

**PLANNING  
COMMITTEE**

14th December 2016

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**Planning Application 2016/320/FUL**

**Retrospective change of use from Class A1 (Shops) and Class B1(a) Offices to Class C3 (Dwelling houses) use including a rear extension and alterations to form 4 no. self-contained flats. Minor elevational changes to approved planning application 2015/261/FUL.**

**Victoria House, 10 - 12 Feckenham Road, Astwood Bank, Worcestershire, B96 6DS,**

**Applicant: Mr David Broadbent  
Ward: ASTWOOD BANK AND FECKENHAM**

**(see additional papers for site plan)**

The author of this report is Charlotte Wood, Planning Officer (DM), who can be contacted on Tel: 01527 64252 ext.3412 Email: Charlotte.Wood@bromsgroveandredditch.gov.uk for more information.

**Site Description**

The site lies to the northern side of Feckenham Road. The immediate area contains a mixture of residential and commercial uses. The residential cul-de-sac Beverley Close lies immediately to the northern boundary of the application site. The building itself is a two storey rectangular building which was likely constructed in the late 1950's. There is an area of hardstanding to the front of the site which is served by an access onto Feckenham Road. A second access lies further west, between number 14 Feckenham Road and the electricity sub-station, which leads to the rear of the site.

**Proposal Description**

Planning permission was previously granted under delegated powers for the conversion of Victoria House from an A1/B1(a) use to four flats under planning reference 2015/261/FUL. The proposal included the construction of a small two storey gable extension on the northern elevation to enclose a new staircase and the demolition of the garage on the northern boundary. Also included was the provision for five parking spaces directly in front of the building, refuse storage to the rear, and shared amenity space also located to the rear which would total an area of 175 sqm.

This planning permission has since been substantially implemented; however the conversion included deviations from the approved plans in terms of alterations to the fenestration and to the appearance of the building. Cumulatively these changes have been considered to be material and therefore would require planning permission. On this basis retrospective permission is now sought for a revised proposal to regularise these changes that have been made.

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The fenestration changes include the addition of two doors on the front elevation; the removal of a ground floor and first floor window on the west end elevation; the insertion of two ground floor windows serving a kitchen and a bedroom and the insertion of two first floor windows also serving a kitchen and a bedroom on the east end elevation; and the insertion of a vertical triple pane window on the length of the new gable extension on the rear elevation. The colour of the fibrous cement cladding has also been altered in this application to a neutral colour.

**Relevant Policies :**

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

BBE13 Qualities of Good Design  
BBE14 Alterations and Extensions  
BRA05 Reuse and Conversion of Buildings  
BRA08 Development at Astwood Bank  
CS07 The Sustainable Location of Development  
BHSG06 Development within or adjacent to the curtilage of an existing dwelling

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

Policy 1: Presumption in Favour of Sustainable Development  
Policy 4: Housing Provision  
Policy: 39 Built Environment  
Policy: 40 High Quality Design and Safer Communities

**Others:**

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

**Relevant Planning History**

2015/261/FUL	Proposed change of use from Class A1(Shops) and Class B1(a) (Offices) use to Class C3(Dwellinghouses) use including a rear extension and alterations to form 4no. self-contained flats	Approved	29.10.2015
2013/077/COU	Change of Use of part ground and first floor from Class B1 (Business) use to Class D1 (Non-Residential Institution) Use	Approved	01.05.2013

## REDDITCH BOROUGH COUNCIL

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2012/209/FUL	Conversion and extension to form six flats	Refused	24.09.2012
2006/007/FUL	Proposed Alterations And Extension To Form 2 No. Two Bed Flats And 1 No. New One Bedroom Flat	Approved	07.03.2006

### Consultations

No consultation required

### Public Consultation Response

Three letters of objection have been received in relation to the proposal, which raised concerns with regards to the following material planning considerations:-

- Loss of privacy
- Loss of security
- Width of entrance to flats

A number of other concerns were also raised which did constitute material planning considerations.

### Assessment of Proposal

As described above the principle of the conversion has been established through planning application 2015/261/FUL. The changes that are proposed as part of this current planning application would therefore have no impact on:-

- The principle of development/sustainability of the site
- Highway safety
- Amenity space

The material planning considerations that are relevant to this application and the fenestration changes that are proposed are:-

- The impact on design and appearance
- The impact on residential amenity

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**Design and Appearance**

Policy requires that the design and appearance of the proposal respects the context and local distinctiveness of the area and street scene.

The proposed render and neutral clad finish would not appear at odds with the mixed character and finish of the buildings in the surrounding area. The prominence of the building in the context of the street scene is reduced given that the building is significantly set back from Feckenham Road.

The new windows on the east elevation and new doors on the front elevation are appropriate to the building in terms of their size and design. The modern appearance of the triple pane window on the rear gable extension and the changes to the window and door on the west elevation complement the simple, modern appearance of the building.  
Impact on residential amenity

**Residential Amenity**

Development is required to not have an unacceptable detrimental impact on the amenity of adjoining occupiers. In this case it is relevant to consider whether there is any loss of privacy through the additional windows that are to be considered as part of this application.

The new windows on the east elevation face onto the parking area of the adjacent trading estate and therefore do not impact on residential amenity.

The new windows on the northern gable extension are in excess of 17 metres from the boundary shared by the houses on Beverley Close, and in excess of 35 metres from the rear windows of the houses on Beverley Close, which would by far exceed the Council's minimum window to window separation distance of 22 metres. It is also noted that these windows serve a stairwell and are obscure glazed. Therefore it is considered that no harm to privacy has resulted from the fenestration changes contained within this proposal.

**Conclusion**

Whilst the principle of development is established it is also considered that the changes included in this current application do not cause harm to the character and appearance of the area or to residential amenity.

Nb. Although this decision would amount to a new planning permission covering the development as a whole, it is noted that a number of conditions contained in the previous planning approval are no longer necessary since the proposal is now part retrospective. On this basis a shorter list of conditions are proposed below.

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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 proposal shall be carried out in accordance with the plans, schedules and other documents listed below;

Location and Site Plan - Drawing no. 1363.1D  
Revised Floorplans - Drawing no. 1363.6D  
Elevations and Section - Drawing no. 1363.7B

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.

- 2) Prior to the occupation of the flats hereby permitted, the car park layout shall be marked out in accordance with drawing no. 1363.1D and thereafter maintained as such.

Reason:- In the interests of highway safety and to ensure efficient parking in accordance with the National Planning Policy Framework.

**Procedural matters**

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