



# Planning Committee

Astwood Bank &amp; Feckenham Ward

2nd February 2010

**2009/267/FUL ERECTION OF A TWO-STOREY, FOUR BEDROOMED DETACHED DWELLING  
18 CHESTNUT ROAD, ASTWOOD BANK  
APPLICANT: MR I OSBORNE  
EXPIRY DATE: 17TH FEBRUARY 2010**

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## 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, four bedroom detached dwelling partly within the curtilage of 18 Chestnut Road and partly incorporating 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 four bedrooms, and a bathroom upstairs.

There would be two car parking spaces provided to the rear of the property leading to a detached single garage which is proposed to be constructed in the rear garden of 18 Chestnut Road. The access to the car parking spaces 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](http://www.communities.gov.uk)

[www.wmra.gov.uk](http://www.wmra.gov.uk)

[www.worcestershire.gov.uk](http://www.worcestershire.gov.uk)

[www.redditchbc.gov.uk](http://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**

<b>Appn. no</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date</b>
2009/109/FUL	Detached Dwelling	Refused	30th July 2009
2009/194/FUL	Detached Dwelling	Approved	3rd November 2009

### **Public Consultation Responses**

Responses in favour  
None.

## Responses against

No objections to date.

## Consultee Responses

### ***County Highway Network Control***

No objections to date.

### ***Environmental Health***

No objections to date.

### ***Severn Trent Water***

No objections to date.

## Assessment of Proposal

Members may recall they approved the previous application for a dwelling in the same location on 3rd November 2009. This is a resubmission of the same application with minor changes. The size of the footprint remains the same as previously approved.

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 four bedroom, two storey dwelling. 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:

Two car parking spaces and a single garage have been provided to serve the dwelling. Worcestershire Highways Network Control raised no objections in relation to the parking in the previously approved application.

They raised other issues which were 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.

### 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. Details of Highways formalities to be agreed with Worcestershire Highways.