

**PLANNING
COMMITTEE**

12th August 2015

Planning Application 2015/151/FUL

Proposed detached building to contain 5no. apartments (Plots 41, 42, 43, 44 and 45)

Ipsley Court, Berrington Close, Ipsley, Redditch, B98 0TJ,

**Applicant: Mr Barney Mc Elholm
Expiry Date: 23rd July 2015
Ward: MATCHBOROUGH**

(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

Ipsley Court comprises of two Grade II listed buildings and one modern 'T' shaped building to the rear, (recently re-named as Ipsley Manor), set on a large site containing just over 200 car parking spaces together with soft landscaping. The Grade II listed buildings are divided into the north and south wings and are constructed from red brickwork (walls) under a steeply pitched hipped roof. The south wing lies to the immediate north of St. Peters Church. Both north and south wings are currently in office use. To the west of Ipsley Court lie the offices of GKN Engineering. The site is accessed via Berrington Close to the east. Shottery Close forms the northern boundary of the site, beyond which lies the residential street of Alveston Close.

The 'T' shaped building was built in the late 20th Century and has been designed in sympathetic style to the listed buildings, again with red brick walls under a steeply pitched hipped roof. This building has residential accommodation over the ground, first and second floors with a single flat at third floor (roof space) level. A detached brick building to the immediate north contains a further flat.

Proposal Description

This is a full planning application to erect a small apartment block containing a total of five, 2 bed flats. The development would consist of a single block with two flats on the ground floor, two on the first floor with a single flat above (within the roof space). The roof serving the development would be steeply pitched and hipped matching the form of that used in the construction of Ipsley Court. Materials would match those used in the construction of Ipsley Court: brick walls under a grey coloured tiled roof with the exception of a small area of timber weatherboarding to walls as an external cladding treatment.

The apartment block would measure 17 metres in width and would have a depth of 10 metres. The building would measure 11 metres to its highest point (the ridge).

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The building would be situated to the north of the 'T' shaped building with its front elevation facing in an easterly direction. The buildings north facing (end elevation) would be set back 8.5 metres from Shottery Close. Eight car parking spaces would be provided for the development (including one for each of the 5 flats together with three visitor spaces). Seven of these would be situated adjacent to the buildings' west facing elevation with one immediately beyond the buildings' north elevation.

Relevant Policies :

Borough of Redditch Local Plan No.3:

EEMP03 Primarily Employment Areas
EEMP03a Development affecting Primarily Employment Areas
CS02 Care for the Environment
CS07 The Sustainable Location of Development
BBE13 Qualities of Good Design
BHSG06 Development within or adjacent to the curtilage of an existing dwelling
CT12 Parking Standards

Emerging Borough of Redditch Local Plan No. 4

Policy 2: Settlement Hierarchy
Policy 3: Development Strategy
Policy 4: Housing Provision
Policy 5: Effective and Efficient use of Land
Policy: 39 Built environment
Policy: 40 High Quality Design and Safer Communities

Others:

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

Relevant Planning History

2014/368/FUL	Creation of additional apartment (2 bed) in roof (Plot 40)	Approved	13.03.2015
2014/369/FUL	Proposed two storey building to contain 4no. apartments (Plots 41, 42, 43, 44)	Refused	21.04.2015

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Consultations

Highway Network Control

No objection

Conservation Advisor

No objection

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 Response

Responses

9 letters received of which 2 are neutral. 7 objections received from 5 separate households. All comments received summarised as follows:

- Rotating the building by 90 degrees removes the loss of privacy issue for the occupiers of 7, 9 and 11 Alveston Close which was a principle concern with the previous application. The first floor window serving the north elevation (en-suite bathroom) would be obscurely glazed, helping with this issue
- Greater number of car parking spaces serving development (8 for 5 flats rather than 5 for 4 flats as before) represents an improvement
- The development would be out of character with appearance of surrounding area
- Lack of amenity space for occupiers of the new development
- This would be an overdevelopment of the site
- Noise disturbance concerns raised
- Additional demands for car parking have not been fully considered
- Highway safety concerns

Background

The 'T' shaped building was formerly used as the offices for the Law Society and included just over 200 car parking spaces to the north and east which served the 4000 sq metre office development.

The two listed building (wings) have remained as offices whilst all of the modern 'T' shaped building was converted to residential use over three floors under current permitted development rules: (ref 2014/106) – granted 5th August 2014. Under this application, 38 apartments were accommodated within the main building (now known as Ipsley Manor) and a further apartment (flat 39) was created by the conversion of a small detached red brick building which is situated approximately 7 metres to the north of the main building. Planning application ref 2014/368/FUL which proposed to create a further

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apartment within the roof space of Ipsley Manor (flat 40) was granted permission following its presentation at the Planning Committee of 11th March 2015. Planning application ref 2014/369/FUL which proposed to erect a detached apartment block containing 4 apartments was refused planning permission on 21st April 2015.

The current application has been submitted in order to address residents and members concerns with respect to application 2014/369/FUL and would create a further five flats which would be known as flats 41, 42, 43, 44 and 45.

Assessment of Proposal

Principle of the development

The Borough of Redditch Local Plan No.3 designates the site and the area to the west containing the offices of GKN as a Primarily Employment Area, where normally applications for planning permission which seek to change the designation of such areas (from employment to residential use for example), are viewed unfavourably since the loss of employment land would impact detrimentally on the Councils employment land portfolio. In addition, residential uses which are located in close proximity to established employment uses have the potential to be incompatible, with conflict between the two uses often arising as a result.

In this case, under the application 2014/106, the developer exercised their rights following recent changes to the permitted development right regime which now allows existing offices falling within Class B1a of the Town and Country Planning (Use Classes Order) to be converted to residential uses without a formal planning application for change of use. The 'T' Shaped building now known as Ipsley Manor was converted from office to residential use in the summer of 2014 and is now occupied. The Ipsley Manor site and land to its frontage, which includes the car parking area on which the apartment block is proposed to be located is now considered to have lost its former employment use. The location of a new residential use on this part of the site would not be incompatible with the nearest employment use, that being the offices of GKN Engineering to the west. No objections have been received from GKN following the neighbour notification process.

As such, it is considered that the principle of the development is acceptable in this case provided that the proposal fulfils the other requirements of the development plan.

Impact upon the character and appearance of the area

The Planning Committee, in considering application 2014/369/FUL determined that the apartment block proposed under that application was incongruous, out of character with the existing streetscene and generally harmful to the amenities of the area. Members also raised concerns that additional parking requirements, together with the loss of existing parking provision resulting from the proposal would result in highway safety issues. The decision to refuse planning permission was taken against the advice of your officers who

recommended that permission should be granted subject to the imposition of appropriate planning conditions. The County Highways Officer similarly raised no objection to the application.

The plans submitted under the current application amend those considered under the earlier application by rotating the apartment block in a clockwise direction through 90 degrees such that the building would now face to the east rather than to the north. The apartment block is slightly wider (17 metres rather than 15 metres), but narrower (10 metres rather than 11 metres). The height of the building is identical to that considered under application 2014/369, being 11 metres to its highest point. The part of the building nearest to Shottery Close (to the north) would now be set back 8.5 metres from that highway, rather than the 13 metre distance shown under the earlier application. Although the building would be situated nearer to Shottery Close, only a single car parking space would be accommodated within the space (five were previously shown). The additional landscaping provided between the northern elevation and Shottery Close is considered to improve the scheme aesthetically.

Plans submitted with the application which include a street-scene drawing demonstrate to your officers that the development would be acceptable in terms of its design and layout with the development respecting the character and appearance of other nearby buildings - in particular, that of the existing Ipsley Manor building, and the four storey residential development of Shottery Close to the west. Your officers and the Councils Conservation Advisor do not consider that the proposals would harm the setting of the listed building Ipsley Court.

Residential amenity considerations

A single window at first floor level (obscurely glazed and serving an en-suite bathroom) faces due north, where previously, four first floor windows were proposed. Representations received from occupiers in Alveston Close, as summarised earlier in this report, who objected to the earlier application consider that the current application represents a significant improvement over the earlier proposal.

A distance of approximately 17 metres would exist between the north facing elevation to the proposed apartment block and the rear garden fence serving number 7 Alveston Close (directly to the north). This separation distance is such that the proposed development would not negatively impact upon the amenities enjoyed by the occupiers of nearby dwellings in terms of loss of light, outlook or privacy.

In terms of outside amenity space for occupiers of the proposed new development, a green landscaping buffer is proposed to the north-west corner of the building linking existing car parking space 68 with space 102 replacing an unused area of hardstanding. Officers would agree with some of the representations received in that this proposed additional green space would result in a visual enhancement and is a further improvement compared with that of refused application 2014/369/FUL.

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Although limited outside amenity space is provided for the 40 apartments contained within the 'T' shaped Ipsley Manor building and future occupiers of the proposed new apartment block, a large area of green open space exists to the east of the site (to the north of Driffield Close and to the east of Berrington Close). In addition, the site is a 5 minute walk from the much larger open space of the Arrow Valley Park. Taking into consideration the additional green space to be created to the north-west corner of the building under this application, your officers are satisfied that the proposed development would comply with amenity requirements set out under Policy B(BE).13 of the Borough of Redditch Local Plan No.3.

Highways

Policy requires all developments to incorporate safe means of access and egress appropriate to the nature of the local highway network and to provide sufficient off-street parking.

Eight car parking spaces would be provided for the proposed development with access via Shottery Close. One space would be provided for each of the five flats with three visitor spaces.

The County Highways Officer has raised no objection to the application on highway safety grounds with parking provision on site complying with local standards. A current over-provision of car parking exists at the site. This is because the former office use had a greater demand for parking than the current use of the site which now comprises a mix of office and residential uses but with the predominant use being one of residential.

There are therefore no objections to this application in terms of the impact of the proposals upon highway safety.

Conclusion

It is considered that the proposals comply with the planning policy framework and would be unlikely to cause any harm to amenity or safety. Subject to the compliance with conditions as listed in full below, a favourable recommendation can be made.

RECOMMENDATION:

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

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.

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

appropriate references to be inserted here

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

- 4) 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 National Planning Policy Framework.

- 5) 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

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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.