

**PLANNING
COMMITTEE**

11th November 2015

Planning Application 2015/256/FUL

Resubmission of application 2015/176 for a proposed new dwelling

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

District: Astwood Bank

Applicant: Mr Ian Ray

Expiry Date: 12th November 2015

Ward: ASTWOOD BANK AND FECKENHAM

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 beyond 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, one bedroom detached dwelling. The dwelling is proposed to be located 12 metres back from Dagtail Lane. The dwelling would have a maximum width of 7.1 metres and a maximum depth of 11.9 metres. The virtually flat sedum roof would measure 2.9 metres at its highest point. 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.

Background

This application is a resubmission of a previous application (2015/176/FUL) for a two bedroom dwelling, which was refused by Members at Planning Committee in August 2015 as per the Officer's recommendation. The current application is for a smaller one bedroom 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

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

2015/176/FUL	Proposed New Dwelling	Refused, appeal pending	13.08.2015
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 August 2015, Application 2015/176/FUL was refused by Members at planning committee as per the Officer's recommendation. The Applicant has subsequently lodged an appeal with the Planning Inspectorate against the Borough Council's decision. This appeal is currently in progress.

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.

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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 disused 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

1 letter received in objection. Comments summarised as:

- A precedent would be set for further development along Dagtail Lane
- Granting permission for this application creates additional infill plots between 25 & 25A Dagtail Lane

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

- This site is in much need of redevelopment
- I see no reason why the site should not be developed with a single property
- The area is dominated by tall trees, not the old workshop or other buildings
- The proposal will help tidy up the site and add value to the area
- The site has been a nuisance/ blot on the landscape for many years

Assessment of Proposal

Principle

A previous application (2015/176/FUL) for a two bedroom dwelling on this site was refused by Members at Planning Committee in August 2015. The current proposal for a one bedroom dwelling, although reduced in size, is still considered to be inappropriate development in the Green Belt.

The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open. The site lies within the Green Belt, where planning policies locally and nationally are restrictive, in order to protect the integrity and openness of the Green Belt. In considering a development proposal, there is a requirement in the National Planning Policy Framework (NPPF) for local planning authorities to ensure substantial weight is given to any harm to the Green Belt. In order for the proposal not to be inappropriate development, it must meet the relevant policy criteria.

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 principle of the construction of new buildings should be considered inappropriate in the Green Belt and thus not supported.

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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.

While Officers accept that the site probably falls within the definition of previously developed land, the land has had no lawful use since 1999 and the building has been recorded as an empty property (void) with the Council's revenues department since 24th December 2008. When the initial visit to the site was carried out on 12th May 2015, it was evident that it had been several years since any activity had occurred on the site and that nature had been left to take over. Given the circumstances, Officers are of the view that any redevelopment of this site would have a greater impact over and above the current impact of the site on the Green Belt.

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 76.5 square metres and a volume of 222 cubic metres. This would result in an increase in floor area of 36% and an increase in volume of 38%. The proposed dwelling would have a considerably larger footprint and volume than the existing buildings and would therefore have a significantly greater visual impact on the openness of the Green Belt, contrary to the test of 'greater impact' as set out in the NPPF.

Notwithstanding the increase in the amount of built development on site, this application proposes the redevelopment of a site which has not been used for many years, has nil use and has been left to become overgrown. Bringing this site into any use now would have a greater impact on the openness of the Green Belt. Officers consider that a new dwelling, along with the paraphernalia associated with a residential use, as well as frequent comings and goings will have a much greater impact on the openness of the Green Belt than that of the existing site. This proposal fails to meet the policy criteria and cannot therefore be considered as an exception under paragraph 89 of the NPPF.

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

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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.

In terms of amenity space, the garden area which would serve the new dwelling would comply with the Councils minimum spacing standards as set out in the Councils 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 beyond the main urban area of Redditch and is located to the north of the 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. As such, it would be likely that occupants would rely on the use of private cars to reach places of work, recreation and services.

Other

Comments have been received in support of this application with regard to the tidying up of the land. The Council has other powers under the planning acts which it could use to deal with the tidiness of the site if it was considered appropriate.

Conclusion

While it is acknowledged that this proposal has been reduced in size and some elements of the proposal are considered to be compliant with policy, under the provisions of the NPPF, the principle of this proposal remains unacceptable. Harm to the openness of the Green Belt has not been clearly outweighed, and very special circumstances do not exist to justify allowing this inappropriate development.

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

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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.