

PLANNING COMMITTEE

28th July 2021

Planning Application 21/00766/FUL

Proposed rebuild of property following fire damage.

11 Lilac Close, Redditch, Worcestershire, B98 7EA.

Applicant: Redditch Borough Council
Ward: Central Ward

(see additional papers for site plan)

The case officer of this application is Charlotte Wood, Planning Officer (DM), who can be contacted on Tel: 01527 64252 Ext 3412 Email: Charlotte.Wood@bromsgroveandredditch.gov.uk for more information.

Site Description

The application site is a semi-detached property, which lies within the residential area of Southcrest, to the south of, and in close proximity to Redditch Town Centre. Lilac Close comprises 16 semi-detached dwellings, which are mostly uniform in their appearance and finish. The pairs of dwellings are spaciouly positioned along Lilac Close with the application site occupying a prominent position close to the head of the cul-de-sac. Shared parking areas are positioned to the east on entry of Lilac Close and also at the head of the cul-de-sac. A large area of green open space is also positioned around the head of the cul-de-sac, to the front of the dwellings; however private garden areas of sited to the rear of the properties.

11 Lilac Close is a Council owned property and forms the left side of a pair of semi's. The dwelling has recently been subject to significant fire damage, meaning the current state of the building is poor and beyond repair.

Proposal Description

Given the current state of the property, the application seeks full planning permission for the demolition of the existing semi-detached property and for the re-building of the property to closely match the former dwelling it replaces. The proposal would mirror the size, positioning, design, detailing and material finish of the dwelling which was subject to the fire damage. In doing this it would also closely resemble the semi-detached property to which it would attach, number 12 Lilac Close. The proposal would also retain the garden area to the rear and would not affect the landscaping to the front. The replacement house would remain as part of the housing stock of Redditch Borough Council.

Relevant Policies :

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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 17: Flood Risk Management

Policy 20: Transport Requirements for New Development

Policy 39: Built Environment

Policy 40: High Quality Design and Safer Communities

Others

NPPF National Planning Policy Framework (2019)

NPPG National Planning Practice Guidance

Redditch High Quality Design SPD

Relevant Planning History

No Relevant Planning History

Consultations

Highways Redditch

No highways objections raised.

North Worcestershire Water Management

No objections raised and it is not deemed necessary to attach a drainage condition.

Suggest that sewer connections are used rather than soakaways.

Public Consultation Response

Seven neighbour letters were sent and one site notice was erected in relation to this application; however no representations have been received from the public.

Assessment of Proposal

The application site is located within the urban area of Redditch, which is defined in Policy 2 of the Borough of Redditch Local Plan no. 4 (BoRLP4) as a sustainable location for development, offering the highest level of services. The principle of new residential development or in this case, a replacement dwelling in this location is therefore acceptable, as it provides good access to services and facilities for day to day living. The principle of a replacement dwelling is therefore supported subject to other considerations including character and appearance, residential amenity, highway safety and other technical matters.

Character and appearance

Policy 5 of BoRLP4 states that efficient use of land must be sought in new development schemes and Policy 39 of the BoRLP4 echoes this requirement but also states that

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development should contribute positively to the surrounding environment. Similarly, Policy 40 of the Local Plan expects development to be of a high quality design that reflects or complements local surroundings and materials.

The properties in Lilac Close are regular and simple in appearance. They are two storey with deep hipped roofs and are predominantly red brick with tiled roofs. They also typically comprise an arched storm porch on the front elevation, chimney features and a symmetrical arrangement of windows and doors. Most also seem to possess a flat roof single storey extension to the side of the main dwelling. Prior to fire damage, 11 Lilac Close was characteristic of this appearance and therefore positively contributed to this uniform group of dwellings and also views from the street scene.

The proposed elevation drawings have closely reflected the design details of the former dwelling, incorporating the roof design and chimney feature, the porch detailing, the positioning of windows and doors and the brick headers above the windows and doors. The materials are proposed to match the former materials; and this can be controlled by planning condition.

The internal layout of the replacement dwelling will largely reflect the former layout, however the kitchen and dining area which were previously separate rooms would become open plan.

In view of the above, re-building the property to closely match the appearance of the former dwelling and the dwelling to which it would attach to would ensure the efficient use of land for housing whilst retaining and restoring the established character and appearance of the street scene. As the current appearance of the property has been negatively affected by the fire damage, the proposed replacement dwelling would make a positive contribution to the surrounding environment and would therefore meet the aims of Policies 5, 39 and 40 of the BoRLP 4.

Residential Amenity

Paragraph 127(f) of the NPPF states that planning decisions should seek a good standard of amenity for existing and future occupants of land and buildings. Furthermore, the Borough of Redditch High Quality Design SPD provides further guidance in relation to residential amenity, seeking to protect against adverse loss of light, outlook, privacy and overbearing impact.

Given that the proposed development would be of exactly the same size and positioning as the dwelling it would replace, and as the location of windows and doors would not change, it is not considered that there would be any detrimental harm arising to the matters listed above. It is noted, however, that the houses along Lilac Close are spaciouly sited and thus generally offer a high standard of residential amenity. The Council's SPD requires a two storey dwelling to provide a private garden area of a minimum of 10.5 metres in length and 70 square metres in area. The rear garden area of the replacement dwelling would be the same as existing and would comply with the size

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standards outlined within the SPD, providing a length of 22 metres and an area of 175 square metres.

Based on the above assessment, the proposal raises no concerns in relation to residential amenity.

Highways

Whilst it is noted that the parking arrangements on Lilac Close are shared and not allocated, given that the proposed development would replace the fire damaged property with a closely matched property of the same size, Worcestershire County Council Highways have raised no objections to the proposal on highways grounds. The highways officer has further observed that cycle parking could be located within the ground floor store room. The provision of cycle storage for the replacement dwelling could be secured by condition in the event that planning permission is granted.

Drainage

With regards to drainage, the application site falls within flood zone 1 and is not considered to be of significant risk for fluvial flooding. Whilst the Environment Agencies flood mapping shows some surface flooding in and around the site, given that the proposed dwelling would be of the same size and location, it should not exacerbate any local surface flooding. Due to this, the drainage officer has raised no objections and has not deemed any drainage conditions necessary. Whilst the application form states that soakaways would be used for the disposal of surface water, the drainage officer has confirmed that soakaways are not suitable in this particular area, and existing sewer connections for foul and surface drainage should be utilised instead. This recommendation can be brought to the attention of the applicant by a suitably worded informative, however these matters will ultimately be dealt with under a building regulations application.

Other Matters

No other technical matters have been raised during the course of this application and no third party representations have been received.

Conclusion

The Council cannot currently demonstrate a five year supply of housing land and therefore paragraph 11 and footnote 7 of the NPPF together state that for applications involving the provision of housing, planning permission should be granted unless the adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

The proposal would provide one dwelling to the local housing stock of Redditch Borough Council, whilst making efficient use of land. The proposal would restore the appearance of the street scene by rebuilding the fire damaged dwelling in an appropriate scale, design and finish to match the appearance of the other dwellings within the uniform street scene. Given that the house would be built in the same position and would be the same size as the house that it would replace, there would be no harm arising to the residential

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amenity of any neighbouring occupier. The proposal would also provide a high standard of amenity for future occupiers of the new dwelling. No harm has been identified in relation to any technical matter, including highway safety and drainage, and therefore it is concluded that there are no adverse impacts of granting planning permission that would significantly and demonstrably outweigh the benefits. It is therefore considered that planning permission should be granted subject to conditions.

RECOMMENDATION:

That having regard to the development plan and to all other material considerations, planning permission be **GRANTED subject to the following conditions:**

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:

Location and Block Plan - drawing no. 202104 00
Ground Floor plan as Proposed - drawing no. 202104 107
First Floor plan as Proposed - drawing no. 202104 108
Front Elevation as Proposed - drawing no. 202104 109
Rear Elevation as Proposed - drawing no. 202104 110
Side Elevation as Proposed - drawing no. 202104 111
Section A-A as Proposed - drawing no. 202104 112
Section B-B as Proposed - drawing no. 202104 113

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

- 3) All new external walls and roofs shall be finished in materials to match in colour, form and texture those on the attached property, number 12 Lilac Close.

Reason:- To ensure that the development is satisfactory in appearance, to safeguard the visual amenities of the area and in accordance with Policies in the Local Plan.

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- 4) The Development hereby permitted shall not be first occupied until sheltered and secure cycle parking for two cycles per dwelling have been provided on site. Thereafter the cycle parking shall be kept available for the parking of bicycles only.

Reason: To comply with the Worcestershire County Council's highway design guide.

- 5) Prior to any works taking place on site, a management plan relating to the demolition of the remaining dwelling and the construction of the new dwelling hereby approved shall be submitted to and approved in writing by the Local Planning Authority. Details within the management plan shall include but shall not be limited to: timing of works, method of demolition, details of access to the site, location of parking for contractors, location and timing of deliveries, and location of the storage of materials. The details approved shall then be adhered to for the duration of all works at the site.

Reason: Due to the constraints of the site and in the interests of protecting neighbouring amenity. This condition is required prior to any works taking place on site in order to protect the residential amenity of neighbours during early stages of development on site.

Informatives

- 1) The applicant is advised that soakaways would not be a suitable solution for the disposal of surface water at this site. It is instead advised that the existing sewer connections for foul and surface drainage should be utilised. This matter should be further investigated at the building regulations stage of development.

Procedural Matters

This application is being reported to the Planning Committee because the applicant is Redditch Borough Council. As such the application falls outside the scheme of delegation to Officers.