

REDDITCH BOROUGH COUNCIL

**PLANNING
COMMITTEE**

22nd June 2010

PLANNING APPLICATION 2010/111/RC3

**ENVIRONMENTAL ENHANCEMENTS – DEMOLITION OF EXISTING
GARAGES AND PROVISION OF PARKING SPACES**

EATHORPE CLOSE, MATCHBOROUGH, REDDITCH

APPLICANT: REDDITCH BOROUGH COUNCIL

EXPIRY DATE: 6TH JULY 2010

WARD: MATCHBOROUGH

The author of this report is Ailith Rutt, Development Control Manager, who can be contacted on extension 3374 (e-mail: ailith.rutt@redditchbc.gov.uk) for more information.

(See additional papers for Site Plan)

Site Description

New town residential area in Matchborough, with dwellings facing outwards onto estate roads and rears of other rows of dwellings, or into parking courtyards. One and two storey housing with pitched roofs. Most of surrounding spaces are rough/hard surfaced, or contain terraces of garages. Area has unkempt appearance, but does contain some grassed verges and amenity strips. Maintenance and appearance of properties very varied, generally not to a very high standard.

Proposal Description

The application proposes the demolition of 37 existing garages located to the front of dwellings and the replacement of the concrete bases as hard surfaced parking areas. 25 further parking spaces will be created on existing grass amenity areas, with footpaths extended to lead to the spaces.

The application is supported by a Design & Access Statement.

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

www.wmra.gov.uk

www.worcestershire.gov.uk

www.redditchbc.gov.uk

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National Planning Policy

PPS1 (& accompanying documents) Delivering sustainable development
PPG13 Transport

Regional Spatial Strategy

QE3 Creating a high quality built environment for all
QE4 Greenery, urban greenspace and public spaces
T7 Car Parking standards and management

Worcestershire County Structure Plan

T4 Car parking
SD2 Care for the environment

Borough of Redditch Local Plan No.3

B(BE).13 Qualities of Good Design
S.1 Designing out Crime
B(NE).1a Trees, Woodland and Hedgerows
R2 Protection of incidental open space

SPDs

Encouraging Good Design.
Designing out Crime

Relevant site planning history

None

Public Consultation responses

Any responses received will be reported on the Update paper – none have been received at the time of writing, however the consultation period has yet to expire.

Consultee responses

County Highway Network Control

No objection

Procedural matters

This matter is reported to Planning Committee because it relates to land owned by the Council, and it was considered that representations may be received in relation to it.

Assessment of proposal

The key issues for consideration in this case are the effect of the loss of the garages on residential and visual amenity, the loss of the incidental grass amenity areas and the overall impact on the provision of parking spaces for the close as a whole.

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Loss of garages

The garage blocks in this area appear not to have been well maintained to an extent that they are both detrimental to the visual amenity of the area and detrimental to the security and safety of local residents. Their removal is therefore welcomed, as Officers consider that in policy terms this would improve the safety and security of the Close and its residents and visitors, as well as improving their visual amenity, which is compliant with policy objectives.

Loss of grass amenity areas

Whilst policy seeks to protect incidental amenity grass spaces, some would remain in this Close, and in considering the benefit of the proposed parking arrangements, this should be weighed against other benefits and disbenefits, when considering the overall proposal here.

Overall parking provision in the Close

The proposal would result in 199 spaces in total in the Close, to serve 181 properties, which works out at an average of 1.1 spaces per dwelling. This is considered to be a good balance between a realistic level of provision for this location, and a sustainable number that should still encourage other methods of travel and thus sustainability. It is therefore considered by Officers to be broadly in compliance with Policy requirements.

Sustainability

In line with current and emerging planning policy guidance, any hard surfacing to be provided should be permeable or include a Sustainable Urban Drainage system, and thus it is recommended that a condition be imposed to this effect.

Conclusion

On balance, Officers consider that the proposals here would result in an improved residential and visual amenity in this Close, and the loss of the small grassed areas is therefore considered to be outweighed by these benefits.

Recommendation

That, subject to the expiry of the consultation period on 25 June with no new matters raised and having regard to the development plan and to other material planning considerations, it is recommended planning permission be granted subject to conditions and informatives as summarised below:

1. Development to commence within three years
2. Surfacing to be permeable wherever possible for sustainability reasons
3. Details of finishes of surfaces to be submitted and agreed prior to commencement on site, and implemented as agreed

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4. Approved plans specified

No informatives considered necessary in this case