



# Planning Committee

Astwood Bank and Feckenham Ward

30th March 2010

2010/041/RM

## RESERVED MATTERS APPLICATION FOR A DETACHED DWELLING WITH GARAGE

LAND ADJACENT TO 17 CHAPEL STREET, ASTWOOD BANK,  
REDDITCH

APPLICANT: MR R PARR

EXPIRY DATE: 27TH APRIL 2010

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

### Site Description

(See additional papers for Site Plan)

The site comprises land which historically formed garden curtilage associated with number 17 Chapel Street, Astwood Bank. The plot is situated between number 79 Western Hill Close (to the West) and 17 Chapel Street (to the East) with its Northern boundary being Chapel Street, and its Southern boundary Western Hill Close. The land slopes away in a South to North direction towards Chapel Street.

The area, which is residential, is mixed in character with modern detached properties in Western Hill Close to the South, with older housing forming frontage development off Chapel Street to the North and East. In the case of Western Hill Close, parking is generally within the curtilage of each property, and in the case of Chapel Street, generally on-street.

### Proposal Description

This is a Reserved Matters planning application for the erection of a single, four bedroomed detached dwelling, together with an attached single garage. The matters for consideration here are those of access, appearance, landscaping, layout and scale.

### 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	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

### ***Worcestershire County Structure Plan***

SD.3	Use of previously developed land
SD.4	Minimising the need to travel

### ***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
B(RA).8	Development at Astwood Bank
C(T).12	Parking Standards (Appendix H)
SPG	Encouraging Good Design

### **Relevant Site Planning History**

2009/063/OUT	Detached dwelling (outline)	approved 17.6.2009
2006/081/OUT	Detached dwelling (outline)	approved 28.3.2006
2002/558/OUT	Detached dwelling (outline)	approved 26.3.2003
1999/419/OUT	Detached dwelling (outline)	approved 20.1.2000
1996/440/OUT	Detached dwelling (outline)	approved 10.1.1997
1993/445/OUT	Detached dwelling (outline)	approved 14.12.1993
1990/593/OUT	Detached dwelling (outline)	approved 6.12.1990
1987/611/OUT	Detached dwelling (outline)	approved 11.12.1987

## **Public Consultation Responses**

### Responses in favour

1 letter received. Comments summarised as follows:

- Plans submitted make the best use of the site
- Positioning of the dwelling and driveway is considered to be acceptable
- Dwelling is well designed

### Responses against

None received

## **Consultee Responses**

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

No objection subject to conditions concerning access, turning and parking

### ***Environmental Health***

No objection subject to conditions regarding construction times and control of contamination

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

Comments awaited

## **Background**

Members may recall that outline planning permission was granted for the erection of a dwelling on this site, following the presentation of application 2009/063/OUT at the Planning Committee meeting of 16th June 2009.

## **Assessment of Proposal**

Since the matter of principle has already been established following the granting of outline consent, only the 'reserved' matters of layout, scale, appearance, access and landscaping can be considered under this application.

### Layout

The proposed dwelling is to be situated such that its front elevation would address Chapel Street, with a rear elevation facing due south and in the direction of Western Hill Close. In your Officers opinion, this general layout maximises passive solar gain to the dwelling through its orientation, with the front elevation of the property facing towards Chapel Street enabling the proposed development to better respect the character and appearance of the area than would be the case, were the dwelling to be orientated in

the opposite direction. The plot measures 14 metres across at the Chapel Street (Northern) boundary, and only 10 metres across at the Western Hill Close (Southern) boundary and so would face the wider frontage. This, together with the fact that the land falls away steeply from south to north in the direction of Chapel Street, would mean that if the dwelling were orientated such that the front of the property were to face towards Western Hill Close, prominent views of boundary fencing, the rear elevation, and garden paraphernalia would be visible from Chapel Street, which would be undesirable, and in your Officers view, inappropriate. The relative narrowness of the plot at Western Hill Close, together with the fall of the land, would mean that privacy, and a higher standard of amenity could be provided for future occupiers of the proposed dwelling were it to be orientated in the way proposed under the application. The South facing rear garden provides amenity space at a level in excess of the minimum 70 m<sup>2</sup> required under the Council's SPG on Encouraging Good Design.

### Scale

Policy B(HSG).6 of the adopted Local Plan is supportive of new residential development within the curtilage of a dwellinghouse so long as it respects the character and appearance of its surroundings and does not impinge on the residential amenities enjoyed by occupiers of existing nearby development. The scale and massing of the proposal is considered to be acceptable since it would be 2.5 storeys at the point where the dwelling addresses Chapel Street, and slightly lower in height than the pair of semi detached houses, numbers 15 and 17 Chapel Street. The property would be two storeys to the rear, where the land begins to rise in the direction of Western Hill Close. Site sections and street-scene elevations of the proposed dwelling demonstrate that the proposed development would respect the character and appearance of the area, and the street-scene. A single garage would be attached to the western side of the proposed dwelling. Your officers are satisfied that no loss to residential amenity would result from the proposed development by virtue of loss of light or visually intimidating impact, given the separation distances that would exist between the proposed dwelling and nearby properties.

### Appearance

The dwelling would be constructed of brickwork (walls) under a slate grey coloured tiled roof. Such materials would respect the appearance of properties in both Chapel Street and Western Hill Close. The design of the proposed dwelling is drawn from traditional/ older houses present in Chapel Street, with the proposed dwelling having arched brickwork above the front porch / hallway; bay window to front reception room facing Chapel Street and the use of traditional sliding sash windows.

### Access

For reasons stated earlier in the report, Officers consider that the property should face towards Chapel Street, rather than Western Hill Close. Therefore, in principle it would follow that access would be via Chapel Street also, unless there would be reasons on highway safety or amenity grounds why this should not be the case.

Whilst at outline stage, officers felt that consideration could be given to vehicular access via Western Hill Close, closer inspection of the steeply sloping nature of the site means that forming an access at this point would present an engineering problem, with the likely gradient being so steep that the access would not comply with highway standards. In addition, the applicant has referred to a 'ransom' strip at a point between Western Hill Close and the edge of the application site, which again hinders access. County Highways have raised no objection to the proposed access via Chapel Street. A four bedroomed property such as this would require two 'in curtilage' car parking spaces in order to comply with the Council's car parking standards. Provision for the proposal (a total of three spaces) comprising one within the single garage, and up to two spaces within the proposed gravel drive demonstrates that approval of this application would be unlikely to exacerbate any 'on-street' parking problem. Your Officers have noted that properties 8 to 18 Chapel Street, all have vehicular access to the immediate rear (to the north), and would not therefore necessarily have to park their vehicles in Chapel Street itself.

### Landscaping

A relatively small development such as this requires little in the way of landscaping. The rear of the property would be laid to lawn and would include a single, heavy standard specimen tree. The front of the property would be partly open in order to create the vehicular access. Low level shrub planting would be situated in a position between the dwelling's front elevation and Chapel Street. 1.8m high timber fencing would form the boundary treatment to the western and eastern sides of the plot. A brick wall to a maximum height of 1.8m would form the southern boundary.

### Sustainability

The site lies within the sustainable settlement of Astwood Bank, within a short walking distance of local shops and other amenities, and is therefore considered to be in a sustainable location. The orientation of the dwelling is such that passive solar gain can be maximised. The applicant has expressed an interest in using alternative methods for heating the property, and would be using locally sourced materials to construct the building, as advised in the Council's Green Architecture Policy B(BE).19. 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.

### Other Matters

A sewer record plan submitted by Severn Trent Water Ltd, when comments were received in respect to application 2009/063/OUT, showed a public sewer crossing the application site. Plans submitted by the applicant's solicitor show that the sewer does not cross the application site, instead being located in the side garden area to number 17 Chapel Street. Severn Trent Water are currently investigating this matter and will be carrying out a

site inspection to clarify whether their records, in this case, are indeed, incorrect as alleged by the applicant.

Your officers expect clarification from Severn Trent before 30th March 2010. This matter is considered to be important since if the sewers are in the position alleged by the applicant, it will be a simple matter for the applicant to connect to the manhole located in Chapel Street. If however, the records originally submitted by Severn Trent Water are found to be correct, the layout of the proposed development would need to be amended which could include officers insisting that the proposed garage to the side of the property be deleted from the scheme in order to create sufficient space for the existing sewer to be diverted. The recommendation is as set out below at present, on the basis that the sewers are in the location alleged by the applicant's solicitors. If however the sewers are found to run through the site and would need to be diverted, officers may ask for permission to be delegated to officers to approve consent for an amended layout in agreement with Severn Trent which would allow appropriate diversion. Further clarification in respect to drainage matters will be provided in the update.

### **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. Time limits for commencement of development as per outline approval
2. Materials to be submitted – walls and roof
3. Boundary treatments to the western and eastern sides of the plot to be in timber to a maximum height of 1.8 metres
4. Further details in respect of brick wall to south facing boundary to be submitted for the prior written approval of the Local Planning Authority
5. Limited working hours during construction period
6. Dwelling to be built to a minimum Level 3 requirement set out under Code for Sustainable Homes
7. Driveway / parking areas to be porous
8. Contamination – standard conditions
9. Access, turning and parking
10. Development in accordance with plans (listed)

### **Informatives**

1. Drainage details to be in agreement with Severn Trent Water
2. Highway Note no.4
3. Highway Note no.5