



Planning Committee

Headless Cross & Oakenshaw Ward

16 June 2009

**2009/043/FUL ERECTION OF TWO DETACHED DWELLINGS WITH GARAGES
LAND BETWEEN 249 & 253 & TO THE REAR OF 253 TO 257 EVESHAM
ROAD
APPLICANT: MISS J SMITH AND MR P RYAN
EXPIRY DATE: 26 JUNE 2009**

Site Description

(See additional papers for Site Plan)

The site comprises land between the properties 249 and 253 Evesham Road and garden land to the rear of numbers 253 to 257 Evesham Road.

The area is predominantly residential in character with a relatively tightly built-up frontage of mainly 1930's semi-detached or detached dwellings and more recent flat development to the east of the site off High Trees Close. A line of trees which are not protected by a Tree Preservation Order form the Eastern boundary to the site, beyond which, the land slopes away towards High Trees Close. Close board timber fencing forms the remaining form of boundary treatment to the site.

Proposal Description

This is a full application for the erection of two detached dwellings, each with garages, on land situated to the rear of numbers 253 to 257 Evesham Road.

Proposed dwelling 1 would be 4 bedroomed, constructed of brickwork walls under a half-hipped tiled roof. The property would have an integral garage with a maximum height to ridge of 6.75 metres.

Proposed dwelling 2 would be of very similar design to that of dwelling 1, again being 4 bedroomed, but would have an attached single garage. Its height to ridge would also be 6.75 metres.

Access to both plots 1 and 2 would be via a driveway which would be created in the existing gap between 249 and 253 Evesham Road.

Relevant Key Policies

All planning applications must be considered in terms of the planning policy framework and all other relevant material considerations (as set out in the legislative framework). The planning policies noted below can be found on the following websites:

www.communities.gov.uk

www.wmra.gov.uk

www.worcestershire.gov.uk

www.redditchbc.gov.uk

National Planning Policy

PPS1	Delivering sustainable development
PPS3	Housing
PPG13	Transport

Regional Spatial Strategy

CF2	Housing beyond Major Urban Areas
CF3	Level and Distribution of New Housing Development
CF5	The reuse of land and buildings for housing
CF6	Making efficient use of land
T7	Car parking standards and management

Worcestershire County Structure Plan

SD.3	Use of previously developed land
T.4	Car parking

Borough of Redditch Local Plan No. 3

CS.7	The sustainable location of development
B(HSG).6	Development within or adjacent to the curtilage of an existing dwelling
B(BE).13	Qualities of good design
C(T).12	Parking Standards

SPGs

Encouraging Good Design.

Relevant Site Planning History

2008/241/FUL	Erection of three detached dwellings	Withdrawn 15.8.2008
2005/536/OUT	Outline application for residential development	Refused 16.1.2006
	Appeal dismissed	4.7.2007

Public Consultation Responses

Responses in favour

One letter received. Comments summarised as follows:-

- The area of land in question is substantial and has been difficult to maintain due to its size. Given that it has fallen into disuse, it would be ideal for the type of development being proposed.

Responses against

None received.

Consultee Responses

County Highway Network Control

No objection subject to conditions regarding access turning and parking and imposition of standard highway informatives.

Environmental Health

No objection raised to proposals, subject to the imposition of conditions restricting noise making activities in association with the construction of the new dwellings

Severn Trent Water

No objection. Drainage details to be subject to agreement with Severn Trent.

RBC Arboricultural Officer

No objection subject to the imposition of appropriate landscaping conditions

Assessment of Proposal

The key issues for consideration are as follows:-

Principle

The site has historically formed part of the garden curtilage associated with dwellings 253 to 257 Evesham Road. The principle of residential development in such a location is considered to be acceptable given that the land would be classified as previously developed or "brownfield" land within the urban area of Redditch.

Design and Layout

The current scheme has followed the submission of applications 2005/536 and 2008/241, both of which were considered to harm the character and appearance of the area. 2005/536 (an outline application with design, external appearance and landscaping reserved for subsequent consideration) was appealed following the refusal of planning permission and whilst the appeal was dismissed, the Inspector considered that residential development could be accommodated within the site, so long as it was not conspicuous from Evesham Road, in order that the characteristic pattern of ribbon development with the visible line of trees to

the eastern boundary was maintained. A 'back of land' residential development proposal in this location has therefore already been seen as acceptable in principle. Your officers have noted that the scheme considered by the Inspector showed a pair of semi-detached dwellings in a position clearly visible from the existing gap in the road frontage between number 249 and 253 with a gable end to one of these properties being particularly prominent.

The scheme submitted under application 2008/241 (which was a fully detailed application) and showed a line of 3 no. detached dwellings located immediately behind number 253 Evesham Road, represented an improvement as far as officers were concerned, but this development, including a proposed detached double garage would have remained highly visible from Evesham Road, and was considered to be harmful to the character and appearance of the area. This application was withdrawn by the applicant prior to the formal issue of the decision notice. Since the principle of residential development on the site has already been established by the Planning Inspector under application 2005/536, your Officers have been working with the applicant's agent on the current proposal in order to achieve a form of development which could be considered acceptable in terms of its character and appearance on the surroundings, under the terms of Policy B(HSG).6.

The current amendments show 2 no. detached dwellings positioned further towards the rear garden line of 255 Evesham Road so that they are not readily visible from Evesham Road. Garages to serve the properties are now integral or attached, rather than detached and cannot be seen from Evesham Road, unlike on previous proposals. Each dwelling's footprint has been reduced in size to that originally proposed under this application, with elevational treatment considered to be acceptable. The overall height of each dwelling has been lowered so that the development would only exceed the height of an existing timber fence (acting as the rear garden boundary to number 253) by approximately 4.5 metres. The total height of dwellings has been lowered from 9 metres to ridge (under application 2008/241) to 6.75 metres.

Private garden areas which would serve the dwellings (Plot 1 being the smallest at 115 m²) comfortably comply with spacing standards contained within the Council's SPG on Encouraging Good Design which are 11 metres garden length or 70m² in garden area (minimum). Separation distances between the proposed dwellings and existing development have also been achieved.

Landscape and Trees

A line of trees and a hedge lie to the eastern boundary of the site, which, whilst not being protected by means of a Tree Preservation Order, nevertheless contribute to the visual amenities of the area and are clearly visible from Evesham Road. The dwellings have been moved away from this boundary line such that the health of the existing landscaping would

not be prejudiced by the development. No objections have been raised by the Council's Arboricultural Officer, subject to conditions. These are summarised as conditions 3 and 4 in the recommendation.

Highways and Access

Parking space for at least 3 no. vehicles for each dwelling can be achieved, complying with the Local Plan's Appendix H which lists maximum car parking standards. No objections have been raised by County Highways in respect to safety.

Sustainability

The site lies within the urban area of Redditch, and is therefore considered to be in a sustainable location. Should members be minded to approve the application it is recommended that a condition be attached to any approval requiring that the dwellings be built to minimum Level 3 requirement set out under Code for Sustainable Homes.

Impact upon residential amenity

The application has been assessed against criteria listed within Policy B(BE).13 of the Borough of Redditch Local Plan, and the Council's SPG on Good Design. Your officers have concluded that residential amenities enjoyed by nearby properties would be safeguarded.

Conclusion

The proposal is considered to safeguard the character and appearance of the surrounding area, and would not cause harm to residential amenity or safety. The application is considered to comply with the planning policy framework and as such, your Officers can support this application.

Recommendation

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

1. Development to commence within three years
2. Details of materials (walls and roofs) to be submitted
3. Landscape scheme including details of boundary treatment and including a scheme of existing landscape protection to be submitted
4. Landscape scheme including details of boundary treatment to be implemented in accordance with approved details
5. Limited working hours during construction period
6. Dwelling to be built to a minimum Level 3 requirement set out under Code for Sustainable Homes
7. Access, turning and parking

8. Driveway and parking area to be of a permeable surface and retained as such.
9. Development in accordance with amended plans submitted.

Informatives

1. Drainage details to be in agreement with Severn Trent Water
2. No building to be erected within 2.5 metres either side of sewer which crosses site
3. Highway Note 4 – does not authorise laying of private apparatus within confines of the public highway
4. Highway Note 5 – no authorisation laying of private apparatus within the public highway.