

**PLANNING
COMMITTEE**

4th December 2019

Planning Application 19/01084/FUL

Proposed Two Bedroom Dwelling & Associated Landscaping and Services

10 Sandygate Close, Webheath, Redditch, Worcestershire, B97 5RY.

Applicant: Mr Gerald Lawles
Ward: West Ward

(see additional papers for site plan)

The author of this report is Mrs Alison Young, Planning Officer (DM), who can be contacted on Tel: 01527 881233 Email: alison.young@bromsgroveandredditch.gov.uk for more information.

Site Description

The application site is located within an established residential area of Webheath, Redditch. The site is located at the end of a cul- de- sac and is the side garden of an existing dwelling which is the end property in a row of three dwellings. The existing dwelling and proposed site do not benefit from any vehicular access but there is a pedestrian footpath to the front of the site. The dwellings front onto an open green space although this land benefits from outline planning permission for residential development (18/01600/OUT).

Proposal Description

The application proposes the construction of a two storey, two bedroom dwelling which would attach to the side of 10 Sandygate Close so that the terrace of dwellings would become a terrace of four properties rather than three. The proposed dwelling would be constructed of brick and tile and has been designed so that it is in keeping with the existing properties.

Relevant Policies:

Borough of Redditch Local Plan No. 4

Policy 1: Presumption in Favour of Sustainable Development

Policy 2: Settlement Hierarchy

Policy 39: Built Environment

Policy 5: Effective and Efficient use of Land

Policy 16: Natural Environment

Policy 40: High Quality Design and Safer Communities

Others

NPPF National Planning Policy Framework (2019)

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NPPG National Planning Practice Guidance
Redditch High Quality Design SPD

Consultations

Highways Redditch

Object - insufficient information has been provided with regards to car parking. Although the Close benefits from footpaths, street lighting, no parking restrictions and the site is within walking distance of a bus stop, the development would lead to a displacement of parking on street which would be contrary to the Streetscape Design Guide.

Arboricultural Officer

No objections to this proposed application, in relation to any tree related issues subject to conditions regarding protection of RPA's and no storage or excavations within the root protection areas.

North Worcestershire Water Management

The site is in flood zone 1 (low risk of modelled river and tidal flooding), it has low surface water flood risk according to the Environment Agency's flood zone maps and we have no records of flooding at this location. In principle I see no issues with a development here from a flood risk perspective. I see no reason to attach a drainage condition.

Public Consultation Response

No representations from neighbouring properties have been received.

Assessment of Proposal

Principle of development

The site is located in a sustainable location with access to services and facilities within Redditch which is the main settlement within the borough and the site is within 140m of a bus stop and regular bus service. On this basis residential development is considered to be appropriate in principle on the site.

Scale and design/ appearance of development

Policy 5 states that development of private gardens will not be supported unless they lie within existing settlements, integrate fully into the neighbourhood and demonstrate there would be no detrimental impact on amenity, character and environmental quality of the neighbourhood.

The site is the side garden to an end terrace property and the site links up to long rear gardens of neighbouring properties to the north and east and the open space referred to above to the south. The proposed dwelling has been designed so that it is the same scale, design and appearance as the neighbouring attached properties to the side. The

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site is large enough to accommodate the dwelling and the proposed and existing dwelling would have curtilages of a similar size to the existing dwellings. The development would result in the row of dwellings having the appearance of a terrace of four rather than three. Overall the proposed development is considered acceptable in terms of design and appearance and Officers do not consider that the development would harm the character or appearance of the area.

Amenity

The proposed dwelling would be sited sufficient distance from any neighbouring property to ensure that there would be no adverse impact on the amenity of any neighbouring occupier or occupiers of the proposed dwelling in terms of overlooking or overbearing impact.

The proposed dwelling would benefit from a private rear garden area of 70sqm which complies with the standards set out in the Redditch High Quality Design SPD. The existing dwelling would be left with a smaller rear garden but this would match the adjoining dwellings to the west and all the properties benefit from large front garden areas. The development approved to the front of the site was in outline only but the indicative layout shows the dwellings side on to the application site and with each property benefitting from private parking spaces and private rear garden areas and a strip of open land between the application site and proposed development.

Highway safety and parking

The proposed dwelling would not benefit from any off road parking and the only access to the property would be via pedestrian paths to the front and rear, this is the same arrangement as the existing row of properties has.

The County Highway Authority has objected to the application on grounds that insufficient information has been provided with regards to car parking. Their comments state that although the Close benefits from footpaths and street lighting, that there are no parking restrictions and that the site is within walking distance of a bus stop that the development would lead to a displacement of parking on street which would be contrary to the Streetscape Design Guide.

The Applicant has provided further information with regards to parking which states that there are 40 properties on Sandygate Close of which 30 have off road parking and others have the capacity to create parking if required. There are 21 off road spaces and no parking restrictions on the road. There is good footpath access to a bus stop as well as a range of services, cycle parking is to be provided and rented garages are available in the area. Following the receipt of this additional information the Highway Authority has maintained their objection on the basis that the development will result in displacement parking on the road.

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The application proposes the construction of a two bedroom property and therefore the potential for a requirement of two parking spaces. Whilst these cannot be provided on the site the information provided by the applicant demonstrates that there is available parking in the vicinity of the site and although the construction of the dwelling may lead to more on street parking, the site is in a quiet residential area on a cul –de- sac. There are no parking restrictions and officers do not consider that the demand for parking from the proposed two bedroom dwelling would result in any significant highway safety concerns which would justify refusal of the application. The proposal would result in the addition of a dwelling in a sustainable location which would provide a benefit, albeit limited, in terms of social sustainability and add to the housing stock in the Borough. Officers consider that this would outweigh any very limited harm resulting from displacement parking.

Trees

There are two trees located to the front of the site that are sited on adjoining land, the Tree Officer has no objection to the proposal subject to a condition requiring protection of RPA's during development.

Drainage

The site is located within Flood zone 1 and NWWM has no objection to the proposal and comment that no drainage condition is required.

Conclusion

The proposal would amount to sustainable development, would be sited on land suitable for housing, and would not conflict with the Borough of Redditch Local Plan No. 4 as a whole. Subject to compliance with conditions as listed in full below, a favourable recommendation can be made.

RECOMMENDATION:

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

- 2) The development hereby approved shall be carried out in accordance with the following plans and drawings: 002, 003, 004, 005, 006, 007, 008, 009.

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REASON: To provide certainty to the extent of the development hereby approved in the interests of proper planning.

- 3) Prior to their first installation, 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

- 4) All trees shown as being retained shall be protected in accordance with the requirements of BS5837:2012 during the course of all on-site development works. In addition there shall be no storage of plant/materials within the RPAs of any retained trees during the course of all on-site development works.

Reason: To ensure adequate protection to trees in the interests of the visual amenities of the area

- 5) During the course of any site clearance and development, the hours of work for all on-site workers, contractors and sub-contractors shall be limited to between;
0800 to 1800 hours Monday to Friday
0900 to 1200 hours Saturdays
and NO WORKING shall take place at any time on Sundays, Bank Holidays or Public Holidays or at any time outside of the above permitted working hours unless first agreed in writing by the Local Planning Authority.

Reason: In the interests of neighbours amenity.

Informatives

- 1) The local planning authority have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with this planning application through negotiation and amendment.

Procedural matters

This application is being reported to the Planning Committee because there is a formal objection from the Highway Authority as statutory consultee. As such the application falls outside the scheme of delegation to Officers.