

REDDITCH BOROUGH COUNCIL

**PLANNING
COMMITTEE**

14th December 2016

Planning Application 2016/282/FUL

Construction of 6 one bedroom apartments

Land Adjacent to 84 Oakly Road, Southcrest, Redditch, Worcestershire, B97 4EE

Applicant: Mr Patrick Durkan
Ward: CENTRAL

(see additional papers for site plan)

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

Oakly Road lies within an area designated as the Town Centre Peripheral Zone in the Borough of Redditch Local Plan No 3. The site is a vacant piece of land which lies between 84 and 86 Oakly Road. To the rear of the land lies the Redditch Bus Depot, this, in relation to the land, lies at a lower level.

Proposal Description

Permission is sought to construct a two and half storey building to accommodate six one bed roomed self-contained units. These will be accessed off a communal staircase. The building has been designed to be sympathetic to those around, both in scale and massing. The design is traditional in style following the character of the area.

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

Emerging Borough of Redditch Local Plan No. 4

Policy: 40 High Quality Design and Safer Communities

Others:

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

SPG Encouraging Good Design

SPD Open Space Provision

Worcestershire Waste Core Strategy (WWCS)

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Consultations

Highway Network Control

No objection subject to conditions and informatives

Contaminated Land- Worcestershire Regulatory Services

No objection

Public Consultation Response

4 objections received raising the following concerns:

- Lack of car parking on Oakly Road
- Over intensive development
- Loss of light

Assessment of Proposal

Principle of development

The site is within a very short walking distance of the bus station, train station and the shopping centre, hence this is considered to be a sustainable location for a residential development.

Layout, appearance and impact upon amenities

The proposed building would comprise of two and half storeys and has been sympathetically designed in relation to the character of the street, which comprises a mixture of traditional semi-detached, terraced and detached dwellings and would follow the existing established ridge and eaves heights of Oakly Road. The location of the proposed windows is such that there will be no overlooking of neighbouring properties, or effect on their amenity. Further, your officers are satisfied that no loss of light to adjacent properties would occur. As such, the proposals would comply with the provisions of Policies B(BE).13 and B(HSG).6 of LP.3.

Highway Matters

Regard has been given to the objections which have been received in relation to the lack of car parking on Oakly Road. However, the site lies within the Town Centre Peripheral Area where there is no requirement for provision of car parking spaces due to the proximity of the site to the bus station, train station and the Town Centre. The Highways Officer has been consulted and has raised no objections to the scheme.

Planning obligations

Because the proposed development is above the policy threshold for requiring contributions which should be sought via a planning obligation, a S106 agreement has been drafted. The obligation in this case would cover:

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- Contributions towards open space and playing pitches, due to increased demand/requirements from future residents, are required in compliance with the SPD
- Contributions for refuse and re-cycling bins for the new development in accordance with Policy WCS.17 of the adopted Worcestershire waste Core Strategy

At the time of writing, the planning obligation is in draft form.

Conclusion

The proposal is considered to accord with national and local policy criteria. Having regard to all other material considerations this application is considered to be acceptable. Approval of this application would meet some of the demonstrated housing need in the Borough which is considered to outweigh the need to retain a vacant plot of land. No other issues have been identified to outweigh this.

Subject to the satisfactory completion of the planning obligation, this application can be recommended for approval

RECOMMENDATION:

That having regard to the development plan and to all other material considerations, authority be delegated to the Head of Planning and Regeneration to GRANT planning permission subject to:-

- a) The satisfactory completion of a S106 planning obligation ensuring that:**
- * Contributions are paid to the Borough Council in respect to off-site open space, and playing pitches in accordance with the Councils adopted SPD
 - * Contributions are paid to the Borough Council towards the provision of wheelie bins for the new development

and

- b) Conditions and informatives as listed below:**

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.

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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 the commencement of development 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) The development hereby approved shall be implemented in accordance with the following plans:

Drawing Numbers: 2458_001 Rev A, 22458_003 Rev D

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

- 4) Prior to the commencement of development, details of cycle parking provision shall be submitted to and agreed in writing by the Local Planning Authority. The details agreed shall be implemented on site prior to the occupation and use of the building hereby permitted, unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of sustainability and in accordance with Policy B(BE).13 of the Borough of Redditch Local Plan.

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 negotiation and amendment.
- 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.
- 3) This Permission Does Not Authorise The Laying Of Private Apparatus Within The Confines Of The Public Highway. The applicant should apply to Worcestershire

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County Council for consent under the New Roads and Streetworks Act 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.

- 4) 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

Procedural matters

This application is being reported to the Planning Committee because the application requires a S106 Agreement. As such the application falls outside the scheme of delegation to Officers.