

PLANNING COMMITTEE

11th October 2017

Planning Application 17/00952/FUL

Erection of 6no apartments with minor amendment of application No2016/282/FUL

84 Oakly Road, Southcrest, Redditch, Worcestershire

Applicant: Mr Boon Yeng
Ward: Central Ward

(see additional papers for site plan)

The author of this report is Sarah Willetts, Planning Officer (DM), who can be contacted on Tel: 01527 881607 Email: Sarah.willetts@bromsgroveandredditch.gov.uk for more information.

Site Description

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Oakly Road lies within an area designated as the Town Centre Peripheral Zone in the Borough of Redditch Local Plan No 4. The site is currently 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 much lower level.

Proposal Description

Permission is sought to construct a two and half storey building to accommodate six one bedroomed 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. 4

Policy 1: Presumption in Favour of Sustainable Development

Policy 2: Settlement Hierarchy

Policy 3: Development Strategy

Policy 4: Housing Provision

Policy 5: Effective and Efficient use of Land

Policy 20: Transport Requirements for New Development

Policy 31: Regeneration for Town Centre

Policy 39: Built Environment

Policy 40: High Quality Design and Safer Communities

Others

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

SPG Encouraging Good Design

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Relevant Planning History

2006/207/OUT	Demolition Of 84 Oakly Road And Erection Of 2 New Houses	Approved	27.06.2006
2011/007/CPE	Application for a Lawful Development Certificate for an existing use - Use of property as 4 flats	Approved	22.02.2011
1977/409/FUL	Change of Use to boarding house	Approved	08.12.1977
2012/142/FUL	Conversion of roofspace with new dormer and gabled roof to create 2 no. flats	Approved	23.07.2012
2015/305/FUL	Erection of 6no apartments- VOID - SEE - 2016/282		
2016/282/FUL	Construction of 6 one bedroom apartments	Approved	

Consultations

Highways Redditch

No objections

WRS - Contaminated Land

No Comments Received To Date

North Worcestershire Economic Development And Regeneration

No Comments Received To Date

Public Consultation Response

Site notice posted - 15.9.17 Expires 6.10.17

21 Neighbour letters sent - no comments to date.

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Assessment of Proposal

Principle of development

The site is within a very short walking distance of the bus station, train station, town centre and the shopping centre, hence this is considered to be a sustainable location for a residential development advocated in Policy P1 and P31 of the Redditch Local Plan No 4.

Design Layout, appearance

The proposed building would comprise of two and half storeys and has been sympathetically designed in relation to the character of the street and to the host dwelling. Oakly Road comprises a mixture of traditional semi-detached, terraced and detached dwellings and the proposed building would follow the existing established building line, ridge and eaves heights of Oakly Road. The design and materials will match the existing being a mixture of brick render with timbered detailing.

Amenity

Main window openings will face both North east and south west. The location of the proposed windows is such that there will be no overlooking of neighbouring properties, or will effect their amenity. Furthermore, 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 P39 and P40 of the Redditch Local Plan No 4 and your SPG 'Encouraging Good Design'

Highway Matters

Regard has been given to the previous objections which have been received in relation to the lack of car parking on Oakly Road. However, the scheme is slightly deeper than previously approved and no additional units are proposed. The site lies within the Town Centre Peripheral Area which is considered a highly sustainable area and where dedicated parking has not been provided due to the proximity of the site to the bus station, train station and the Town Centre and all its associated facilities. 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/S106 agreement, the obligation in this case would need to cover:

- 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

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At the time of writing, the planning obligation has been discharged in terms of the previous application 2016/282/FUL and therefore a legal agreement is required to link this new (amended) submission to the original and this is currently being secured

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 link agreement, this application is 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:-

- 1) The satisfactory completion of a supplemental S106 planning obligation to link this application to approved Planning Application 2016/282/FUL, to ensure:**
 - 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:**

and

- 2) the Conditions and informatives as summarised 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.**

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.

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- 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 P39 and P40 of the Borough of Redditch Local Plan No.4.

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

Drawing Numbers: 2458_001 Rev A, 2458_003 Rev G

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 P1 of the Borough of Redditch Local Plan No.4

- 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 39 of the Borough of Redditch Local Plan no 4

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.