



Planning Committee

Astwood Bank & Feckenham Ward

3rd November 2009

**2009/194/FUL NEW DWELLING
18 CHESTNUT ROAD, ASTWOOD BANK
APPLICANT: MR I OSBORNE
EXPIRY DATE: 12TH NOVEMBER 2009**

The author of this report is Nina Chana, Planning Assistant (DC), who can be contacted on extension 3207 (e-mail: nina.chana@redditchbc.gov.uk) for more information.

Site Description

(See additional papers for Site Plan)

The site lies to the side of 18 Chestnut Road, Astwood Bank, on the corner of Chapel Road and Chestnut Road. It comprises part of the garden of 18 Chestnut Road and part highway verge. The surrounding area is predominantly residential with no uniform pattern or character.

Proposal description

Full planning permission is sought for a two storey, three bedroom detached dwelling partly within the curtilage of 18 Chestnut Road and partly incorporating approximately three metres of highway verge.

The proposed dwelling would be a two storey detached dwelling facing towards Chestnut Road. It would comprise of a kitchen/dining area, lounge, study and WC on the ground floor and three bedrooms, and a bathroom upstairs.

There would be one car parking space provided to the rear of the property leading to a detached single garage which is proposed to be partly constructed in the rear garden of 18 Chestnut Road. The access to this car parking space and garage would cross over the highway verge on Chapel Road.

Relevant Key Policies:

All planning applications must be considered in terms of the planning policy framework and all other relevant material considerations (as set out in the legislative framework). The planning policies noted below can be found on the following websites:

www.communities.gov.uk

www.wmra.gov.uk

www.worcestershire.gov.uk

www.redditchbc.gov.uk

National Planning Policy

PPS1 (& accompanying documents) Delivering sustainable development
PPS3 Housing
PPG13 Transport

Regional Spatial Strategy

CF2 Housing beyond Major Urban Areas.
CF3 Level and Distribution of New Housing Development.
CF5 The re-use of land and buildings for housing.
CF6 Making efficient use of land.
T2 Reducing the Need to Travel.
T7 Car Parking Standards and Management.

Worcestershire County Structure Plan

SD.3 Use of previously developed land.
SD.4 Minimising the Need to Travel.
T.4 Car Parking.

Borough of Redditch Local Plan No.3

CS.7 The Sustainable Location of Development
B(HSG).6 Development within or adjacent to the curtilage of an Existing Dwelling
B(RA).8 Development at Astwood Bank
B(BE).13 Qualities of Good Design
C(T).12 Parking Standards

SPDs

Borough of Redditch Supplementary Planning Guidance (SPG) on Encouraging Good Design.

Relevant Site Planning History

Appn. no	Proposal	Decision	Date
2009/109/FUL	Detached Dwelling	Refused	30 July 2009

Public Consultation responses

Responses in favour
None.

Responses against

2 objections have been received raising the following concerns:

- loss of grass verge.
- 'crammed view' from Chapel Road.
- loss of parking – grass verge used for parking.
- overlooking.

Other issues which are not material planning considerations have been raised, but are not reported here as they cannot be considered in the determination of this application.

Consultee responses

County Highway Network Control

No objection subject to imposition of conditions and informatives regarding:

- access, turning and parking.
- highway land to be stopped up prior to development commencing.
- no private apparatus within confines of public highway.
- license to be obtained from highways before work commences.

Environmental Health

No objection subject to conditions/informatives regarding potential contamination being found during construction, working time restrictions and no burning on site.

Severn Trent Water

No objection. Drainage details to be subject to agreement with Severn Trent.

Assessment of Proposal

The key issues for consideration in this case are as follows:

Principle

The principle of erecting a residential dwelling in this location is considered to be acceptable. Part of the dwelling is proposed to be built on a three metre strip of highway verge. A two metre strip of the verge would still remain after the construction of the dwelling. Whilst part of the grass verge would be built upon, a substantial part of the verge would remain as grassed amenity area.

Design and layout

The proposal is a standard three bedroom, two storey dwelling. The previous application sought consent for a bungalow and was refused on grounds of design. This proposal is considered to be acceptable in terms of the contribution to the street scene and meets the spacing standards which are contained within the Council's adopted SPG Encouraging Good Design. Your Officers are of the opinion that the proposal would not give rise to a material loss of residential amenity caused by loss of privacy as the spacing standards have been met.

Highways and access

One car parking space and a single garage have been provided to serve the dwelling. Worcestershire Highways Network Control has raised no objections in relation to the parking. They have raised other issues which are not considered to be material considerations in planning terms and conditions are therefore not recommended in relation to these matters.

Sustainability

The site lies within the settlement boundary of Astwood Bank and the majority of the site area is on previously developed land. The site is considered to be located sustainably, complying with Policy CS.7 of the Borough of Redditch Local Plan. It is recommended that a condition be attached to any approval requiring that the dwelling be built to a minimum Level 3 requirement which is set out under Code for Sustainable Homes.

Other issues

The Environmental Health Officer has requested several conditions be attached, and those which are considered reasonable and which meet the tests contained in Circular 11/95 are recommended for inclusion on any decision notice approving the proposal. The remaining items would best be dealt with under the Environmental Health legislation, although informatives can be attached.

Conclusion

Your Officers consider that this dwelling is proposed in a sustainable location and that no harm to amenity or to highway safety would result from the granting of this permission. It appears to have met all the requirements of the policies and guidance listed previously.

Recommendation

That having regard to the development plan and to all other material considerations, planning permission be GRANTED subject to conditions and informatives as summarised below:

1. Development to commence within 3 years
2. Details of materials to be submitted
3. Landscape scheme and boundary treatments to be submitted
4. Limited working hours condition
5. Dwelling be built to a minimum Level 3 requirement which is set out under Code for Sustainable Homes
6. Materials to be used of parking area to be porous
7. Development in accordance with approved plans
8. Contamination (Standard conditions)

Informatives

1. Drainage details to be agreed with Severn Trent
2. Details of Highways formalities to be agreed with Worcestershire Highways
3. No burning of construction waste on site.