

**PLANNING  
COMMITTEE**

13th January 2016

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**Planning Application 2015/324/FUL**

**New dwelling and re-instatement of driveway**

**Doebank House , Avenue Road, Astwood Bank, Redditch, Worcestershire, B96 6AT,**

**Applicant: Mr Steve Bolton**  
**Expiry Date: 1st January 2016**  
**Ward: ASTWOOD BANK AND FECKENHAM**

**(see additional papers for Site Plan)**

The author of this report is Nina Chana, Planning Officer (DM), who can be contacted on Tel: 01527 548241 Email: nina.chana@bromsgroveandredditch.gov.uk for more information.

**Site Description**

The application site lies at the edge of the Astwood Bank Village Settlement boundary, within the curtilage of Doebank House. The house is a Georgian brick and rendered dwelling which is considered to be a non-designated heritage asset. It is surrounded by modern dwellings, particularly to the North and East and there are open views to the South and West. Doebank Drive is an unadopted lane which serves Doebank House and a number of other properties. The western boundary of the curtilage of the dwelling abuts land which is designated as Green Belt.

**Proposal Description**

The proposal is for the construction of a new dwelling within the curtilage of Doebank House and the reinstatement of a driveway to Doebank House. The dwelling is proposed to be single storey, have a flat, green sedum roof, be built behind a walled boundary and be of modern construction. Also proposed is a detached flat roof garage and store to serve the proposed dwelling.

**Relevant Policies :**

**Borough of Redditch Local Plan No.3:**

BHSG06 Development within or adjacent to the curtilage of a dwelling  
BBE13 Qualities of Good Design

**Emerging Borough of Redditch Local Plan No. 4**

Policy 8: Green Belt

**Others:**

NPPF National Planning Policy Framework  
NPPG National Planning Practice Guidance  
SPG 2 Encouraging Good Design

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**Relevant Planning History**

2014/325/FUL	Change of Use of Outbuildings to Create New Dwelling	Approved	25.02.2015
2015/166/FUL	New dwelling and two detached garages	Refused	14.07.2015

**Consultations**

**Public Rights Of Way**

No Objections subject to conditions

**Highway Network Control**

No Objections subject to provision of access and turning and no apparatus to be placed on the highway

**Nick Joyce Architects Nick Joyce**

No Objections raised to this scheme

**Public Consultation Response**

Two letters of objection have been received raising the following concerns:

1. Proposal not in keeping with the character of Doebank House
2. Flat roof will be changed to traditional roof in future
3. Increased traffic
4. Concerns about driveway

**Assessment of Proposal**

The site is located at the edge of the Astwood Bank Village Settlement and is considered to be in a sustainable urban location and meets the guidance in the National Planning Policy Framework. Therefore the principle of development is acceptable.

The proposed dwelling has been designed to be built with a single storey, have a flat green sedum roof and built behind a boundary wall to have minimal impact on Doebank House and less of an impact on the Green Belt which lies on the western boundary of the site. Careful consideration has been given to the design and layout of the dwelling in

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terms on impact of the residential amenity of Doebank House, which is the only dwelling in close proximity of the development. The proposal meets the separation and spacing standards in the local policies.

There is a hedgerow which runs along Doebank Drive, (which is also a bridleway) which is proposed to be thickened by means of additional planning within the existing hedge and this would benefit local biodiversity and meet privacy objectives.

No objections have been raised by the Highways Officer and the Rights of Way Officer.

Subject to the recommended conditions, the proposed dwelling would be acceptable and in accordance with the development plan and the National Planning Policy Guidance.

**RECOMMENDATION:**

**That having regard to the development plan and to all other material considerations, planning permission be granted subject to the following 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 proposal shall be carried out as shown on the plans, schedules and other documents listed below;

- Site Location Plan - Drawing Number - 1757.01
- Proposed Site Plan - Drawing Number - 1757.02
- Proposed Plan, Elevations and Block Plan - Drawing No: 1757.03

Reason: To make sure the development is carried out exactly as shown on the plans, to ensure that it relates to the area in which it is being built and protects how that area looks, in order to comply with Policy B (BE).13 of the Borough of Redditch Local Plan Number 3.

**Informatives**

- 1) The local planning authority have 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 pre-application advice and discussion.

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- 2) THIS PERMISSION DOES NOT AUTHORISE THE LAYING OF PRIVATE APPARATUS WITHIN THE CONFINES OF THE PUBLIC HIGHWAY. The applicant should apply to Worcestershire County Council 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.
- 3) This permission does not authorise the applicant to carry out works within the publicly maintained highway.

Dropped kerbs to enable access onto properties for vehicles must only be constructed by Ringway Infrastructure Services, Worcestershire County Councils approved contractor. The applicant is solely responsible for all costs associated with construction of the access. For further information, please contact Ringway direct on 01905 751651 or email: [worcestershirevehicle.crossing@ringway.co.uk](mailto:worcestershirevehicle.crossing@ringway.co.uk)

- 4) No disturbance of, or change to, the surface of the path or part thereof should be carried out without written consent (this includes laying concrete, tarmac or similar)
- 5) There should be no diminution in the width of the right of way available for use by the public.
- 6) Building materials must not be stored on the right of way.
- 7) Vehicle movements and parking should be arranged so as not to unreasonably interfere with the public's use of the right of way.
- 8) No additional barriers should be placed across the right of way
- 9) The safety of the public using the right of way is to be ensured at all times

**Procedural matters**

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