicles.

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.

- 5) Prior to the first occupation of the dwelling hereby approved secure parking for 4 cycles to comply with the Council's standards shall be provided within the curtilage of each dwelling and these facilities shall thereafter be retained for the parking of cycles only.

Reason: To comply with the Council's parking standards addressed in policy CT12.

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

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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

- 7) 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

- 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.

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Informatives

- 1) The attention of the applicant is drawn to the need to keep the highway free from any mud or other material emanating from the application site of any works pertaining thereto
- 2) This permission does not authorise the laying of private apparatus within the confines of the public highway.

The applicant should apply to the Worcestershire County Council's Network Control Manager, County Hall, Spetchley Road, Worcester WR5 2NP (telephone 0845 607 2005), for consent under the New Roads and Streetworks Act 1991 to install private apparatus within the confines of the public highway.

Precise details of all works within the public highway must be agreed on site with the Highway Authority.

- 3) This permission does not authorise the applicant to carry out works within the publicly maintained highway.

Dropped kerbs to enable access onto properties for vehicles must only be constructed by Ringway Infrastructure Services, Worcestershire County Councils approved contractor.

The applicant is solely responsible for all costs associated with construction of the access.

For further information, please contact Ringway direct on 01905 761160 or email : worcestershirevehicle.crossing@ringway.co.uk

- 4) The Council worked positively and proactively with the applicant in order to reach a positive outcome.

Procedural matters

This application is being reported to the Planning Committee because the applicants are employees of Redditch Borough Council, as such the application falls outside the scheme of delegation to Officers and because two (or more) objections have been received.