



Planning Committee

Batchley and Brockhill Ward

11 August 2009

2009/124/FUL ERECTION OF 1 NO.3 BEDROOMED END TERRACED DWELLING
TOGETHER WITH ASSOCIATED PARKING.
LAND AT 31 WHEATCROFT CLOSE, BROCKHILL
APPLICANT: MR A WILKINS
EXPIRY DATE: 13 AUGUST 2009

Site Description

(See additional papers for Site Plan)

The site comprises garden land belonging to, and situated to the side of, number 31 Wheatcroft Close. No 31 currently forms a terrace of four dwellings formed of red brick construction under a concrete tiled roof. The land which would accommodate the new dwelling is flat, level ground. The Western boundary of the site comprises a sound attenuation embankment constructed by the original developer, on top of which is an existing 1800mm high close board fence. Heights are such that the fence exceeds the height of the first floor eaves line to No.31.

Brockhill Drive lies beyond the sound attenuation bund to the West. A detached dwelling, no.15 Wheatcroft Close lies to the South of the site. To the North, lie a row of properties in Wheatcroft Close whose rear gardens rise away steeply and face towards Brockhill Drive to the West.

The area, which is wholly residential, is characterised by a mixture of detached, semi-detached and terraced dwellings, all of which were constructed in the years 2001/2002/2003. Parking, within this area is generally within the curtilage of each property.

Proposal Description

This is a full application for the erection of a single, three bedroomed, terraced dwelling which would be attached to the side (Western facing) elevation of the existing terraced dwelling, number 31 Wheatcroft Close. Materials which would be used in the construction of the dwelling would be red brick (walls) under a concrete interlocking tiled roof, all of which would match those materials used in the construction of number 31. Also to match that of number 31 would be the proposed use of stone sills with arched brickwork above window heads. Access to the dwelling would be via the existing tarmac access. 2 no. car parking spaces would be created to serve the proposed new dwelling together with a new single car parking space to serve the existing dwelling, number 31, which would be located immediately in front of number 31.

Relevant Key Policies

All planning applications must be considered in terms of the planning policy framework and all other relevant material considerations (as set out in the legislative framework). The planning policies noted below can be found on the following websites:

www.communities.gov.uk
www.wmra.gov.uk
www.worcestershire.gov.uk
www.redditchbc.gov.uk

National Planning Policy

PPS1	Delivering sustainable development
PPS3	Housing
PPG13	Transport

Regional Spatial Strategy

CF2	Housing beyond Major Urban Areas
CF3	Level and Distribution of New Housing Development
CF5	The reuse of land and buildings for housing
CF6	Making efficient use of land
T2	Reducing the need to travel
T7	Car parking standards and management

Worcestershire County Structure Plan

SD.3	Use of previously developed land
SD.4	Minimising the need to travel
T.4	Car parking

Borough of Redditch Local Plan No. 3

CS.7	The sustainable location of development.
B(HSG).6	Development within or adjacent to the curtilage of an existing dwelling.
B(BE).13	Qualities of good design.
C(T).12	Parking Standards.

SPDs

Encouraging Good Design.

Relevant Site Planning History

None.

Public Consultation Responses

Responses in favour

None.

Responses against

8 letters received in objection to the proposals. Comments summarised as follows:

- New dwelling would block the 'open view' onto the sound attenuation bund. Bund should be adequately protected in order to ensure that wild flowers / grasses may be able to continue to grow freely.
- Concerns regarding encroachment of further vehicles onto shared driveway.
- Inadequate parking being provided for the new dwelling taking into account likely visitors to the property.
- Owners of number 31 have parked their cars in spaces assigned for numbers 29 and 30 showing that parking in the area is already a problem. This will become worse.
- Danger of 'clipping' and general damage to cars given the parking arrangement.
- Too much development in a tightly constrained space.
- A greater number of vehicles 'spilling out' onto the public highway will mean that it will become more difficult for emergency vehicles to access this area.
- The noise during and after the construction period will be intrusive, greatly impacting upon amenity.
- Construction vehicles will block off the shared access to our properties.
- Dwelling proposed is not in-keeping with its surroundings.
- Concerns regarding increase in flooding in the area if an additional dwelling is allowed to be constructed.
- The retaining wall would be oppressive and unattractive in appearance.
- Daylight currently reaching adjacent properties will be greatly reduced.
- If this was feasible, why didn't the developers erect a house in this area originally?
- Over-development of the site.
- Direct overlooking and loss of privacy

Consultee Responses

County Highway Network Control

No objection.

Environmental Health

No objection.

Severn Trent Water

No objection. Drainage details to be subject to agreement with Severn Trent.

Assessment of Proposal

The key issues for consideration are as follows:-

Principle

The site currently forms part of the garden curtilage associated with 31 Wheatcroft Close, a residential area. The principle of residential development in such a location is considered to be acceptable given that the land would be classified as previously developed or 'brownfield' land within the urban area of Redditch.

Density

The proposal represents a density which would respect the density of existing development in the site's immediate surroundings, and would make efficient use of land as encouraged by Central Government in PPS3 (Housing).

Design and Layout

The dwelling has been designed in such a way that it follows the line of this existing terraced development which starts at the largest and widest of the dwellings forming part of this existing 4 no. house row (number 28). The width, height and design of the dwelling is considered to respect the character of development in its immediate surroundings, and in particular the existing terraced row. Rear garden areas serving both number 31 and the proposed new dwelling would meet the Council's minimum rear garden spacing standards, with the new dwelling's garden in fact exceeding the size of many gardens serving existing properties in the vicinity. Your Officers are satisfied that in this respect, the proposal would not represent an over-development of the site and that the proposal would comply with Policy B(HSG).6 of the Local Plan. This policy requires that schemes involving the construction of a new dwelling or dwellings within or adjacent to the curtilage of an existing dwelling shall:

- i) Not harm the character and appearance of the area ; and
- ii) Allow sufficient and conveniently located space about the new and existing dwellings to ensure that an adequate level of residential amenity is provided for both new and existing occupiers.

Highways and Access

The tarmaced surfaced private drive which forms part of the application site, currently serves 5 properties (numbers 28, 29, 30, 31 and 32 Wheatcroft Close). Number 28, which protrudes forward of the main terrace, benefits from its own single garage, with a further car parking space in front of the garage. This provision meets maximum car parking standards as laid out in the Local Plan Appendix H. In addition, your Officers believe that it would be possible to park a car in the area immediately in front of a wooden gate (which exists in a position in line with the front elevation of number 28), without 'blocking in' other users of the shared driveway. Your Officers are satisfied that occupiers of this property would not be inconvenienced by the nature of the proposed new dwelling proposal since the provision of 2 car parking spaces for a property of this size is acceptable considering that it is a three bedroomed dwelling.

Your Officers would refer members to Appendix H of the Local Plan which set's out in table form (based on maximum standards) the number of car parking spaces which should be provided for new residential developments. This clearly states that for 1 and 2 bedroomed dwellings a maximum of 1 car parking space should be provided. 3 bedroomed properties should provide a MAXIMUM of 2 no. car parking spaces per property. Plans submitted as part of this application show that both number 30 and 31 are two bedroomed. Although not annotated, number 29 contains the same floorspace as numbers 30 and 31, and it is therefore assumed that number 29 is also two bedroomed. To accord with maximum car parking standards as laid out in Appendix H, three car parking spaces only need to be provided. Three spaces exist in front of numbers 29, 30 and 31 Wheatcroft Close. The proposed development, being a three bedroomed dwelling would need to provide 2 no. car parking spaces in order to comply with maximum car parking standards. Two spaces are being proposed to serve this dwelling together with an additional space which would be for number 31 Wheatcroft Close's use. 6 spaces in total would be provided to serve numbers 29, 30, 31 and the new dwelling, where the adopted Local Plan's maximum standards only require that 5 spaces would be needed to serve one 3 bed and three, 2 bed properties (that is, the existing 29, 30 and 31 together with the proposed new dwelling). Two further car parking spaces also exist immediately beyond the application site's Northern boundary. These serve no. 32 Wheatcroft Close. The proposals, together with existing car parking provision are therefore considered to be wholly acceptable having regard to maximum car parking standards.

No objections have been received from County Highways and therefore this proposal is not considered to prejudice highway safety.

Impact upon residential amenity

Your Officers have assessed the proposal against spacing standards contained within the adopted SPG 'Encouraging Good Design' which states that a minimum distance of 22 metres should be achieved between proposed (rear facing) habitable room windows, and rear facing habitable room windows serving existing properties. The '45 degree' ruling which the SPG uses as a guide to assess any 'overbearing' or 'overshadowing' effect has also been examined. Your Officers are satisfied that no loss of light, privacy nor any other loss of amenity to occupiers of nearby properties would result from the proposal.

Sustainability

The site lies within the urban area of Redditch, and is therefore considered to be in a sustainable location. The design of the overall floor area has been kept to a minimum with very little wasted circulation space to reduce the overall building material used. Should members be minded to approve the application it is recommended that a condition be attached to any approval requiring that the dwelling be built to minimum Level 3 requirement set out under Code for Sustainable Homes.

Other matters

An existing sound attenuation bund exists at the Western boundary to the site. The height and function of the bund would not be affected by the erection of the new dwelling, and it is noted that Environmental Health Officers have raised no objection to the proposals. An existing timber garden fence would be removed to accommodate the dwelling and a brickwork retaining wall would be erected at a position 1 metre distant from the outside gable wall to the proposed dwelling. A retaining wall, in this position, which would measure 1.4 metres above ground level is unlikely to have any detrimental impact upon the visual amenities of the area subject to the imposition of conditions which would require details of the facing brick to be used in its construction to be submitted for the prior written approval of the Local Planning Authority, before work on site commences.

Conclusion

The proposal is considered to comply with the planning policy framework and would not cause harm to amenity or safety. As such, the application is recommended for approval.

Recommendation

That having regard to the development plan and to all other material considerations, planning permission be GRANTED subject to conditions and informatives as summarised below:

1. Development to commence within three years.
2. Details of materials (walls and roofs) to be submitted.
3. Limited working hours during construction period
4. Dwelling to be built to a minimum Level 3 requirement set out under Code for Sustainable Homes.
5. Access, turning and parking.

Informatives

1. Drainage details to be in agreement with Severn Trent Water