

PLANNING COMMITTEE

19th August 2020

Planning Application 20/00525/FUL

Retrospective planning application for conversion of office of previous plant hire business to a single bedroom dwelling

85 Evesham Road, Redditch, B97 4JX

Applicant: Mrs P Dormer
Ward: Headless Cross and Oakenshaw Ward

(see additional papers for site plan)

The author of this report is Anthony Young, Principal Planning Officer (DM), who can be contacted on Tel: 01527 881234 Email: anthony.young@bromsgroveandredditch.gov.uk for more information.

Site Description

The area is mainly residential with some commercial and community uses. The two storey building is attached to and to the rear of a hot food takeaway outlet and was previously used as an office to the former plant hire business which operated out of the neighbouring unit. The building is of brick and tile construction and traditional appearance and is on the east side of Evesham Road, north of the Headless Cross Drive junction.

Proposal Description

Following the re-location of Dormer Plant Hire, the former office building has been converted into a one bedroom dwelling with two off-street parking spaces and private amenity space. The former use involving storage of large equipment associated with plant hire had outgrown the site.

Relevant Policies :

Borough of Redditch Local Plan No.4

Policy 1 – Presumption in Favour of Sustainable Development

Policy 2 – Settlement Hierarchy

Policy 5 – Effective and Efficient Use of Land

Policy 15 – Climate Change

Policy 19 – Sustainable Travel and Accessibility

Policy 20 – Transport Requirements for New Development

Policy 39: Built Environment

Others

NPPF – National Planning Policy Framework (2019)

NPPG – Planning Practice Guidance

Borough of Redditch High Quality Design SPD

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Relevant Planning History

1988/615/FUL	Use As Plant Hire Business And Decoration Shop And Calor Gas Storage	Approved 21/11/88
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Consultations

Highway Authority

No objection subject to provision of an EV charging point and cycle parking.

Public Consultation Response

No responses received.

Assessment of Proposal

BRLP Policy 2 puts Redditch urban area, being the Main Settlement, as the focus for development. The site is previously developed land within a sustainable urban location and therefore the proposal is acceptable in principle.

The proposal has been converted with very little alteration and includes a private rear garden along with two parking spaces.

Conclusion

In view of the above assessment, I am satisfied that the proposal complies with the relevant policies of the Local Plan and no other material considerations have been identified that would indicate that the Local Plan should not be followed.

For the reasons set out in the report, it is considered that the proposal complies with the Local Plan and is sustainable development and should therefore be approved without delay.

RECOMMENDATION:

1. The development hereby approved shall be carried out in accordance with the following plans and drawings – 1933.01; 1933.02A; 1933.04A; 1933.06A.

Reason: To define the permission and to ensure that the development meets the design quality and environmental requirements of the Borough of Redditch Local Plan.

2. Within 56 days of the date of this planning permission details of sheltered and secure cycle parking to comply with the Worcestershire County Council adopted highway design guide, together with a timetable for implementation, shall be

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submitted to the Local Planning Authority for approval in writing and the cycle parking provision shall be provided as approved and in accordance with the implementation timetable.

Reason: To encourage sustainable travel and healthy communities.

3. Within 56 days from the date of this permission the dwelling shall be fitted with an electric vehicle charging point. The charging point shall comply with BS EN 62196 Mode 3 or 4 charging and BS EN 61851 and the Worcestershire County Council Streetscape Design Guide. The electric vehicle charging point shall be retained for the lifetime of the development unless it needs to be replaced in which case the replacement charging point shall be of the same specification or a higher specification in terms of charging performance.

Reason: To encourage sustainable travel and healthy communities.

Informatives

- 1) The local planning authority has 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

The Applicant is related to Matthew Dormer, the Leader of Redditch Borough Council and the Redditch Portfolio Holder for Planning. As such the application falls outside the scheme of delegation for officers.