

**PLANNING  
COMMITTEE**

13th July 2016

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**Planning Application 2016/090/FUL**

**Demolition of existing garage block and construction of a single storey 3 bed dwelling with pitched roof with ancillary parking, plus four extra car parking spaces for the use of the existing flats.**

**Land Rear Of Chaceley Court, Mason Road, Headless Cross, Redditch,  
Worcestershire, ,**

**Applicant: Ms Maria Pardoe  
Expiry Date: 2nd June 2016  
Ward: Headless Cross and Oakenshaw**

**(Site Plan attached)**

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 site lies off Mason Road, at the rear of an existing split block of two storey flats, number 40a Mason Road also known as Chaceley Court and 42 Mason Road. 40a Mason Road contains 8 flats with amenity area to the rear of the unit and parking along the access drive from Mason Road.

In the rear corner of the site there is a block of ten redundant garages in two lines opposite one another with a non-permeable tarmac forecourt, which were originally built for private rental and not for the use of Chaceley Court Flats 1 - 8.

**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  
CS07 The Sustainable Location of Development

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

Policy: 39 Built Environment

**Others:**

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

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**Relevant Planning History**

2014/203/FUL	Demolition of existing garage block and construction of a single storey 3 bed dwelling with flat roof with ancillary parking, plus four extra car parking spaces for the use of the existing flats.	Approved	06.03.2015
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**Consultations**

**Highway Network Control**

Has No Objection to the grant of permission

**Public Consultation Response**

Two objections received from the occupiers of 15 The Meadway and 9 Milton Close

**Assessment of Proposal**

The single storey dwelling with a flat roof was permitted under delegated powers, application number 2014/203/FUL.

This application before members, proposes the dwelling to be built with a pitched roof instead the previously approved flat roof.

Two objections have been received from the occupiers of 15 The Meadway and 9 Milton Close. The following issues were raised:

- Neighbour amenity
- Design of the proposed dwelling
- Vehicular access
- Private amenity space
- Car parking
- Loss of vegetation
- Access from rear gardens onto privately owned land

All these issues raised have been taken into consideration during the assessment of the proposal. The matters raised predominantly relate to the construction of a new dwelling, however these are outweighed by the fact that planning permission has been granted for the dwelling as per application number 2014/203/FUL, therefore the principal of such a development has already been set.

The proposal meets with policies BBE13 and BBE14 of the Borough of Redditch Local Plan No 3, the adopted SPG - Encouraging Good Design and the guidance in the NPPF.

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The scheme has raised no other material planning issues and has required no further negotiations or amendments. As such it is considered that the proposal complies with the provisions of the development plan and would be acceptable.

The council has worked positively and proactively with the applicant on this application

**RECOMMENDATION:**

**That having regard to the development plan and to all other material considerations, planning permission be GRANTED 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 Numbers 1717.02D and 1717.03D, 1717. 04B

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. Parking spaces 5, 6, 7, and 8 shown on plan no. 1717.02D shall be laid out and available for use prior to any works hereby permitted commencing. These parking spaces shall remain available for use at all time in connection with 40A Mason Road, Redditch.

Reason:- In the interests of highway safety and to prevent the displacement of vehicles onto the adjoining highway and in accordance with Policy CT12 of the Borough of Redditch Local Plan No.3 and the National Planning Policy Framework

**Informatives**

The attention of the applicant is drawn to the need to keep the highway free from any mud or other material emanating from the application site or any works pertaining thereto.

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

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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.

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 761160 or email: [worcestershirevehicle.crossing@ringway.co.uk](mailto:worcestershirevehicle.crossing@ringway.co.uk)

**Procedural matters**

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