

**PLANNING
COMMITTEE**

8th July 2015

Planning Application 2015/086/FUL

Erection of new dwelling, new access and landscaping

Land at 'Carantec', The Mayfields, Southcrest, Redditch

Applicant: Mrs M. Daramiah
Expiry Date: 18th May 2015
Ward: CENTRAL

(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

The site comprises garden land within the curtilage of the property 'Carantec', a contemporary bungalow with a white painted exterior finish. The application site forms a raised plateau with access from The Mayfields immediately to the north of the site. The land rises up steeply from The Mayfields towards the plateau to the south. The nearest property, No.8 The Mayfields is situated to the east of the site. Boundary hedging together with an existing 2 metre high wooden fence forms the boundary between garden serving Carantec and No.8 The Mayfields.

Proposal Description

This is a full planning application to erect a four bedroomed dormer bungalow formed of brickwork under a tiled roof. The property would measure a maximum of 7.25 metres to its ridge and would have a hipped roof. Access to the dwelling would be via a new access drive formed from The Mayfields. This would be situated 3 metres to the east of the existing vehicular access serving the host property which would remain as a private access to Carantec.

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
CT12 Parking Standards

Emerging Borough of Redditch Local Plan No. 4

Policy 2: Settlement Hierarchy
Policy: 39 Built environment
Policy: 40 High Quality Design and Safer Communities

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Others:

SPG Encouraging Good Design
NPPF National Planning Policy Framework
NPPG National Planning Practice Guidance

Relevant Planning History

2012/116/FUL	Proposed new dwelling	Approved	18.06.2012
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Consultations

Area Environmental Health Officer

No comments received to date

Highway Network Control

No objection subject to the imposition of planning conditions relating to vehicle access construction, 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

Public Consultation Responses

Responses against

3 letters received. Comments summarised as follows:

- The development would be out of character with appearance of surrounding area
- Access and highway safety concerns raised
- The proposal would be overbearing and would lead to a loss of light serving adjacent dwellings
- The property's close proximity to No.8 The Mayfields would result in a loss of privacy

Assessment of Proposal

Principle of development

The site lies within a sustainable urban location where the principle of developing private gardens for residential purposes can be supported subject to compliance with other relevant policies contained within the development plan. It should be noted that planning permission was granted subject to planning conditions for a similar new dwelling on the same site in June 2012. This permission however no longer exists due to the length of time which has lapsed since the granting of the consent. It is relevant that the planning policy framework used in the consideration of this application is the same as that which

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exists as present (the National Planning Framework - NPPF) which came into force in March 2012.

Design, appearance and general layout

Policy B(HSG).6 of the adopted Local Plan is supportive of new residential development within the curtilage of a dwelling house providing 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 proposed dormer bungalow would be set back 15 metres from the highway to the north. The detached dwellings Carantec and Lindridge to the west are also well set back from the highway (both by approximately 11 metres).

The dwelling would be of similar height to the host property Carantec. The design and general appearance of the proposed dormer bungalow takes its lead from that particular property. A mixture of housing types / sizes and styles exists in the vicinity, and your officers are satisfied that the proposed dwelling would not appear incongruous or alien to its surroundings. The proposed development would therefore not be considered to harm the character and appearance of the surrounding area.

The materials to be used in its construction are considered to be appropriate in their context and the proposal would meet all of the Council's spacing standards, as contained within the adopted SPG 'Encouraging Good Design'. Minimum separation distances between existing dwellings and the application proposal would be maintained.

Impact upon nearby residential amenity

Your officers are satisfied that no loss to residential amenity would result from the proposed development by virtue of loss of light or visually intimidating impact given the separation distances that would exist between the proposed dwelling and nearby properties. The proposals east facing elevation which would face towards No.8 The Mayfields would contain no windows to its east facing wall or roofslope. The dwelling would be situated 7 metres from the south-west corner of No.8 increasing to a distance of 14 metres to the south-east corner of No.8. The dormer bungalow would have a part pyramid, part hipped roof in order to minimise any perceived overbearing impact upon nearby dwellings.

The proposal is therefore considered to comply with Policy B(BE).13 of the Borough of Redditch Local Plan No.3.

Access

County Highways raise no objections to the proposal in highway safety terms. The access and hardstanding serving Carantec would continue to provide sufficient in-curtilage car parking spaces and on-site turning space. Parking for at least two cars and a turning area would provide safe vehicular access for occupiers of the new dwelling.

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Conclusion

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

RECOMMENDATION:

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

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 their first installation, 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 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.

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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, the construction of the vehicular access shall be carried out in accordance with a specification to be agreed in writing by the Local Planning Authority.

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.

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

Drawing No: 958001 A

Drawing No: 958002

Drawing No: 958003 A

Drawing No: 958004

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 local planning authority has worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with this planning application through negotiation and amendment.

Procedural matters

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