

**REDDITCH BOROUGH COUNCIL**

**PLANNING  
COMMITTEE**

22nd June 2010

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**PLANNING APPLICATION 2010/108/FUL**

**ERECTION OF ONE DWELLING  
LAND TO THE REAR OF 11/13 NEW ROAD, ASTWOOD BANK**

**APPLICANT: MR D ELLIS  
EXPIRY DATE: 5TH JULY 2010**

**WARD: ASTWOOD BANK & FECKENHAM WARD**

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.

**(See additional papers for Site Plan)**

**Site Description**

The site lies to the rear (south) of numbers 11 and 13 New Road, Astwood Bank, with access off Tookey's Drive, which forms the southern boundary of the site.

The site comprises rear garden which previously served numbers 11 and 13 New Road, but this land has been combined to serve only number 11. There is an existing vehicular access to the site from Tookey's Drive. The site measures approximately 27 metres in length and approximately 11.5 metres in width.

Tookey's Drive, from which access is sought, is a single track lane some 400m long running West from the A441 Evesham Road to Tookey's Farm. Directly opposite the site is the property 'Westridge'. To the East is a terrace of three cottages, No's 1-5 New Road which have their rear elevations facing the application site.

**Proposal Description**

Full planning permission is sought to erect one new dwelling on land to the rear of 11 & 13 New Road, Astwood Bank. Access to the site would be via an existing vehicular access serving the rear garden to number 11 New Road, off Tookey's Drive to the South.

The dwelling proposed is predominantly two storey and would have four bedrooms. A single storey kitchen/diner would be attached to the rear of the dwelling. A single garage would be attached to the eastward facing side of the property. The dwelling would be of traditional 'cottage like' appearance having small dormer windows to the front and rear facing roof slopes. The proposed choice of materials would be bricks (walls) under a tiled roof.

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### **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.
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***

Encouraging Good Design.

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### Relevant Site Planning History

2005/423	Erection of one new dwelling	Refused 12/12/2005 Appeal allowed 4/9/2006
2009/144	Erection of one new dwelling	Approved 9/9/2009

### Public Consultation Responses

#### Responses in favour

None received

#### Responses against

5 letters received in objection to the proposals. Comments summarised as follows:

- Tookey's Drive is a wildlife corridor which should be protected from development
- Tookey's Drive is of unsuitable width for development of this type
- Congestion / traffic using Tookey's Drive will increase to the detriment of highway safety
- Unnecessary encroachment near to the Green Belt
- Not sure why a development of this type is required in Astwood Bank
- Concerns regarding impact of development upon existing wildlife in the area
- Proposed dwelling would overlook existing gardens to the detriment of privacy

### Consultee Responses

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

No objection

#### ***Environmental Health***

No objection

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

No objection. Drainage details to be subject to agreement with Severn Trent.

### Assessment of Proposal

The key issues for consideration are as follows:-

#### Principle

The principle of residential development in this location is considered to be acceptable. The land in question would be classified as previously developed or 'brownfield' land. Principle has also been established under

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application 2009/144 (erection of a single dwelling). Works could commence on site in connection with application 2009/144 at any time, up until 9th September 2012, since that consent is extant.

### Design and Layout

The dwelling proposed under this application is very similar in appearance to that approved under 2009/144 in that it would retain its "cottage" like appearance, with small dormer windows to the front and rear of the property. The dwelling would be approximately ½ metre wider, and due to the single storey addition proposed to the rear, would be 3 metres deeper than that approved under 2009/144. However, the proposal would still meet all of the Council's spacing standards which are contained within the adopted SPG Encouraging Good Design. Your Officers consider that the dwelling would not give rise to a material loss of residential amenity caused by loss of privacy or loss of light.

A distance in excess of the minimum stipulated in the SPG (22 metres) would exist between proposed rear facing habitable room windows and rear windows serving habitable rooms occupied by the nearest residents affected (11 and 13 New Road), and as such your Officers are satisfied that no loss of outlook would result.

### Highways and Access

The existing access to the site is via two large metal gates, with the entire width of the site being surfaced with gravel. What is effectively a sizeable gravelled 'car park' and its use as a parking area cannot be controlled under planning law, provided that the use of the site remains ancillary to the enjoyment of the dwellinghouse to which it is connected (11 New Road). Nothing suggests to your officers that this area is being used for anything other than for the parking of the applicant's own vehicles.

It is considered that there would be no material increase in vehicle use between the existing situation and the activity associated with the occupation of a single dwellinghouse. Therefore, no loss of amenity or detriment to highway safety would be likely to occur.

Three car parking spaces together with the attached garage would provide car parking to serve the proposed new dwelling, which exceeds maximum car parking standards as stated within Appendix H to the Local Plan. As such, it is unlikely that future occupiers of the new dwelling would require additional car parking spaces which could not be provided within the site's curtilage.

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In the absence of any concerns raised by County Highways, your Officers do not consider that any displacement of parking for occupiers of number 11 New Road would prejudice highway safety.

### Sustainability

The site lies within the settlement boundary of Astwood Bank, on previously developed land. Under the terms of Policy CS.7, the site is considered to be in a sustainable location. It is therefore 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.

### Conclusion

The application to be determined here is very similar in terms of its footprint and general appearance to application 2009/144, granted planning permission by the Planning Committee in September 2009.

Provided that there have been no material changes in circumstance since the approval of application 2009/144 that would make the application unacceptable, permission should be granted for this application.

Examining the room sizes and general internal layout approved under the earlier application, your Officers can understand why the current applicant wishes to amend the scheme such that the accommodation's layout is more suited to everyday living. It is further considered that the proposal complies with policy and would not cause harm to amenity or safety.

### 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 three years
2. Details of materials (walls and roofs) to be submitted
3. Landscape scheme including details of boundary treatment to be submitted
4. Landscape scheme including details of boundary treatment to be implemented in accordance with approved details
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. No windows to be constructed in the west or east elevations of the dwelling

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8. Materials to be used in construction of parking area to be porous.
9. Development to be carried out in accordance with amended plans submitted with application

**Informatives**

1. Drainage details to be in agreement with Severn Trent Water