

PLANNING COMMITTEE

9th August 2017

Planning Application 17/00552/FUL

Construction of new three bedroom dwelling

4 Mill Lane, Feckenham, Redditch, Worcestershire, B96 6HY

Applicant: Mr Richards, Hawkes and Smith
Ward: Astwood Bank And Feckenham Ward

(see additional papers for site plan)

The author of this report is Steve Edden, Planning Officer (DM), who can be contacted on Tel: 01527 64252 Ext. 3206 Email: steve.edden@bromsgroveandredditch.gov.uk for more information.

Site Description

The site comprises part of the garden to No 4 and No 6 Mill Lane and backs on to Feckenham churchyard (to the north) which is bounded by a brick wall. The frontage to Mill Lane is bounded by a wall and timber fence. The nearest buildings are a modern flat roofed garage to No 6 and a traditional pitched roof garage at no 4.

The site lies within the village envelope, the Feckenham Conservation Area and is also within an area designated as Green Belt.

Proposal Description

This application seeks full planning permission for the erection of a 3 bedroomed cottage style dwelling on land between Nos 4 and 6 Mill Lane with access onto Mill Lane.

The dwelling would be constructed using a traditional red brick and tile since this is considered to relate to the many nearby brick properties in the area.

A parking area to the front of the dwelling large enough to accommodate at least three cars would be provided via a new vehicular access from Mill Lane.

The application is supported by a heritage statement since it proposes new development within a Conservation Area.

Relevant Policies :

Borough of Redditch Local Plan No. 4

Policy 2: Settlement Hierarchy

Policy 8: Green Belt

Policy 15: Climate Change

Policy 16: Natural Environment

Policy 20: Transport Requirements for New Development

Policy 36: Historic Environment

Policy 38: Conservation Areas

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Policy 39: Built Environment
Policy 40: High Quality Design and Safer Communities

Others

SPG Encouraging Good Design
National Planning Policy Framework

Relevant Planning History

2016/364/FUL	Construction of a new three bedroom dwelling	WITHDRAWN 20.01.2017
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Consultations

Arboricultural Officer

No objection

Worcestershire Archive and Archaeological Service

No objections subject to the inclusion of an archaeology condition

RBC Development Plans

The proposal site is located within the settlement boundary of Feckenham village within the Green Belt. The site is also within the Feckenham Conservation Area boundary.

Paragraph 89 of the National Planning Policy Framework states that:

"A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

[fifth criterion] Limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan;"

This paragraph indicates that this planning application constitutes 'limited infilling in villages' and therefore in principle it is acceptable.

Policy 8 - Green Belt from the Borough of Redditch Local Plan No.4 states that applications should be determined in line with national Green Belt policy. Limited infilling in villages washed over by Green Belt is an exception to inappropriate development in policy terms (NPPF paragraph 89, criterion 5). In conclusion, this application can be supported from a Planning Policy perspective.

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Highway Network Control

Comments that the proposed development is acceptable in highway terms and therefore raises no objection, subject to the inclusion of conditions covering access, turning and parking, electric vehicle rapid charging point provision together with standard highway informatives

North Worcestershire Water Management

No objection

Feckenham Parish Council

No objection

Contaminated Land: Worcestershire Regulatory Services

No objection

RBC Conservation Advisor

The dwelling is relatively small in scale and designed in a traditional manner which reflects the existing mixed pattern development within the conservation area. The development would have nil effect on the character of the conservation area, nor would it impact adversely on the nearby listed building. As such, this constitutes an acceptable form of development. In the case of approval, a hand-made tile should be specified and approved and a sample of brick should be submitted for approval following which a sample panel of brickwork should be prepared in order that an appropriate mortar mix and pointing can be agreed.

Public Consultation Response

Two representations have been received raising objections which are summarised as follows:

- The dwelling would not be affordable or fill any provable local need
- Views from Mill Lane through to the tower of the Grade II* listed church of St. John the Baptist would be lost
- The area will become more crowded and urbanised
- Access to the site from a narrow lane is tight and unsuitable
- The proposal would harm the streetscape and appearance of this area
- Nearby properties would be overlooked affecting privacy
- Drainage concerns

One representation has been received supporting the application. Comments received are summarised as follows:

- Like many residents in Mill Lane and in the village as a whole, I am not opposed to the building of a dwelling here. Views would not be affected, access and parking provision is acceptable

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- There is a general shortage of building land and see no reasons to withhold consent

Assessment of Proposal

Principle

The site is located within the settlement boundary of Feckenham village within the Green Belt.

Paragraph 89 of the National Planning Policy Framework states that:

"A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. Exceptions to this are:

[fifth criterion] Limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan;"

Your officers are satisfied that the proposal constitutes 'limited infilling' within the village of Feckenham and therefore meets the required (fifth criterion) as set out under Paragraph 89 of the NPPF.

Policy 8 - Green Belt from the Borough of Redditch Local Plan No.4 states that applications should be determined in line with national Green Belt policy. Since limited infilling in villages washed over by Green Belt is an exception to inappropriate development there are therefore no objections to the principle of the development providing the details submitted are considered to be acceptable.

Scale, appearance and general layout

This part of the Feckenham Conservation area is mixed in terms of age and style of dwellings and in the positioning of dwellings within the plots. The dwellings siting approximately follows a curved notional line linking 4 and 6 and their outbuildings. The proposed layout gives both a coherent response to the street scene and allows access and car parking at the front of the site whilst retaining all boundary walling.

The location of the new dwelling and the height (two storey) have taken into account the position and height of the cottages at 2 and 4 Mill Lane and the modern dwelling and garage at No 6. The ridge line serving the proposed dwelling is slightly lower than 2 and 4 so is subservient to these cottages and associated outbuildings. The creation of the plot does not require the removal of any historic fabric and no brick walls or other formal boundary treatments would be affected although a small amount of mixed vegetation would be removed. Although a separate vehicular access would be created, all existing brick wall boundaries to Mill Lane would be retained.

The site is located at the inside of a slight curvature in Mill Lane so is not seen from important views from The Square looking along Mill Lane. As a cottage dwelling set back in the site it would mostly be hidden from view from the churchyard by existing vegetation

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to the rear. The tower of the Grade II* listed church is glimpsed from some points in Mill Lane, notably outside No 6 but is not readily visible from the street by the proposed plot so no loss of important views would result.

The cottage design takes its cue from other cottages within the Village with dormer gablets and its height is not considered to be visually imposing. Traditional red brick (walls) and clay tile (roof) are proposed in order that materials relate to the many nearby brick properties in this area.

The statutory test which requires that development in Conservation Areas should 'preserve or enhance' is considered to be met. The Councils Conservation Advisor has raised no objections to the scheme and your officers consider that the proposals meet the Policy requirements of Local Plan Policy 38.

Residential amenity considerations

The Councils residential design SPG refers to the 45 and 60 degree code with regard to overshadowing of neighbours property. In this case, no problems have been identified having regard to the dwellings location and orientation to the northern side of Mill Lane.

Minimum separation distances have been met and a generous amenity area is provided for the new dwelling, with the rear garden having a gross area of 165sqm, with 80 sqm being outside of the canopy of any trees.

Your officers have concluded that the proposal would not negatively impact upon the amenities enjoyed by the occupiers of nearby dwellings in terms of loss of light, outlook or privacy.

Impact of the proposals on highway safety

Policy requires all developments to incorporate safe means of access and egress appropriate to the nature of the local highway network and to provide sufficient off-street parking. Parking space for a minimum of three cars would be provided at the site, meeting the Councils standards.

The highway authority have raised no objection to the application, accepting that the proposals would not adversely impact on highway safety, subject to the imposition of planning conditions and informatives.

Conclusion

It is considered that the proposals comply with the planning policy framework and would not result in harm to amenity, safety or the character of the Conservation Area. Subject to the compliance with conditions as listed in full below, a favourable recommendation can be made.

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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 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) Prior to their first installation, 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

- 3) The development hereby approved shall be implemented in accordance with the following plans:

Appropriate references to be inserted here

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

- 4) 1. No development shall take place until a Written Scheme of Investigation for a programme of archaeological works have been submitted to and approved by the Local Planning Authority in writing. The scheme shall include an assessment of significance and research questions and:
 - a) The programme and methodology of site investigation and recording.
 - b) The programme for post investigation assessment.
 - c) Provision to be made for analysis of the site investigation and recording.
 - d) Provision to be made for publication and dissemination of the analysis and records of the site investigation.
 - e) Provision to be made for archive deposition of the analysis and records of the site investigation.

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- f) Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
- 2. The development shall not be occupied until the site investigation and post investigation has been completed in accordance with the programme set out in the Written Scheme of Investigation and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: To protect any below-ground archaeological interests.

- 5) The Development hereby permitted shall not be brought into use until the access, turning area (if applicable) 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.

- 6) Prior to the first occupation of the dwelling hereby permitted the parking area shall be fitted with a fast electric vehicle charging point in accordance with details that shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To encourage sustainable travel and healthy communities.

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 of any works pertaining thereto.
- 3) 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

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with construction of the access. For further information, please contact Ringway direct on 01905 751651 or email : worcestershirevehicle.crossing@ringway.co.uk

- 4) Any work involving the removal or disturbance of ground or structures supporting or abutting the publicly maintained highway should be carried out in accordance with details to be submitted to and approved in writing by the Highway Authority.

Procedural matters

This application is being reported to the Planning Committee because two objections have been received. As such the application falls outside the scheme of delegation to Officers.