

**PLANNING
COMMITTEE**

12th October 2016

Planning Application 2016/253/FUL

Erection of detached dwelling (with demolition of existing garage adjacent)

52 Cheswick Close, Winyates Green, Redditch, B98 0QQ,

**Applicant: Mr Matthew Kelly
Ward: WINYATES**

(Site Plan attached)

The author of this report is Isabel Roberts, Planning Officer (DM), who can be contacted on Tel: 01527 881603 Email: Isabel.roberts@bromsgroveandredditch.gov.uk for more information.

Site Description

The site is located in Cheswick Close and consists of a semi-detached dwelling with an adjoining double garage, set in a larger plot than those surrounding it. Access is via a driveway across the front of the adjoining property, number 51. To the front of the plot is a footpath and a tarmacked and grassed area which is not owned by the applicant. To the west of the property is a public woodland, with a footpath and grass verge adjacent to the property.

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
S01 Designing Out Crime

Emerging Borough of Redditch Local Plan No. 4

Policy 1: Presumption in Favour of Sustainable Development
Policy 5: Effective and Efficient use of Land
Policy: 39 Built environment
Policy: 40 High Quality Design and Safer Communities

Others:

NPPF National Planning Policy Framework
SPG Encouraging Good Design

REDDITCH BOROUGH COUNCIL

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Relevant Planning History

1980/481/FUL Construction Of Garage 27.10.1980

Consultations

Highway Dave Pilcher

| | |
|---------------------------------|------------------|
| Application No: 16/0253 | Route No: |
| DC Case Officer: Isabel Roberts | Date: 05/09/2016 |
| County Highways Officer: | Sukvinder Agimal |

PROPOSAL: Proposed Detached 2 Bedroom Dwelling

LOCATION: 52, Cheswick Close, Redditch B98 0QQ

The Development Management Manager on behalf of the County Council, under Article 18 of the Town and Country Planning (Development Management Procedure)(England) Order, 2015:-

Recommends that any permission which the District Planning Authority may wish to give include the following conditions:-

HC25 - Turning and parking

The development hereby permitted shall not be brought into use until the turning area and parking facilities shown on the approved plan have been properly consolidated, surfaced, drained and otherwise constructed in accordance with details to be submitted and approved in writing to the Local Planning Authority 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.

HC31 - Parking Provision (modified)

Total 4 car parking spaces shall be provided on site (2 spaces for the existing dwelling and 2 spaces for the proposed detached dwelling) and shall be reserved solely for that purpose and such spaces be made available for the use before the development hereby approved is occupied.

HC35 - Cycle Parking (Single Unit)

Prior to the first occupation of the dwelling hereby approved secure parking for 4 cycles to comply with the Council's standards shall be provided within the curtilage of the dwelling and these facilities shall thereafter be retained for the parking of cycles only.

REASON: To comply with the Council's parking standards

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Notes:

HN1 - Mud on Highway

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 of any works pertaining thereto.

Karen Hanchett
Development Management Manager
Transport Planning Unit
Directorate of Economy and Infrastructure
Worcestershire County Council
County Hall
Spetchley Road
Worcester
Worcestershire WR5 2NP

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Public Consultation Response

Three objections have been received from the occupiers of 47, 53 and 63 Cheswick Close. The following issues were raised:

- Noise
- Over intensive development
- Neighbour amenity
- Vehicular access
- Car parking
- Loss of vegetation and wildlife
- No boundary fencing distinguishing between private and public land

Assessment of Proposal

The proposal is to demolish the existing double garage and erect a detached three bedroom two storey dwelling of a similar size and design as those already existing in Cheswick Close.

A number of issues have been raised by neighbours. All of these issues raised have been taken into consideration during the assessment of the proposal. The matters raised predominantly relate to the construction of the new dwelling and access and parking to the dwelling.

The proposed development would sit comfortably in the plot, providing adequate private amenity space and car parking spaces, while the existing dwelling (number 52) would also retain adequate private amenity space and car parking spaces. Access to the

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proposed development has raised no objection from the Worcestershire Highways Department and therefore is acceptable to service two dwellings instead of one. The proposed new dwelling would follow the existing development line of numbers 51 and 52 Cheswick Close and is considered to have no adverse impact on neighbour amenity to number 52. The proposed development is an adequate distance from number 53 and therefore considered to have no adverse impact on that property also.

The site has been recently cleared, and being an existing private garden, it is considered that the impact on wildlife would be minimal. There are no Tree Preservation Orders on the land or surrounding the land and therefore there will be no impact on protected trees. Although the proposed development would create noise during the construction phase, this is not considered to be a justification for a development to not proceed.

The proposal meets with the policies BBE13, BHSG06, CS07 and S01 of the Borough of Redditch Local Plan No. 3, policies 1, 5, 39 and 40 of the emerging Borough of Redditch Local Plan No.4, the adopted SPG - Encouraging Good Design and the guidance in the NPPF.

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.

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

Drawing Number: 3048_001 A
Materials to match those of Number 52 Cheswick Close.

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

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- 3) Prior to the commencement of development details of the boundary treatments to be provided on site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason:-To ensure the development is afforded privacy and security between neighbours and the public realm and in the interest of the visual amenity of the street scene and in accordance with Policies B(BE).13 and S.1 of the Borough of Redditch Local Plan No.3.

- 4) The Development hereby permitted shall not be brought into use 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 details to be submitted to, and approved in writing by, the Local Planning Authority and these areas shall thereafter be retained and kept available for those uses at all times.

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

- 5) Total 4 car parking spaces shall be provided on site (2 spaces for the existing dwelling and 2 spaces for the proposed detached dwelling) and shall be reserved solely for that purpose and such spaces be made available for the use before the development hereby approved is occupied.

Reason: In the interests of Highway safety and to ensure the free flow of traffic using the adjoining Highway.

Informatives

- 1) Proactive engagement by the local planning authority was not necessary in this case as the proposed development was considered acceptable as initially submitted.
- 2) 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.

Procedural matters

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