

**REDDITCH BOROUGH COUNCIL**

**PLANNING  
COMMITTEE**

29th April 2015

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**Planning Application**      2014/298/FUL  
**Listed Building Consent**   2014/299/LBC

**Conversion of existing dwelling to 2 no. 3 bed flats**

**40 Chestnut Road, Astwood Bank, Redditch B96 6AE**

**Applicant:**                      **Mr & Mrs Robert & Gail Head**  
**Expiry Date:**                  **11th December 2014**  
**Ward:**                              **ASTWOOD BANK AND FECKENHAM**

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

The author of this report is Sarah Hazlewood, Planning Officer (DM), who can be contacted on Tel: 01527 881720 Email: sarah.hazlewood@bromsgroveandredditch.gov.uk for more information.

**Procedural matter**

The proposed works are the same for both applications, hence the combination report given below. The assessment section of the report deals with the separate issues for each application, however the bulk of the information is the same, and is therefore not repeated.

**Site Description**

The site comprises an attached, three storey attractive red brick listed building formerly comprising part of a larger needle making factory complex occupying Chestnut Road and High Street known as Double Century Works. There is a single storey lean to style element projecting to the eastern side of the main three storey element which was formerly used as a workshop. The remainder of the building is currently occupied as a single dwelling having been granted planning permission for its conversion to a dwelling in the 1980s. To the south and east of the application site there are residential properties with the Double Century Works to the west and north which houses a variety of light industrial uses.

**Proposal Description**

The planning application and listed building consent applications are identical in form and propose the conversion of the existing building in to 2, 3 bed roomed flats. In order to facilitate the conversion, internal alterations are proposed to rearrange the accommodation. Externally, traditional arched windows are proposed to be reinstated in to the building along with the reopening on the ground floor level of a doorway on the western elevation. Two vehicular parking spaces will be provided to both the front and western side of the building so that each flat would have 2 off road parking spaces.

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### Relevant Policies:

#### **Others:**

NPPF National Planning Policy Framework  
NPPG National Planning Practice Guidance

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

CS07 The Sustainable Location of Development  
BBE13 Qualities of Good Design  
BBE14 Alterations and Extensions

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

Policy 36: Historic Environment  
Policy 37: Historic Buildings and Structures

### Relevant Planning History

2004/105/FUL	Conversion Of Part Of The Workshop Into A Double Bedroom And Shower Room	Approved	08.07.2004
2004/106/LBC	Listed Building Application - Conversion Of Part Of Workshop Into New Disabled Access Bedroom And Shower Room	Approved	08.07.2004

### Consultations

#### **Conservation Advisor**

Expressed a preference to remove the single storey lean to in order to facilitate the conversion.

#### **Highway Network Control**

No objection subject to conditions relating to the laying out of 2 parking spaces per unit.

### Public Consultation Response

9 Representations have been received in relation to these applications, 6 in support of the application and 3 in objection

In support of the applications:

- The proposal will improve the appearance of the building
- The application will give something back to the village to keep the historic and traditional building and add to the character of the area
- The proposal will result in affordable apartments and a more affordable type of accommodation.
- There appears to be ample parking proposed as part of the scheme and no additional congestion with better parking than properties in the vicinity
- The proposal would be better for the community than a commercial property
- The proposal will make the property more visually appealing

In objecting to the applications:

- Parking is already occurring on footpaths and people are forced to use the grass in front of gardens
- Dustbin lorries and emergency vehicles cannot access the road when cars are parked
- There will be an increase in accidents due to more vehicles using narrow streets

### **Assessment of PLANNING APPLICATION proposal**

#### Principle

The application proposes an additional unit of residential accommodation at the site. Policy B(RA).8 refers to Astwood Bank being a sustainable rural location. Having regard to the tests set out at paragraph 7 of the NPPF your Officers would concur that Astwood Bank is a sustainable settlement that has appropriate facilities to support the provision of additional residential development. The site lies within the village of Astwood Bank and as such is a sustainable location where residential development is acceptable in principle.

#### Highway safety

A number of the representations refer to concerns relating to highway safety and existing problems with vehicular parking capacity, particularly relating to the more modern development that occupies 22-34 Chestnut Road. The proposal however provides two off road parking spaces for each flat which comprise of three bedrooms each. The proposal therefore complies with the county council standards. The accessing of this parking provision would not compromise on street parking in the area and as such it is considered unreasonable to refuse planning permission on this basis.

#### Design

The overall appearance of the building will largely remain the same as there are no extensions proposed to facilitate the conversion. Externally, the changes relate to the fenestration of the windows returning to their original form, particularly the reintroduction

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of the arched features above each window and the re-opening of an external doorway to give the ground floor unit access to outdoor space to the side of the building. Further, the glazing bar thickness and pattern reflects the windows present in the adjacent factory building and as such are likely to have been present at the application site prior to conversion. It is considered that the reintroduction of these features in to the application site is sympathetic to the design of the building.

External amenity space is provided to the side of the building beyond the proposed parking area which amounts to an area of 39 square metres. The councils SPG advises that for flats a communal area of 35 square metres should be provided and therefore the proposal complies with the requirements of the guidance in this regard. It is further recommended that a condition is attached to any forthcoming permission that seeks a landscaping scheme from the developers in order to demarcate and provide some form of separation between the proposed parking spaces and the proposed amenity area.

**RECOMMENDATION:**

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

**Conditions:**

Relating to the planning application:

1. The proposal must be started within 3 years from the date of this notice.

Reason: To comply with National Legislation.

2. The proposal shall be carried out as shown on the plans, schedules and other documents listed below;

2702-01D  
2702-02F

Reason: To make sure the development is carried out exactly as shown on the plans, to ensure that it relates to the area in which it is being built and protects how that area looks, in order to comply with policy B (BE).13 of the Borough of Redditch Local Plan Number 3.

3. Prior to the first occupation of any dwelling hereby approved space shall be laid out within the application site for 2 cars to be parked. The parking area shall be properly consolidated, surfaced and drained in accordance with details to be submitted to and approved in writing by the Local Planning Authority and that area shall not thereafter be used for any other purpose than the parking of vehicles.

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway in order to comply with policy B (BE).13 of the Borough of Redditch Local Plan Number 3.

4. Before the development is occupied you must provide drawings and written details of how you will deal with soft landscaping areas of the site. These details shall include the time at which the planting will be carried out as well as sizes and species to be used. Details should also be included of any existing soft landscaping to be retained as well as details as to how these areas will be protected during the development. The Council will agree these details with you in writing and you must implement the agreed scheme by the end of the first planting season following the occupation of the first unit. If within five years of the development being finished, any of the soft landscaping is removed, seriously damaged, diseased or dies, they shall be replaced in the next planting season with others of a similar size or species any change to size or species will need to be agreed with the Council.

Reason: To make sure that the appearance of the development is acceptable in relation to the area in which it is found and in order to comply with Policy C(S).8 of the Borough of Redditch Local Plan number 3.

**Informative Notes:**

1. 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.

2. This permission does not authorise the applicant to carry out works within the publicly maintained highway since such works can only be carried out by the County Council's Approved Contractor following the issue of a license under Section 184 and 278 of the Highways Act, 1980.

The applicant should contact Worcestershire County Council's Highways Network Control Manager, County Hall, Spetchley Road, Worcester WR5 2NP (telephone 0845 607 2005), regarding the issue of the necessary license authorising the access works to be carried out by the County Council's Approved Contractor at the applicant's expense.

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**Assessment of LISTED BUILDING proposal**

The applicant advised that the majority of 40 Chestnut Rd has been replaced with modern additions at the time the conversion was undertaken. This was prior to the building being listed in 2001. The floors, roof, windows, internal partitions and plaster were updated during the 1980s with the only original features remaining being the external walls and corbeling. The external alterations proposed seek to remove modern infill brick work which would introduce arched window features and fenestration found when the building was originally erected as a factory.

Paragraph 131 of the National Planning Policy Framework advises that the determination of applications should take account of sustaining and enhancing the significance of heritage assets and ensuring that they are put to a viable use consistent with their conservation. In this case your Officers consider that the proposal would allow for original features that have since been lost to be reinstated at the building and otherwise the character of the building and the way in which it is used would not alter significantly. As such it is considered that the proposal would enhance the significance of the heritage asset and therefore comply with the requirements of the Framework in this regard.

**RECOMMENDATION:**

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

1. The proposal must be started within 3 years from the date of this notice.

Reason: To comply with National Legislation.

2. The proposal shall be carried out as shown on the plans, schedules and other documents listed below;

2702-01D  
2702-02F

Reason: To make sure the development is carried out exactly as shown on the plans, to ensure that it relates to the area in which it is being built and protects how that area looks, in order to comply with policy B (BE).13 of the Borough of Redditch Local Plan Number 3.

3. Before any work on site begins you must provide drawings, written details and or samples of :
  - how all joinery including windows and glazing bars will be treated
  - the design of doors and windows

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- all materials to be used externally, including mortar

The Council will agree these details with you in writing and you must implement the agreed scheme when carrying out the works or development.

Reason: To make sure that the important qualities of the Listed Building are protected as part of the development, in order to comply with policy B (BE).13 of the Borough of Redditch Local Plan.

**Procedural matters**

These applications are being reported to the Planning Committee because two (or more) objections have been received.