

# **PLANNING COMMITTEE**

**14th June 2017**

---

**Planning Application 17/00439/FUL**

**Proposed end terrace dwelling**

**Land Adjoining 20 Old Crest Avenue, Southcrest, Redditch,  
Worcestershire, B98 7EG**

**Applicant: Mr B Yeng  
Ward: Central Ward**

**(Site Plan attached)**

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 application site is located within the residential area of Redditch to the south of the Town Centre. The parcel of land currently forms part of the residential garden of number 20 Old Crest Avenue, which is an end terraced property. The application site is set back from the roadside and is situated at a lower level. Steps provide pedestrian access to the row of terraced properties, however there is no vehicular access. To the south of the application site lies the rear gardens of the properties situated along Parsons Road, and to the east of the site lies a footpath and a heavily wooded area of open space.

## **Proposal Description**

The application seeks full planning permission for the erection of a three bedroom terraced property, which would mirror the appearance of the existing terraced properties forming the row of terraces.

## **Relevant Policies:**

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

Policy 1: Presumption in Favour of Sustainable Development

Policy 2: Settlement Hierarchy

Policy 4: Housing Provision

Policy 5: Effective and Efficient use of Land

Policy 17: Flood Risk Management

Policy 19: Sustainable travel and Accessibility

Policy 20: Transport Requirements for New Development

Policy: 39 Built Environment

Policy: 40 High Quality Design and Safer Communities

# **PLANNING COMMITTEE**

**14th June 2017**

---

## **Others**

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

## **Relevant Planning History**

None

## **Consultations**

### **Severn Trent Water Ltd**

No Objection. Would recommend standard drainage condition should permission be granted.

### **North Worcestershire Water Management**

The site is in flood zone 1 (low risk of modelled watercourse and tidal flooding), the site is also at a low risk of modelled surface water flooding according to the Environment Agency's updated map for surface water.

A standard drainage condition should be imposed in the case of planning permission being granted.

### **Highway Network Control**

The existing dwellings along this row/ stretch do not benefit from on-site parking or vehicular access.

It is noted that 1 car parking space has been identified on the application form in the form of a lock up garage away from the property (garages are not counted towards the car parking allocation).

The proposed development is located in a sustainable location near to local amenities and transport links.

No objections are raised subject to the imposition of appropriate highway condition pertaining to cycle parking provision.

## **Public Consultation Response**

Two letters of objection in relation to the application have been received from neighbours raising the following concerns:-

- Hours of construction would impact upon amenities

## **PLANNING COMMITTEE**

**14th June 2017**

---

- Access to the site whilst the development is under construction is a concern
- Safety of people using public footpath to the rear of the site during construction
- Noise and pollution during construction
- Inadequate parking
- Drainage concerns

### **Assessment of Proposal**

The application site is located within the urban area of Redditch, as defined in Policy 2 of the Borough of Redditch Local Plan no. 4 (BoRLP4), where the principle of new residential development is acceptable. Consideration is therefore given to the presumption in favour of sustainable development as outlined in Policy 1 of BoRLP4 and paragraph 14 of the National Planning policy Framework (NPPF).

Policy 5 of BoRLP4 states that schemes for development of residential gardens will not normally be supported unless they fully integrate into the neighbourhood. In this particular case the proposed development would not conflict with the existing form, layout and density of the area and would therefore sit comfortably within the locality.

The proposed new terrace would closely reflect the scale, design and materials of the other houses within the row of terraces. On this basis the proposed development is considered to make a positive contribution to the street scene that would complement the local surroundings, and would meet the requirements of Policies 39 and 40 of BoRLP4. The development would also meet the guidance contained within Redditch Borough Council's supplementary guidance document "Encouraging Good Design".

The dwelling would have a useable rear garden, with a garden length in excess of 16 metres and an area in excess of 88 square metres, which would exceed the minimum guidance requirements. There would be adequate space to the side of the property to enable rear access and there would be adequate separation distances to the surrounding dwellings. The new flank wall forming the side elevation would achieve a minimum distance of 15 metres from the properties situated to the south of the site on Parsons Road, ensuring that the development would not be overbearing. As there would be no first floor side windows, no issues of overlooking would be introduced.

Policies 19 and 20 of the BoRLP4 both aim for development to be in sustainable locations with good access to local services. There are no suitable parking spaces included as part of the proposal, although a car parking space in the form of a lock up garage has been identified by the applicant; garages are not counted towards parking provision. The scheme would thus fall short of Worcestershire County's Parking standards, which would require two parking spaces for a three bedroomed dwelling. However the Highways Officer has not objected on the basis that the site is in close proximity to Redditch Town centre which has a number of amenities, and there is access to public transport. The Highways Officer has also noted that the other properties within the row of terraces do not currently benefit from parking spaces. Given this and that the proposed development meets the broad aims of Policies 19 and 20, the lack of parking is considered acceptable.

## **PLANNING COMMITTEE**

**14th June 2017**

---

In accordance with Policy 17 of the BoRLP4 flood risk should be considered as part of the planning process. The development will require the foul sewer to be diverted, however it has been indicated that the applicant has agreement of this from Severn Trent. It has also been stated that the ground is not suitable for the use of soakaways, and therefore surface water would be discharged to the foul sewer. To ensure that a suitable method of drainage is implemented, a condition has been recommended.

In terms of the issues raised through the public consultation relating to the construction process, given the constraints of the site a condition is felt reasonable and necessary to ensure that the amenity of the surrounding neighbours is not harmed. With regards to the matters relating to parking and drainage, these have been addressed within the content of the report.

### **Conclusion**

For the reasons stated above, and in view of the presumption in favour of sustainable development, the proposal is considered to be in accordance with the Development Plan.

### **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 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 permitted shall be carried out in accordance with the Approved Plans listed in this notice:

Location Plan, Proposed Floor Plans and Proposed Roof Plan - Drawing no. 1395.4A

Block Plan, Proposed Elevations and Proposed Section - Drawing no. 1395.5A

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3) Prior to the construction of the development, details of the form, colour and finish of the materials to be used externally on the walls and roofs shall be submitted to

**PLANNING  
COMMITTEE**

**14th June 2017**

---

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 Policies of the Local Plan.

- 4) 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 each dwelling and these facilities shall thereafter be retained for the parking of cycles only.

Reason: To comply with the Council's parking standards

- 5) Prior to the first commencement of works on site, a construction management plan including details of access to the site, location of deliveries, and location of the storage of materials shall be submitted to and approved in writing by the Local Planning Authority. The details approved shall then be adhered to for the duration of all construction works at the site

Reason: Due to the constraints of the site and in the interests of protecting neighbouring amenity. This condition is required prior to any works taking place in order to protect the amenity of neighbours from the repercussions of initial clearing works.

- 6) The development hereby permitted should not commence until drainage plans for the disposal of foul and surface water flows have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

Reason: To ensure that the development is provided with a satisfactory means of drainage as well as to prevent or to avoid exacerbating any flooding issues and to minimise the risk of pollution. This condition is required prior to any works taking places because of the potential impact on flooding issues from the initial stages of development.

**Procedural matters**

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