

2009/063/OUT **OUTLINE APPLICATION FOR A DETACHED THREE BEDROOMED DWELLING WITH GARAGE LAND ADJACENT TO 17 CHAPEL STREET, ASTWOOD BANK, REDDITCH**
APPLICANT: MRS H PALMER
EXPIRY DATE: 4 JUNE 2009

Site Description

(See additional papers for Site Plan)

The site comprises land which historically formed garden curtilage associated with number 17 Chapel Street, Astwood Bank. The plot is situated between number 79 Western Hill Close (to the West) and 17 Chapel Street (to the East) with its Northern boundary being Chapel Street, and its Southern boundary Western Hill Close. The land slopes away in a South to North direction towards Chapel Street.

The area, which is residential, is mixed in character with modern detached properties in Western Hill Close to the South, with older housing forming frontage development off Chapel Street to the North and East. In the case of Western Hill Close, parking is generally within the curtilage of each property, and in the case of Chapel Street, generally on-street.

Proposal Description

This is an outline application for the erection of a single, three bedroomed detached dwelling. All matters, including access have been reserved for subsequent consideration.

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.

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.

Worcestershire County Structure Plan

SD.3	Use of previously developed land.
SD.4	Minimising the need to travel.

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.

Relevant Site Planning History

2006/081	Outline application for a detached dwelling	approved 28.3.2006
2002/558	One detached dwelling	approved 26.3.2003
1999/419	Outline application for a detached dwelling	approved 20.1.2000
1996/440	Outline application for a detached dwelling	approved 10.1.1997
1993/445	Outline application for a detached dwelling	approved 14.12.1993
1990/593	One detached dwelling	approved 6.12.1990
1987/611	One detached dwelling	approved 11.12.1987

Public Consultation Responses

Responses in favour

None received.

Responses against

Seven letters received raising concerns summarised below:

- Approval of proposal would result in a reduction in the availability of on-street car parking spaces along Chapel Street

- Additional traffic using Chapel Street will prejudice vehicular and pedestrian safety.
- Loss of light and overshadowing to property.
- Over-development of the area.
- Access to the site should be via Western Hill Close not Chapel Street.
- Objection to the loss of this open space which contributes to the street-scene.

Consultee Responses

County Highway Network Control

No objection.

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 dwelling.

Severn Trent Water

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

Assessment of Proposal

The key issue for consideration is the matter of principle, since this application is submitted in outline with ALL matters reserved.

Principle

Members will note that permission has been granted historically for a single dwelling on the site on a number of occasions. The last application to be lodged before this application was ref 2006/081. Under the requirements of Section 92 (2) of the Town and Country Planning Act 1990 an application for the approval of matters reserved in that permission must be made not later than the expiration of three years beginning with the date of the grant of that outline permission. This consent was granted on 23.3.2006, meaning that the time limit for the submission of a reserved matters application has now lapsed, prompting this application.

Provided that there have been no material changes in circumstance since the approval of application 2006/081 that would make the application unacceptable, permission should be granted for this application.

Policy B(HSG).6 of the adopted Local Plan is supportive of new residential development within the curtilage of a dwellinghouse so long as it respects the character and appearance of its surroundings and does not impinge on

the residential amenities enjoyed by occupiers of existing nearby development. As has been found on past approvals, this 'brownfield' site is clearly capable of accommodating a detached dwellinghouse given that the plot measures 10 metres across at the Western Hill Close (Southern) boundary, and 14 metres across at the Chapel Street (Northern) boundary, with a depth in excess of 20 metres.

Representations received centre mainly around highway safety, and on the resultant impact upon Chapel Street residents. Access is NOT for consideration at this stage, and is reserved for subsequent approval. However, following receipt of representations your Officers have asked the applicant whether there are any reasons why access to the dwelling could not be via Western Hill Close should a reserved matters application be submitted in the future. It would appear at this stage that there are no legal or engineering problems posed in the principle of creating a vehicular access via Western Hill Close to the south. A condition to this effect would be inappropriate since access is not for consideration at this stage, unreasonable in the light of no objections being raised by County Highways, and could be appealed against. However, your Officers have recommended an informative asking that any applicant give due consideration to a proposal showing access to the site via Western Hill Close under any future reserved matters / detailed application as an attachment to a notice of approval.

Conclusion

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

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. Time limits for submission of matters reserved / commencement of development / ALL matters reserved for subsequent approval.
2. This permission does not authorise the siting or form of the dwelling shown on the plans accompanying this application.
3. Limited working hours during construction period.
4. Dwelling to be built to a minimum Level 3 requirement set out under Code for Sustainable Homes.

Informatives

1. Drainage details to be in agreement with Severn Trent Water.

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2. No building to be erected within 2.5 metres either side of sewer which crosses site.
3. Due consideration should be given to a proposal showing access to the site via Western Hill Close as part of any future reserved matters/detailed application.