



Planning Committee

Crabbs Cross Ward

1st December 2009

2009/220/FUL PARTIAL DEMOLITION OF EXISTING RETAIL AND STORAGE BUILDINGS, ERECTION OF THREE DORMER BUNGALOWS LAND AT 360 EVESHAM ROAD, REDDITCH
APPLICANT: MR A BRAY
EXPIRY DATE: 10TH DECEMBER 2009

The author of this report is Steven Edden, Planning Officer, who can be contacted on extension 3206 (e-mail: steve.edden@redditchbc.gov.uk) for more information.

Site Description

(See additional papers for Site Plan)

The proposed development site measures approximately 0.1 ha in area and contains part of the existing collection of buildings known as the “Corn Stores” which are a collection of rather ramshackle buildings probably dating from the early 1960s. The buildings are used as pet and garden supply retail units. The site’s western boundary is a hedgerow, beyond which lies Chandlers Close and existing residential development. Detached housing lies to the immediate north and south of the site. Beyond the eastern boundary lie the remainder of the “Corn Stores” buildings.

The site is currently accessed via Evesham Road at a point between number 360 Evesham Road (to the north), and a public car park (to the south).

Parking for the existing “Corn Stores” use is within the curtilage of the buildings, but on an ad-hoc basis, with no demarcated spaces.

Proposal Description

This is a full application for the erection of two 3 bedroomed detached dormer bungalows and one 4 bedroomed dormer bungalow. All would be of brick and tile construction and would front Chandlers Close.

Access would be via a new access from Chandlers Close. Parking would be within the curtilage of each bungalow.

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 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 reuse 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(BE).13 Qualities of good design
B(BE).19 Green Architecture
C(T).12 Parking Standards

SPDs

Encouraging Good Design
Designing for Community Safety

Relevant Site Planning History

Appn. no	Proposal	Decision	Date
2009/160	Demolition of existing retail and storage buildings. Construction of new retail unit with associated parking	Approved	7.10.09
2009/161	2 no. dwellings and 2 no. dormer bungalows	Withdrawn	18.9.09

Public Consultation Responses

Responses in favour

1 letter received. Comments summarised as follows:

- Site represents “brownfield land” and a windfall site. Providing sufficient amenity space can be provided, support is given.

Responses against

3 letters received. Comments summarised as follows:

- Concern that properties would be ‘overshadowed’ by the proposed development, although better than previous scheme
- Increased use of Chandlers Close will lead to more accidents
- Vehicle movements will inconvenience existing residents
- Concerns raised regarding construction noise and impact on amenity
- Development with access off Chandlers Close will result in the loss of a large hedge which has significant natural habitat value
- Has the issue of bats on the site been thoroughly investigated?

Consultee Responses

County Highway Network Control

No objection subject to conditions concerning access, turning and parking

RBC Arboricultural Officer

Comments summarised as follows:

Vegetation which exists at the proposed access area on to Chandlers Close consists of individual, semi mature conifers, a small field maple, with some self set ash. These have little visual amenity value and the individual trees are of average to poor condition. The removal of this vegetation would not have a significant effect on the general ecology of the area

Police Crime Risk Manager

No objection

Environmental Health

No objection subject to conditions / informatives regarding construction times, contamination, lighting and odour control

Severn Trent Water

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

Background

The existing 'Corn Stores' site is square in shape, measuring approximately 40 metres by 40 metres with the only access being via the existing track off Evesham Road. Application (ref 09/160) proposed to develop approximately one third of the total site area for retail use. Permission was granted, allowing this part of the site to be developed for a new retail Unit following its presentation at Planning Committee on 6th October 2009. The remaining two thirds were to be developed for housing under a 'sister' application (ref 09/161) which was submitted at the same time as application 09/160. This proposed a development comprising 2 no. two storey dwellings and 2 no. dormer bungalows (with access to this proposal being via Chandlers Close to the west). This application was formally withdrawn following Officers concerns with respect to loss of residential amenity, and detriment to the character of the area.

The current application for three bungalows has been submitted in an attempt to address those concerns.

Assessment of Proposal

The key issues for consideration are as follows:-

Principle

The principle of residential development on this site is considered to be acceptable given that the land would be classified as previously developed or 'brownfield' land within the urban area of Redditch. The character of the surrounding area is predominantly residential.

Design and Layout

The development proposed under this revised application is less intensive than that considered under application 09/161 and represents a density of approximately 30 dph. Such a density is in line with guidance contained within PPS3 and within relevant polices of the Borough of Redditch Local Plan. The density proposed is also considered to respect the general density of existing residential development in the vicinity.

The proposed bungalows are much lower than that of the two storey houses previously proposed, with each bungalow having a height to ridge of only 5.75 metres, significantly lower than heights of existing two storey dwellings situated immediately beyond the site boundaries.

The general design of the development is considered to respect the character and appearance of the area with materials (brickwork walls under a tiled roof) matching that of the surrounding houses.

The proposal complies with spacing standards contained within the Council's SPG on Encouraging Good Design with rear garden areas achieving the minimum requirement of 70 square metres in area.

Landscape and Trees

The existing line of trees and vegetation to the western boundary would need to be removed in order to facilitate the development, given that access is proposed via Chandlers Close. However the Council's Arboricultural Officer has raised no objections to its removal since its amenity value is considered to be minimal. It would be possible to introduce some native species planting in a position between the proposed bungalows and Chandlers Close, details of which could be agreed under an appropriately worded landscape condition.

Highways and Access

Chandlers Close does not have a 'hammerhead' turning area at its end at present. Highway engineers have informed your Officers that to insist on a hammerhead in this area would both be unnecessary due to the relatively short length of this part of the close, and inappropriate due to the fact that a footpath leading to Jordan's Close to the south exists in this area. In order to satisfy some of the concerns raised by nearby residents, the applicant has shown that a turning area will be provided to the south-west corner of the site, which would not interfere with the existing footpath. Highways Engineers have however stated that they would not be prepared to formally adopt this area as its dimensions do not conform with the County's standards. The area would therefore need to be maintained privately by future occupiers of the development. This part of Chandlers Close presently serves only three dwellings. Developing the eastern side of Chandlers Close in the manner proposed would not be considered to harm highway safety. Parking is to be provided within the curtilage of each bungalow, each property having its own garage and a parking area to the frontage to accommodate at least three cars. This provision comfortably meets the Council's car parking standards. County highways raise no objections to the proposals subject to the imposition of highway conditions/informatives.

Sustainability

The site lies within the urban area of Redditch, and is therefore considered to be in a sustainable location. The design of the overall floor area has been kept to a minimum with very little wasted circulation space to reduce the overall building material used. The applicant states that water heating for the bungalows would be generated by means of solar panels. Rainwater harvesting will also be incorporated in the scheme. Should

members be minded to grant permission for the application, it is recommended that a condition be attached to any approval requiring that the dwelling be built to minimum Level 3 requirement set out under Code for Sustainable Homes.

Impact upon residential amenity

Each bungalow has a height to ridge of only 5.75 metres, significantly lower than heights of existing two storey dwellings situated immediately beyond the site boundaries. The development proposed is not considered to be visually imposing on its surroundings and would not overshadow nearby development such that it would be detrimental to residential amenity. The development complies with spacing standards contained within the Council's SPG on Encouraging Good Design.

Presence of protected species on the site

Representations have been received stating that bats are present on the site. Members may recall from October 6th Planning Committee, that a bat survey report was carried out on the 25th August and 10th September 2009. As a summary to the survey, whilst bat activity was observed, bats were considered to be commuting across the site and foraging for food. No evidence was found to suggest that bats are or have been using existing buildings. Worcestershire Wildlife Trust and Natural England (formerly English Nature) have viewed copies of the report and are satisfied with its findings. In such circumstances however, as good practice, it is recommended that an additional condition be appended to the decision notice (in the case of approval) to cover the provision of suitable bat roost opportunities in the new bungalows. Such measures are advised under the Natural Environment and Rural Community Act 2006.

Conclusion

The proposal is considered to comply with the planning policy framework and would not cause harm to amenity or safety. As such, the application is fully supported.

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 three years
2. Details of materials (walls and roofs) to be submitted
3. Landscape scheme including details of boundary treatment to be submitted
4. Landscape scheme including details of boundary treatment to be implemented in accordance with approved details

5. Limited working hours during construction period
6. Dwellings to be built to a minimum Level 3 requirement set out under Code for Sustainable Homes
7. Materials to be used in construction of parking area to be porous
8. Access, turning and parking
9. Land contamination (standard conditions)
10. Development to be carried out in accordance with plans submitted with application
11. Details of bat roost opportunities / bat boxes to be submitted for the prior written approval of the Local Planning Authority. Works to be carried out in accordance with approved details.

Informatives

1. Drainage details to be in agreement with Severn Trent Water
2. Any security lighting to serve the proposed development to be in accordance with guidance produced by the Institute of Lighting Engineers 'Guidance Notes for the Reduction of Light Pollution, revised 2005'
3. No burning of materials on site during construction period
4. Highway Note 4 – Private apparatus within the highway
5. Highway Note 5 – No authorisation for applicant to carry out works within the publicly maintained highway.