

**PLANNING
COMMITTEE**

16th February 2022

Planning Application 22/00003/FUL

Alterations to roof parapets to accommodate the repair / replacement of existing flat roofs

Units 58 To 69 And 82 To 90, Heming Road, Redditch, Worcestershire, B98 0EA,

**Applicant: Threadneedle Property Unit Trust c/o Workman LLP
Ward: Matchborough Ward**

(see additional papers for site plan)

The case officer of this application is Claire Gilbert, Planning Officer (DM), who can be contacted on Tel: 01527 881655 Email: claire.gilbert@bromsgroveandredditch.gov.uk for more information.

Site Description

The site includes 4 standalone buildings which contains 21 individual industrial units with varying footprints. The buildings are situated within the Washford Industrial Estate in Redditch and are accessed from the northern part of Heming Road near to the junction with Claybrook Drive. The area is designated as a Primarily Employment Area on the Redditch Local Plan No. 4 Polices Map. The buildings are brick built with metal clad upper sections. All of the buildings have flat roofs with a small parapet of differing depths.

Proposal Description

The proposal is for alterations to the existing roof parapets on the 4 standalone buildings to accommodate the repair and replacement of the existing flat roofs. The agent has set out that; *'Due to the age of the building's ongoing maintenance is required to ensure that they remain in a fit condition for the occupying tenants. The current flat roofs suffer from the pooling of water in areas and water ingress into the units. To ensure a future watertight flat roof to the buildings is provided, new flat roofs are therefore to be installed'*

The proposal would result in the height of the existing roof parapets raising by approximately 100mm due to the installation of a new roof perimeter kerb detail. This is required to meet modern regulations.

Relevant Policies:

Borough of Redditch Local Plan No. 4

Policy 1: Presumption in Favour of Sustainable Development

Policy 24: Development within Primarily Employment Areas

Policy 39: Built Environment

Policy 40: High Quality Design and Safer Communities

Others

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Redditch High Quality Design SPD
National Design Guide
NPPF National Planning Policy Framework (2021)
NPPG National Planning Practice Guidance

Relevant Planning History

None

Consultations

None

Public Consultation Response

Site Notice dated 27.01.2022 expires 20.02.2022
Press Notice dated 28.01.2022 expires 14.02.2022

No comments received to date.

Assessment of Proposal

Policy 24 of the Redditch Local Plan No. 4 sets out that development will not be permitted where it restricts the current or future use for employment purposes. In this case the works that are proposed are to enable the repair and maintenance of the roof of the buildings. Therefore, ensuring that the buildings are in a good condition for the existing and future occupiers of them.

Given the minimal increase in height proposed, it is not considered that the proposal would impact on the overall character or appearance of the buildings or the area, or the existing amenities enjoyed by the nearby occupiers.

Overall, the proposal would accord with the policies in the Redditch Local Plan No. 4, the High-Quality Design SPD and the NPPF. As such it is considered that planning permission should be granted. Members will note that the publicity period associated with the site notice does not expire until 20th February 2022. It is therefore necessary to request Delegated Powers to enable Officers to determine the proposal after this time.

RECOMMENDATION:

That having regard to the development plan and to all other material considerations, Delegated Powers be granted to the Head of Planning, Regeneration and Leisure Services to Grant Planning Permission following the expiry of the publicity period and subject to the following conditions:

Conditions:

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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:

D06-01 - Site Location Plan
D06-02 - Block Plan (Units 82-90)
D06-03 - Block Plan (Units 58-69)
B06-05a - Proposed 58-63 Elevation Plan
B06-06a - Proposed 64-69 Elevation Plan
B06-07a - Proposed 86-90 Elevation Plan
B06-08a - Proposed 82-85 Elevation Plan
A06-01 - Proposed Roof Kerb Detail

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

3. The alterations to the roof parapets hereby approved shall be finished in materials to match in colour, form and texture those on the existing building.

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.

Informative

- 1) Proactive engagement by the local planning authority was not necessary in this case as the proposed development was considered acceptable as initially submitted.

Procedural matters

This application is reported to Planning Committee for determination because the application is for major development, and as such the application falls outside the scheme of delegation to Officers.