

**PLANNING
COMMITTEE**

13th January 2016

Planning Application 2015/167/FUL

Demolition of existing bungalow and garage and the erection of two dwellings

27 Cranham Close, Headless Cross, Redditch, Worcestershire, B97 5AY

Applicant: Mr Thomas Treadwell Hands
Expiry Date: 6th August 2015
Ward: WEST

(see additional papers for Site Plan)

The author of this report is David Kelly, Planning Officer (DM), who can be contacted on Tel: 01527 881345 Email: d.kelly@bromsgroveandredditch.gov.uk for more information.

Site Description

The site lies at the end of Cranham Close, an adopted road, which lies in a residential estate in Headless Cross with predominantly two storey brick and tiled houses. No 27 comprises an existing detached hipped roofed bungalow surrounded by garden to the west north and south. There is a detached garage to the front of the site. There is some Council owned land to the west of the application site which contains a protected tree (Borough of Redditch No. 34).

Proposal Description

The proposal relates to a full planning application for the demolition of the bungalow and replacement with a two storey dwelling and the erection of an additional dwelling in the garden to the west side. The proposal is accompanied by an Arboricultural Report.

Relevant Policies:

Borough of Redditch Local Plan No.3:

BBE13 Qualities of Good Design

BHSG06 Development within or adjacent to the curtilage of an existing dwelling

BNE01A Trees, Woodland and Hedgerows

Others

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

SPG Encouraging Good Design

Relevant Planning History

| | | | |
|--------------|--|----------|------------|
| TPO/2015/021 | Oak _ Ash to side of property - reduce/reshape and remove deadwood. | Approved | 14.05.2015 |
|--------------|--|----------|------------|

**PLANNING
COMMITTEE**

13th January 2016

Consultations

Highway Network Control

No objection subject to condition H13 in relation to access, turning and parking and standard highway informatives.

Arboricultural Officer

The information within the Arboricultural Report supplied is accepted, in that the condition of the Oak T2 is likely to result in a reduced level of root activity on this tree. The RPA required of 8.7/9m is also agreed. The building would be approximately 2.5 metres from the base of the tree. Even accepting that the root activity is going to be reduced due to the condition of T2 it is not going to be reduced to such degree to allow a build on this close a proximity using standard strip foundations without impacting on the health of the tree.

The report suggests potential trial pit investigation to further evaluate the level of root development within the site. If the applicant wishes to take up this option then it would clearly provide more accurate information. It is considered that this would only have minimal value at best as I would strongly expect to find root due to the close proximity of this tree to the proposed build line so it may not be worthwhile doing.

It is my view in agreement with the report that the tree would be expected to have a generally short term future life span and will steadily continue to decline. So longer term conflict with the proposed development is not going to be an issue.

However, it would not be appropriate to agree a development that is likely to hasten the trees decline.

Therefore I would suggest that the applicant investigates appropriately sympathetic methods of building i.e. pile and beam of the outer build line of the proposed development to avoid influencing and conflict with T2 Oak. No objection to the proposal for hedge planting.

North Worcestershire Water Management

No comments received to date.

Contaminated Land- Worcestershire Regulatory Services

No objection subject to a condition in relation to gas protection measures.

Public Consultation Response

3 comments received, raising the following concerns:

- Loss of privacy to the rear garden of No. 26 Cranham Close

PLANNING COMMITTEE

13th January 2016

- Limited parking
- Out of character with the rest of the estate
- Removal of the existing garage reduces privacy for adjoining occupier
- Reduction of light to the living room and bedroom of No. 27.

Assessment of Proposal

Principle

The site is located in a sustainable urban location and in the context of the National Planning Policy Framework, the presumption in favour of sustainable development applies.

Layout of development

Policy B(HSG).6 of the adopted Local Plan is supportive of new residential development within the curtilage of a dwelling house 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. This is also a requirement of Policy B(BE).13 of the Local Plan.

It is not considered that the form or layout of development proposed would be out of character with the streetscene given that the proposed dwellings would be two storeys in height and follow the existing pattern of development on Cranham Close.

Residential Amenity

The comments received in the consultation exercise are noted. Amended plans in respect of the replacement of No. 27 have been received to reduce the impact in terms of light on No. 28 Cranham Close. There is sufficient separation distance to the boundary with the garden of No. 26 to avoid a loss of privacy subject to a condition in relation to boundary treatment. The separation distances to all other properties are acceptable and the garden sizes are adequate to comply with the Supplementary Guidance and policy B(BE).13 of the Local Plan. There is also no objection to the application in relation to any highway matter.

Trees

There is a protected oak tree Redditch New Town TPO (34) to the immediate west of the application site on land owned by the Council. The comments of the Tree Officer are noted above following the consideration of an Arboricultural Survey provided by the applicant. The development is feasible but will require specific construction techniques to be employed such as pile and beam construction. There are appropriate conditions attached.

PLANNING COMMITTEE

13th January 2016

Conclusion

Subject to the conditions as recommended below, the development would be acceptable and in accordance with the development plan and National Planning Policy Framework.

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.

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

Drawing No. 2470_002 Rev C Existing and Proposed Plans and Elevations Q9 of the application form

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

- 3) Prior to the commencement of development 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.

- 4) 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

**PLANNING
COMMITTEE**

13th January 2016

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

- 5) The development hereby permitted shall not be occupied until the access, turning area and parking facilities shown on the approved plan have been properly consolidated, surfaced, drained and otherwise constructed in accordance with the specification of the Worcestershire County Council Highways Design Guide and these areas shall thereafter be retained and kept available for those users at all times.

Reason: In the interests of Highway safety and to ensure the free flow of traffic using the adjoining Highway in accordance with the National Planning Policy Framework.

- 6) The windows to be installed at first floor level serving bathrooms/ensuites on the approved plans shall be fitted with obscure glazing and any opening lights shall be at high level and top hinged only. The obscure glass shall be maintained in the said windows in perpetuity.

Reason: To safeguard the residential amenity of the area in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan No.3.

- 7) Prior to the commencement of the development hereby approved, protective scaffold pole construction fencing shall be installed to protect the Root Protection Area (RPA) as identified on Report Reference No. TR 161015 / Iss 1. This fencing to remain in place throughout the period of any work on the site.

Reason: To ensure adequate protection to a protected tree in the interests of the visual amenities of the area and in accordance with Policy B(NE).1a of the Borough of Redditch Local Plan No.3.

- 8) There shall be no storage of materials, fuel or machinery within the RPA of the protected tree.

Reason: To ensure adequate protection to a protected tree in the interests of the visual amenities of the area and in accordance with Policy B(NE).1a of the Borough of Redditch Local Plan No.3.

- 9) Prior to the commencement of development hereby approved, a specification and method statement (in accordance with BS5837) for the intended pile and beam

**PLANNING
COMMITTEE**

13th January 2016

construction to be used on the site shall be provided to and approved by the Local Planning Authority.

Reason: To ensure adequate protection to a protected tree in the interests of the visual amenities of the area and in accordance with Policy B(NE).1a of the Borough of Redditch Local Plan No.3.

Informatives

- 1) The local planning authority have worked with the applicant in a positive and proactive manner to seek solutions in respect of the impact on protected trees and hence the requirements of Section 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015 have been fulfilled.
- 2) HN4
Private Apparatus within the Highway

This permission does not authorise the laying of private apparatus within the confines of the public highway

The applicant should apply to the Worcestershire County Council's Network Control Manager, County Hall, Spetchley Road, Worcester WR5 2NP (telephone 0845 607 2005), for consent under the New Roads and Streetworks Act 1991 to install private apparatus within the confines of the public highway. Precise details of all works within the public highway must be agreed on site with the Highway Authority.

Procedural matters

This application is being reported to the Planning Committee because two (or more) objections have been received.