

**PLANNING
COMMITTEE**

12th August 2015

Planning Application 2015/176/FUL

Proposed New Dwelling

25A Dagtail Lane, Astwood Bank, Redditch, Worcestershire, B97 5QT

Applicant: Mr Ian Ray
Expiry Date: 13th August 2015
Ward: ASTWOOD BANK AND FECKENHAM

(see additional papers for Site Plan)

The author of this report is Emma Newfield, Planning Officer (DM), who can be contacted on Tel: 01527 587031 Email: emma.newfield@bromsgroveandredditch.gov.uk for more information.

Site Description

The application site is situated on the southern side of Dagtail Lane, which is just outside the urban boundary of Redditch and is designated as Green Belt. The site, roughly rectangular in shape, is currently occupied by a small derelict workshop and yard and is surrounded by open fields on three sides.

Proposal Description

The proposal seeks full planning permission for a single storey, two bedroom detached dwelling. The dwelling is proposed to be located in the centre of the plot, 10 metres back from Dagtail Lane. The dwelling would have a maximum width of 9.9 metres and a maximum depth of 11.95 metres. The virtually flat sedum roof would measure 3.2 metres at its highest point, however with the sedum; it appears on the plan to be closer to 3.5 metres. Vehicular access to the new dwelling would be via an existing access from Dagtail Lane. Parking for two cars would be provided to the front of the proposed dwelling.

Relevant Policies :

Borough of Redditch Local Plan No.3:

B(RA).1 Detailed Extent of Control in the Green Belt
CS.5 Achieving Balanced Communities
CS.7 The Sustainable Location of Development
B(BE).13 Qualities of Good Design
CT.12 Parking Standards

Emerging Borough of Redditch Local Plan No. 4

Policy 1 Presumption in Favour of Sustainable Development
Policy 2 Settlement Hierarchy
Policy 8 Green Belt

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Policy 39 Built Environment
Policy 40 High Quality Design and Safer Communities

Others

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

Relevant Planning History

2006/324/ACL	Certificate Of Lawfulness Relating To The Existing Use For Class B2 - General Industrial Purposes	Refused	18.08.2006
1978/398/OUT	Two Dwellings	Refused	23.10.1978
1998/128/FUL	Demolish Existing Light Industrial Building. Erect New Light Industrial Unit And Landscaping	Approved	08.09.1998

In August 2006 the Council refused application 2006/324/ACL for a Certificate of Lawfulness. A subsequent appeal was dismissed in August 2007. The Inspector, in his decision, noted that the site has had no authorised use since its sale in 1999. In this instance, the land use defaults to agriculture.

Consultations

Highway Network Control

The proposed development is acceptable in highway terms and therefore no objections are raised subject to the inclusion of conditions covering: vehicle access construction; access, turning and parking; private apparatus within the highway; and alteration of highway to provide new or amended vehicle crossover.

Development Plans

Development Plans cannot support this application. This proposal for a new dwelling in the Green Belt has a significantly greater impact on the openness of the Green Belt than the existing buildings currently on site. It is contrary to local and national planning policy and is considered to be inappropriate development for this Green Belt setting.

Public Consultation Response

19 letters received in support of this application. Comments summarised as:

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- Residential is a more compatible use for the area
- The plot has stood empty and derelict for many years
- Site is currently a blot on the landscape
- Proposal is discreet and unassuming and will enhance this unsightly plot of land

Assessment of Proposal

Principle

Policy B(RA).1 of Adopted Borough of Redditch Local Plan No.3 is in general accordance with paragraphs 87-89 of the NPPF in stating that inappropriate development in the Green Belt will not be allowed unless “very special circumstances” exist to outweigh the harm caused. Subject to a number of exceptions, the constructions of new buildings should be considered inappropriate in the Green Belt.

These exceptions are listed in paragraph 89 of the NPPF and include the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings). To fall within the exception of paragraph 89, the development must not have a greater impact on the openness of the Green Belt and the purpose of including land within it.

The existing buildings have a footprint of 56.3 square metres and a volume of 161 cubic metres. The proposed dwelling has a footprint of 102.7 square metres and a volume of 308 cubic metres. This would result in an increase in floor area of 82% and an increase in volume of 91%.

The proposed dwelling would have a significantly larger footprint and volume than the existing buildings and would therefore have a much greater impact on the openness of the Green Belt. No very special circumstances exist or have been put forward by the applicant to demonstrate that harm to the Green Belt is outweighed by other considerations. The proposal is therefore contrary to local and national policy on Green Belt and is considered to be inappropriate development in the Green Belt.

Design, appearance and general layout

The proposal is assessed against Policy B(BE).13 of the Adopted Local Plan, Policies 39 and 40 of the Emerging Local Plan, and the advice contained within Encouraging Good Design.

In terms of design, dwellings in the vicinity of the site include bungalows, dormer bungalows and two-storey houses. External walls are predominantly red/brown brickwork, although some are rendered. The proposed dwelling is of timber frame construction with horizontal timber cladding and a virtually flat sedum roof. The dwelling has not been designed to reflect the local surroundings and local distinctiveness of the area and streetscene and is therefore not in accordance with the above policies and guidance.

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In terms of amenity space, the garden area which would serve the new dwelling would comply with the Council's minimum spacing standards as set out in the Council's SPG 'Encouraging Good Design'.

Access and parking

County Highways have raised no objection to the proposed access (subject to conditions) which would serve the property. Two car parking spaces are proposed within the curtilage of the property in accordance with adopted standards.

Sustainability

The site lies just outside of the main urban area of Redditch and is located to the north of Astwood Bank village envelope. It is a considerable distance to walk to local shops and other amenities, and it is therefore not considered to be in a sustainable location.

Conclusion

While some elements of the proposal are considered to be compliant with policy, the proposal constitutes an inappropriate form of development in the Green Belt. The applicant has not put forward a case for very special circumstances that would justify the harm that would be caused to the Green Belt.

RECOMMENDATION:

That having regard to the development plan and to all other material considerations, planning permission be REFUSED for the following reason:

1. The site is identified within the Development Plan for the area as falling within the Green Belt where there is a presumption against inappropriate development. In such an area, development is limited to that which is not inappropriate to a Green Belt and which would preserve its openness. The proposal does not meet any of the policy criteria in Paragraph 89 of the National Planning Policy Framework and as such the proposal would amount to inappropriate development, which by definition, is harmful to the Green Belt. The development would reduce the openness of the Green Belt and no very special circumstances exist or have been put forward to overcome the harm to the Green Belt. As such the proposal is considered to be contrary to Policy B(RA).1 of the Borough of Redditch Local Plan No.3 and the provisions of the National Planning Policy Framework.

Procedural matters

This application is being reported to the Planning Committee at the request of Councillor Potter.