

PLANNING COMMITTEE

18th March 2019

Planning Application 18/01448/FUL

Proposed 2 Bed Bungalow

48 Church Road, Webheath, Redditch, Worcestershire, B97 5PG,

Applicant: Mr K Best
Ward: West Ward

(see additional papers for site plan)

The author of this report is Claire Gilbert, Planning Officer (DM), who can be contacted on Tel: 01527 881655 Email: claire.gilbert@bromsgroveandredditch.gov.uk for more information.

Site Description

The site forms part of the rear garden of 48 Church Road, Webheath which is situated in the residential area of Redditch.

Proposal Description

The proposal is for a 2 bedroom single storey detached dwellinghouse, accessed via a new driveway leading from the existing access off Church Road that currently serves No. 48 Church Road.

Relevant Policies:

Borough of Redditch Local Plan No. 4

Policy 1: Presumption in Favour of Sustainable Development

Policy 4: Housing Provision

Policy 5: Effective and Efficient use of Land

Policy 16: Natural Environment

Policy 18: Sustainable water 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

Others

SPG Encouraging Good Design

NPPF National Planning Policy Framework (2019)

NPPG National Planning Practice Guidance

Relevant Planning History

None

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Consultations

Severn Trent Water Ltd consulted 11/02/2019 expires 7/03/2019

As the proposal has minimal impact on the public sewerage system I can advise we have no objections to the proposals and do not require a drainage condition to be applied.

Highways Redditch consulted 11/02/2019 and 05/03/2018 expires 7/03/2019

No objection subject to conditions relating to car and cycle parking provision, Electrical vehicle charging points, conformity with submitted details and drainage.

Hereford & Worcester Fire and Rescue consulted 11/02/2019 expires 7/03/2019

No comments received to date.

Arboricultural Officer consulted 11/02/2019 expires 07/03/2019

No objections to this proposed application, in relation to any tree related issues, subject to the following conditions:

- Retained trees and their Root Protection Areas (RPA) must be protected during clearance and construction phase in accordance with BS5837:2012, using suitable protective fencing and/or ground protection as appropriate.
- No storage of plant/materials within the RPAs of any retained trees.
- Any excavations within the RPAs must be carried out by hand and in accordance with BS5837:2012.
- Any retained tree that fails or is removed or seriously damaged/diseased within 5 years of completion is replaced with trees of suitable sizes/species.

Waste Management consulted 11/02/2019 expires 07/03/2019

No objection.

Public Consultation Response

10 Letters sent out to the neighbouring properties on 11.02.2019

Site notice put up near to site on 12.02.2019

Overall public consultation period expires 08.03.2019

1 representation and 1 objection received to date

Objection summarised as follows:

- Objection to the new driveway. Do not feel that a close board fence will provide adequate screening for noise and headlights. The new drive curves at both the front and rear of the existing bungalow which will cause headlights to shine directly into windows.
- The fence running from Church Road to the front corner of No. 50 Church Road is in a very poor state of repair and needs replacement. The fence is owned by the planning applicant. A replacement fence and agreement of c6ft

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high evergreen hedging along the length of the boundary might provide adequate screening and once understood might overcome objection.

Representation summarised as follows:

- If the amended drawing showing the 2m high close board fence is agreed as part of the planning application, happy to proceed with no objections,
- Would have liked something to cover the height of the trees to ensure that the light into our garden isn't affected but I'm not sure that can be included.

Assessment of Proposal

The proposed dwelling is located within the residential area of Redditch where the principle of such development may be considered acceptable, provided that the proposal fulfils the other requirements of the development plan. Policies 5 and 40 of the Borough of Redditch Local Plan No.4 and the advice contained within the Councils SPG Encouraging Good Design are most relevant in determining the application.

Policy 5 of the Redditch Borough Local Plan No.4 sets out that schemes for the development of private gardens will generally not be supported unless they lie within existing settlements, integrate fully into the neighbourhood, and can clearly demonstrate that there would be no detrimental impact on the current and future amenity, character and environmental quality of the neighbourhood.

Character

The area is made up of a variety of house types including bungalows and two storey houses, set with in a variety of plot sizes.

The proposal would be situated in the rear garden area of No. 48 Church Road, accessed via a long driveway which would run between No. 48 and 50 Church Road. Given that the proposed dwelling would be situated behind the existing dwelling house on this site, and would be a single storey bungalow it would not be visible in the street scene.

Overall given the varied design and layout of the existing development in the area, it is considered that proposed single storey dwelling would reflect the overall character and appearance of the area.

Amenity

The proposed dwelling would be situated in the rear garden of No. 48 Church Road, with the front of the dwelling facing south west on to the rear of No. 48 Church Road and the rear wall of the dwelling facing north east onto the side elevation of No. 14 Neighbrook Close.

The proposed dwelling would have a rear garden length of between approximately 7 to 10.5 metres. No. 14 Neighbrook Close runs along part of the rear boundary of the site. Its two storey side elevation is situated approximately 0.8 to 1.7 metres from the rear

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boundary line of the site which would mean that it would be situated approximately 8.5 metres from the nearest habitable window in the rear elevation of the proposed dwelling (window in bedroom 1).

No.16 Neighbrook Close is situated to the north of the site and its two storey side elevation is approximately 3.3 metres from the boundary of the site.

No. 13 Neighbrook Close is situated along the south- eastern boundary of the site. The two storey gable end wall of this property is situated between 0 and 1.3 metres from the boundary of the site.

It is also noted that the ground levels do vary in this area, with No. 14 and 16 Neighbrook Close being slightly elevated above the site.

Although there is no advisory separation distance from rear windows to two storey flank walls in the Encouraging good Design SPG. It is considered that the size and proximity of these three two storey dwellings to the proposed dwellinghouse would have an overbearing impact on the future occupiers of the proposed single storey dwellinghouse and result in the future occupiers of the proposed dwelling having a restricted outlook from both the windows in the rear elevation of the dwelling and from within the proposed rear garden area. It is considered that this would be an unacceptable form of development which would have a detrimental impact on the future occupiers of the proposed dwellinghouse.

An objection has been received from a neighbouring occupier in relation to the impact the proposal could have on their existing amenities in relation to noise and disturbance from cars using the proposed driveway. Since this objection was received, the proposal has been amended to include the erection of a new 2 metre high close boarded fence along the boundary with No. 50, to replace the existing fence situated on this boundary. The amended plan also shows that it is proposed to plant a new dense indigenous hedge row in front of the proposed fence. These amendments have been provided to the occupier of the neighbouring property who raised objection to the scheme. To date no further comments have been received from them regarding the amendments.

The proposed driveway way would be situated between No. 48 and No. 50 Church Road, approximately 2 metres from the boundary with No. 50. There is an existing old fence and some vegetation that runs along the boundary of these two dwellinghouses, which is now proposed to be replaced with a 2 metres high close boarded fence and a new dense hedgerow planted to the eastern side of it. These factors, together with the level of traffic that it is anticipated the proposed dwelling would generate, it is not considered that the proposed dwelling and particularly the proposed driveway would have an unacceptable impact of the existing amenities of the neighbouring occupiers.

Comments have also been received regarding the condition of the fence along the existing boundary with No. 13 Neighbrook close and the levels of works that would take place to the vegetation along this boundary that overhangs No. 13. The amended plans

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that have been received for the proposal indicate that the close boarded fence that forms the boundary between the site and No. 13 Neighbrook Close would be replaced with a new close boarded fence. From the information submitted it is not clear as to the extent of works that would take place to the vegetation that is to be retained on the site. These amendments have been provided to the occupier of the neighbouring property who made a representation on the proposed scheme. They have commented that they would be happy to proceed with no objections following the amendments, although they would like confirmation regarding the height of the trees.

Highways

Following amendments to the scheme, Worcestershire County Highways have confirmed that they raise no objection subject to certain conditions relating to parking provision, conformity with proposed layout, Electrical vehicle charging point and drainage.

Trees

The Councils Tree officer has raised no objection to the proposal subject to certain conditions regarding root protection measures, retention of vegetation and the type of construction used for the proposed driveway.

Conclusion

Due to the proximity of the proposed dwelling to the three two storey dwellings in Neighbrook Close; it is considered that the existing development would result in having an overbearing impact on the future occupiers of the proposed single storey dwelling and result in the future occupiers of the proposed dwelling having a restricted outlook from both the windows in the rear elevation of the dwelling, but also from within the proposed rear garden area.

Overall therefore it is considered that the proposal would result in an unacceptable form of development which would have a detrimental impact on the future occupiers of the proposed dwellinghouse contrary to the Borough of Redditch Local Plan No.4 and the NPPF.

RECOMMENDATION:

That having regard to the development plan and to all other material considerations, planning permission be **REFUSED.**

Reason for Refusal

- 1) The size and proximity of the existing two storey dwellings of Neighbrook Close to the side and rear of the proposed dwellinghouse would result in the future occupiers of the proposed dwelling having a restricted outlook from both the windows in the rear elevation of the dwelling and also from within their private amenity space. The sitting of the proposed dwelling amongst the existing two storey dwellings of Neighbrook Close would also result in the existing two storey dwellings having an overbearing impact on the future occupiers of the proposed dwellinghouse. This would have a

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detrimental impact on the amenities of the future occupiers of the proposed dwellinghouse contrary to the National Planning Policy Framework (NPPF) and the provisions of Policy 5 of the Borough of Redditch Local Plan No.4.

Procedural matters

This application is reported to Planning Committee for determination Councillor Dormer has requested that this application be considered by Planning Committee rather than being determined under Delegated Powers.