

REDDITCH BOROUGH COUNCIL

**PLANNING
COMMITTEE**

13th April 2016

Planning Application 2016/070/FUL

Erection of 4 new dwellings and associated parking

Land Rear 144 - 164, Easemore Road, Riverside, Redditch

Applicant: Central & Country Developments Ltd
Expiry Date: 10th May 2016
Ward: ABBEY

(Site Plan attached)

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

The site comprises a triangular shaped parcel of land located some 220m to the rear (south-east) of numbers 144 to 164 Easemore Road, and some 25m to the rear (west) of numbers 26 to 36 Dale Road. The site is largely overgrown containing scrub and two mature oak trees which are covered by a Tree Preservation Order. Access to the site is via an existing tarmac drive. This varies between 3.47 and 3.71 metres in width. At the access point to Easemore Road, the site includes a thin triangle of grassed land approximately 18 metres in width by 40 metres in length. To the west of the existing access point is a bridge where Easemore Road passes over the Alvechurch Highway on the north-eastern edge of Redditch Town Centre. The Alvechurch Highway lies in a cutting to the south-west boundary of the site.

Proposal Description

This application seeks full planning permission for the erection of four detached dwellings as below:

Plot 1 (facing Easemore Road)	2½ storeys	4 bed	part render part brickwork finish
Plot 2 (rear 28-32 Dale Road)	2½ storeys	4 bed	red facing brick construction
Plot 3 (rear 28-32 Dale Road)	2½ storeys	4 bed	red facing brick construction
Plot 4 (rear 28-32 Dale Road)	2½ storeys	5 bed	red facing brick construction

The properties would all have a ridge height of 9 metres with the roofspace accommodating a bedroom with dormer windows and rooflights where specified. The walls to the dwellings would be constructed using facing brick as per the above schedule, under a tiled roof.

An existing access road serving the site which is located to the south-west of and adjacent to the property, 144 Easemore Road would allow vehicular access to the new

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dwellings. Three car parking spaces would be provided for each of the dwellings. In addition, single garages are proposed for Plots 1 and 4.

Relevant Policies

Borough of Redditch Local Plan No.3:

CS02 Care for the Environment

CS07 The Sustainable Location of Development

B(HSG)06 Development within or adjacent to the curtilage of an existing dwelling

B(BE)13 Qualities of Good Design

B(NE)01A Trees, Woodland and Hedgerows

CT12 Parking Standards

Emerging Borough of Redditch Local Plan No. 4

Policy 4 Housing Provision

Policy 5 Effective and Efficient use of Land

Policy 16 Natural Environment

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

2003/408/OUT	Outline Application - Residential Development	Approved	05.04.2004
2007/152/RM	Reserved matters application: Erection of 24 new dwellings	Approved	15.10.2007

Constraints

Redditch TPO 1956

Borough of Redditch TPO (154) 2015

Public Right of Way RD-518

Consultations

Highway Network Control

No comments received to date

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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.

I don't deem it necessary in this case to recommend that a drainage condition be attached to any consent. No objections are raised.

Arboricultural Officer

Comments summarised as follows:

T3 Oak: I concur with the details as given in the arboricultural report in regard to this tree. This is the largest feature tree remaining on the site and is covered under Tree Preservation Order Redditch TPO 1956. This tree will need full protection in accordance with BS5837 :2012 during any ground or development works being carried out on the site.

T4 Oak: Again I concur with the details as given in the arboricultural report in regard to this tree. This tree is protected under Borough Of Redditch TPO (154) 2015 and therefore will also need full protection in accordance with BS5837 :2012 during any ground or development works being carried out on the site.

If there is any need to incur into the Root Protection Area (RPA) of any of the trees mentioned above with either the footprint of any building or associated hard standing, this will need to be done by using suitably sympathetic methods of construction to mitigate any potential risk of impact on the health of the trees. I will also require an arboricultural method statement highlighting the methods to be used to protect the trees during any ground work or development on the site.

There are a number of trees on the South-Western boundary of the site that run parallel to the Alvechurch Highway. It would be my preference that all the existing trees on this boundary are retained.

Area Environmental Health Officer

The site is located within 250m of a significant area of unknown filled ground which could potentially produce landfill gas. As such a planning condition should be imposed requiring the applicant to carry out a risk assessment to establish whether the proposed development is likely to be affected by gas emissions in order to ensure that any risks to future occupants of the dwelling are adequately addressed. Subject to the imposition of such a condition, no objections are raised.

WCC Public Rights Of Way

No comments received to date

Parks & Green Space Development Officer

No comments received to date

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Ramblers Association

No comments received to date

Public Consultation Response

Responses

None received at the time of writing. Any responses received will be reported via the Update report

Background

Earlier applications including most recently, application 2007/152/RM granted permission for 24 residential units on land to the rear of 144 to 164 Easemore Road. This (larger) site included rear gardens to properties in Easemore Road beyond the northern boundary to the current application site, together with the triangular shaped parcel of land subject to this current application. This historical consent has been allowed to expire as the permission lapsed on 15.10.2009.

Assessment of Proposal

Principle

The National Planning Policy Framework (NPPF) advises, in Paragraph 49, that planning applications for residential development should be "considered in the context of the presumption in favour of sustainable development".

The site lies within a sustainable urban location where the principle of developing such land for residential purposes can be supported subject to compliance with other relevant policies contained within the development plan. Therefore, there are no objections to the principle of a residential scheme on the site, providing the details are considered to be acceptable.

Scale, appearance and general layout

Policy is supportive of new residential development in such locations 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. Plot 1 which would face northwards towards the Easemore Spiritual Centre would respect the design and appearance of existing 2 and 2½ storey dwellings situated to both the northern and southern side of Easemore Road and would incorporate a chimney breast and stack, lean-to porch and ground floor bay window, features which are commonplace in the period properties which surround this particular part of the site.

The appearance of Plots 2, 3 and 4 would be similar to that of Plot 1 with each dwelling meeting all of the Council's spacing standards, as contained within the adopted SPG 'Encouraging Good Design' including minimum garden areas. In addition, minimum separation distances between existing dwellings and the proposed new dwellings would be maintained.

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Your officers therefore consider that the general layout and appearance of the proposed development would respect the character and appearance of the wider area.

Residential amenity considerations

A distance of approximately 34 metres would remain between the rear, (east) facing elevation serving the proposed Plot 3 and the rear, (west) facing elevation of the nearest existing property, 28 Dale Road, to the east. This separation distance is well in excess of the Council's minimum 22 metres distance and 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.

Impact of the proposals on highway safety

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. Three off-road car parking spaces would be provided for each of the four dwellings, meeting the Council's standards.

The County Highways Officer is expected to raise no objection to the application on highway safety grounds although formal comments are yet to be received. Any comments, together with recommended planning conditions will be reported in the planning update report.

During the consideration of application 2007/152/RM (Reserved matters application for the erection of 24 new dwellings), County Highways Officers raised no objection to the intensified use of the existing vehicular access as proposed here.

There are therefore no objections to this application having regard to highway safety considerations.

Impact upon protected oak trees

The Council's Tree Officer has raised no objection to the proposed development, considering that the proposed development would not have any detrimental impact upon the trees protected under Redditch TPO 1956 and the Borough of Redditch TPO (154) 2015. The trees in question would need to be protected by means of protective fencing in accordance with BS5837:2012.

An arboricultural method statement outlining suitably sympathetic methods of construction where any incursion into the Root Protection Area (RPA) of any TPO'd tree occurs would need to be submitted in order to mitigate any potential risk of impact on the health of the trees. These matters can be adequately addressed by planning conditions (set out later in this report).

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.

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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) 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) No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include proposed boundary treatment and other means of enclosure, hard surfacing materials, new planting, trees and shrubs to be retained, together with measures to be taken for their protection while building works are in progress.

Reason:- In the interests of the visual amenity of the area and in accordance with Policy CS.8 of the Borough of Redditch Local Plan No.3

- 4) All hard and soft landscaping works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing by the local planning authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar sizes or species unless the local planning authority gives written approval to any variation.

Reason:- In the interests of the visual amenity of the area and in accordance with Policy CS.8 of the Borough of Redditch Local Plan No.3.

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

Drawing 30645_01

Drawing 30645_02

Drawing 30645_03

Drawing 30645_04

Drawing 30645_05

Drawing 30645_06

Drawing 30645_07

Marlow Consulting Tree Survey & Constraints report

Red Kite Ecological Appraisal and Appendices – March 2016

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

- 6) Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and/or re-enacting that Order with or without modification), no development under Schedule 2, Part 1, Classes A, B, C, D and E of the above order shall take place within the curtilage of Plots 2, 3 and 4 as defined on planning layout drawing 30645 01 without first applying for planning permission.

Reason:- To ensure that the health of protected trees and their root protection areas (RPAs) are not prejudiced in accordance with Policy B(NE).1a of the Borough of Redditch Local Plan No.3 and to ensure that nearby residential amenities are not prejudiced in accordance with Policy B(BE). 13 of the Borough of Redditch Local Plan No.3.

- 7) The site is within 250m of a significant area of unknown filled ground. A risk assessment should be undertaken to establish whether the proposed development is likely to be affected by gas emissions from the site. Where significant risks are identified or insufficient data hinders an appropriate risk assessment, a targeted site investigation proposal or proposed remedial measures must be carried out. Details in this respect should be submitted to and approved in writing by the Local Planning Authority, prior to commencement of the development. Any remediation measures approved shall be fully implemented prior to first use or occupation of the development.

Reason:- To ensure that the risks to buildings and their occupants from potential landfill gas are adequately addressed in accordance with the National Planning Policy Framework.

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- 8) The Oak trees, protected under Redditch TPO 1956 and the Borough of Redditch TPO (154) 2015 and located to the eastern boundary of the site shall be protected in accordance with the requirements of BS5837:2012 during the course of all on-site development works in accordance with the Arboricultural Report prepared by Marlow Consulting Ltd. An Arboricultural method statement outlining suitably sympathetic methods of construction where any incursion into the Root Protection Area (RPA) of any TPO'd tree occurs shall be submitted to and approved in writing by the Local Planning Authority prior to the first commencement of development. The development shall then be carried out in accordance with the approved details.

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 to problems arising in relation to dealing with this planning application through pre-application advice and discussion.