



Planning Committee

Astwood Bank & Feckenham Ward

16 June 2009

**2009/075/FUL ERECTION OF 4 BED DETACHED DWELLING ON LAND ADJACENT TO 1249 EVESHAM ROAD
1247 EVESHAM ROAD
APPLICANT: MR T WALTON
EXPIRY DATE: 23 JUNE 2009**

Site Description

(See additional papers for Site Plan)

Grassed vacant plot between two detached residential properties fronting Evesham Road on the eastern side of it. To the front is a low front boundary wall, with a gap for vehicular access, and the pavement includes a dropped kerb. To the north of the site, between it and the adjacent dwelling, a footpath leads along the side boundary and out beyond, with a stile access from the verge adjacent the pavement. The site appears to be kept neatly mown.

This stretch of the road is characterised by large detached two storey dwellings set back from the road, with long rear gardens backing onto countryside (in Warwickshire). The character on the opposite side of the road is more diverse, containing a mix of sizes and styles of dwellings, as well as other uses. There is an avenue of mature trees between the pavement and front dwelling boundaries along this stretch of the road.

Proposal description

The application proposes a detached, two and a half storey dwelling with a parking area to the front. The dwelling would have living accommodation at ground floor level, with bedrooms at first floor level and within the roof space. The dwelling would be set back from the front of the site. The dwelling is proposed to be of brick and tile construction, and there would be a rear balcony opening out from the rear room in the roofspace, however this is contained within the eaves of the building and would not protrude any further to the rear than the rooms below.

The application is supported by a Design & Access Statement and a Climate Change Statement.

The scheme has been amended since it was first submitted, and it is the amended version that is considered here. (Originally, a front detached garage was also proposed)

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 (& accompanying documents) Delivering sustainable development
PPS3 Housing

Regional Spatial Strategy

CF4 The reuse of land and buildings for housing
QE3 Creating a high quality built environment for all
T7 Car parking standards and management

Worcestershire Country Structure Plan

SD3 Use of previously developed land
D5 Contribution of previously developed land to meeting the housing provision
IMP1 Implementation of development

Borough of Redditch Local Plan No.3

CS7 Sustainable location of development
S1 Designing out crime
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

SPDs

Encouraging good design
Designing for community safety

Relevant site planning history

Appn. no	Proposal	Decision	Date
08/266	Outline one dwelling	Approved	23/9/08
95/096	One dwelling	Approved	27/4/95
89/759	Dwelling	Approved	8/1/90
89/82	New dwelling	Approved	27/6/89
88/740	New dwelling (outline)	Approved	14/11/88

Public Consultation responses

Responses in favour

One in favour of this windfall development of an infill plot, providing that the street trees and the ROW are protected.

Responses against

Four comments received raising the following points:

- Loss of light to side windows of adjacent property
- Size and height of proposed dwelling is excessive
- Loss of privacy/light
- Additional traffic on main road would add to congestion
- Concern that proposal would lead to loss of traffic calming
- Loss of habitat
- Impact on adjacent public footpath and proximity to it
- Disruption during construction
- Precedent for adding other dwellings

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.

Consultee responses

County Highway Network Control

No objection subject to conditions regarding provision of parking area prior to occupation

County Rights of Way Officer

No objection as no alteration to ROW proposed – retention controlled through other legislation

Stratford District Council

No response received

Environmental Health

No objection

Severn Trent Water

No objection subject to a condition regarding drainage details

Ramblers Association

Concern raised regarding proximity of dwelling to footpath and retention of open character of path for users

Assessment of proposal

The key issues for consideration in this case are the principle of the development and its density, the design and access proposals and the sustainability of the location, as discussed below.

Principle and density

The site lies within the settlement boundary of Astwood Bank, which is considered to be a sustainable settlement within the Local Plan. The site is undesignated, and lies within a residential area, such that it is therefore considered appropriate in principle that residential development be allowed on this site. The site is similar in size to other plots in the vicinity and is therefore considered as being of an appropriate size for this type of development.

It is not considered appropriate in this case to consider the likely density of the proposed development, which would be low, because the proposal conforms to the surrounding pattern and character of development, even though this may be lower than would now be required.

Whilst the recent outline application was approved, no details were included for consideration, and thus whilst the principle of this development can therefore be considered acceptable, the details remain here for consideration.

Design and layout

The design of the proposed dwelling is considered to be appropriate to the character of the area, and particularly this run of properties along this side of Evesham Road in Astwood Bank. It would be of a similar size, height and bulk, of similar materials, and built set back from the road a similar amount. It is considered to be of an appropriate style and appearance for the site and its surroundings such that it complies with the relevant policy criteria.

The proposed dwelling is located within the plot such that it has a 1m spacing to the south side in compliance with the guidelines in the SPG. Due to the angled nature of the northern boundary, there is one point where the chimney to the north side elevation would touch the boundary, however as there is a footpath between the two properties, it is not considered likely that this proximity would result in a terracing effect, which is the reason for the policy. This design feature is therefore considered to be acceptable in this instance, despite not being strictly in accordance with policy.

The siting of the dwelling within the plot is considered to reflect the character of the area, and ample amenity space is proposed to front and rear, in compliance with the adopted policies and guidance. The siting is such that the proposed dwelling complies with the policies relating to overlooking, overshadowing and loss of privacy, and as such these are considered unlikely to have a negative effect on neighbouring residents.

Landscaping and trees

Whilst the site is currently laid to lawn, it is not considered that there are significant landscape features that are worthy of retention and protection, and as the proposal is to provide garden area, it is not considered necessary to be overly restrictive in terms of planting, design etc through the imposition of a condition. Similarly, it is not considered likely to be of special value in biodiversity terms.

Highways and access

The consultees have raised no objections in terms of highway safety, and therefore the proposal is considered to be acceptable and compliant with policy in this regard.

Whilst local residents have raised concerns regarding the volume of traffic in the area, the additional traffic to be created by a single dwelling and its resultant impact on the road network is considered likely to be minimal. There is no perceived link between the current proposal and any resultant loss of existing traffic calming measures. The proposal would not prevent them from continuing as they are and so it is not considered necessary to contemplate this matter further here.

Other issues

The erection of a single dwelling on this site would be likely to prevent applications for the future insertion of additional dwellings to the rear of these properties fronting Evesham Road because it would prevent any vehicular access to the rear being possible, and so it is considered unlikely to be a cause for concern at this stage.

Any concerns raised regarding the impact of the development on the footpath cannot be considered here. The footpath lies adjacent to but outside the site, and jurisdiction for it lies with others using other legislation.

There is no perceived likelihood that it would be obstructed either during or post construction, and therefore it is not considered necessary to pursue the matter further.

Conclusion

It is considered that the proposal complies with policy 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 limit for commencement of development on site
2. Parking provision
3. Drainage details
4. Materials to be agreed
5. Hard surfacing details and permeability

Informatives

1. Highways informatives
2. Footpath covered by other legislation