

**PLANNING  
COMMITTEE**

17th August 2010

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**PLANNING APPLICATION 2010/155/OUT**

**OUTLINE PLANNING PERMISSION WITH ALL MATTERS RESERVED  
FOR THREE DETACHED SINGLE STOREY BUNGALOWS**

**LAND REAR OF 21-25 JUBILEE AVENUE, REDDITCH**

**APPLICANT: MR P FIELD**

**EXPIRY DATE: 19TH AUGUST 2010**

**WARD: HEADLESS CROSS & OAKENSHAW**

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**

Post war residential area south of the town centre, with an established character and pattern of development, but not with a uniform layout. The south side of Jubilee Avenue has a mix of semi detached and detached properties on this stretch just east of the junction with Clent Avenue. Most properties in the street have driveways and parking on the frontage, some with added side garages. The properties along the south side of Jubilee Avenue have very long rear gardens, which slope uphill, and some have mature trees and shrubs within them. 21 & 23 are a pair of semis, each of which have been altered from their original appearance, and 23 has a side attached garage. 25 is a detached dwelling of larger footprint, with two integral garages, one of which is to the side and single storey.

The application site itself consists of the gap between 23 & 25, including the existing side attached garages, and then the rear portion of the rear gardens of 21, 23 and 25.

**Proposal Description**

This is purely an outline application with all matters of detail reserved for a future application, and therefore all that is necessary to be shown on a plan in order to determine it is a red line site location, as described above. However, additional information has been supplied in support of the application.

The proposal would require the removal of the two attached garages in order to make an access sufficiently wide for vehicles. However, those houses would retain the right to insert a garage in their rear garden accessed off an access road that would be inserted. The indicative layout plans show this to be the case for 23, and enough space for it to occur at 25 also. The indicative

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layout further shows a turning head, with access to each of three dwellings, two with attached and one with detached single garage.

The application is supported by a Design & Access Statement and a planning statement providing all other necessary supporting information. The site and proposal score highly on the West Midlands Sustainability Checklist.

**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 (& accompanying documents) Delivering sustainable development  
PPS3 Housing

***Regional Spatial Strategy***

Following the recent government statement, it is recommended that these policies be given only limited weight. However, as the legislation that includes the RSS within the Development Plan has not been formally revoked yet, these policies are still referred to and can be taken into consideration in the determination of this application.

CC1	Climate change
UR4	Social infrastructure
CF4	The reuse of land and buildings for housing
QE1	Conserving and enhancing the natural environment
QE3	Creating a high quality built environment for all
T2	Reducing the need to travel

***Worcestershire County Structure Plan***

SD.1	Prudent use of natural resources
SD.3	Use of previously developed land
SD.4	Minimising the need to travel
SD.5	Achieving balanced communities
CTC.1	Landscape character
D.5	The contribution of previously developed land to meeting the housing provision
T.1	Location of development
T.3	Managing car use

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## ***Borough of Redditch Local Plan No.3***

- CS.1 Prudent use of natural resources  
CS.5 Achieving balanced communities  
CS.7 The sustainable location of development  
S.1 Designing out crime  
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

## ***Supplementary Planning Guidance / Supplementary Planning Documents***

Encouraging good design  
Designing for community safety

## ***Other relevant Corporate Plans and Strategies***

Redditch Sustainable Community Strategy (SCS)

## **Relevant Site Planning History**

21 & 25 Jubilee Avenue have both had extension applications approved in the last fifteen years and it appears from the site visit that these have both been implemented.

## **Public Consultation Responses**

### **Responses against**

Three comments received raising the following points:

- Loss of green corridors in long rear gardens
- Increase existing parking difficulties in neighbouring streets
- Reduction in surrounding property values

The final point raised is not a material planning consideration and therefore should not be taken into consideration when determining the application – it is reported for information and completeness only.

## **Consultee Responses**

### ***Development plans team***

Policy framework set out – sustainable urban location where principle of development is acceptable in policy terms, providing it meets various criteria, including that development is within the 30-50dph range unless there are good reasons not to (criteria given).

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

No objection – access details will be submitted under a subsequent reserved matters application and it would be possible to provide a satisfactory access to a residential development in this location

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***Environmental Health***

No objection subject to conditions regarding construction times and informatives relating to light and odour

***Severn Trent Water***

No response received

**Procedural Matters**

Normally, an application of this type would simply seek consent for 'residential development' in order to establish the principle, however in this case the quantum of development sought is specified, and therefore if the application were approved, reserved matters application(s) would have to be for precisely that type of development. This would not, however, preclude the future submission of a full application on the site for an alternative form of development, which would be considered on its own merits and the relevant planning framework at the time separately from this application and its outcome.

Members are therefore respectfully reminded that whilst there is a significant quantity of information provided in support of this application, it cannot be relied upon when making a decision, and that the application is simply to establish whether or not the principle of developing three bungalows on this site is acceptable. However, it is also the case that if it is considered that the proposed quantum of development could never be designed to be acceptable then an outline application should not be granted. Therefore, in this case, the indicative material is provided to demonstrate that it might be possible to design an acceptable development of this scale on this site, and it should be considered accordingly.

**Assessment of Proposal**

The only issue for consideration in this case is the principle of development, and the various aspects included within that in planning policy terms.

**Sustainable Location**

The site is located within the urban area of the town of Redditch, in close proximity to shops and services and to public transport routes, such that it is considered to be sufficiently sustainable to accommodate new residential development.

**Brownfield/Greenfield Location**

Due to recent changes in planning policy, this site is now considered to be a Greenfield site. However, this does not preclude it from development where it is in a sustainable location, there is an identified need for housing and there would be no adverse impacts on the biodiversity and natural environment of the site.

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Density

The emerging core strategy seeks to make efficient use of land, and so for a site in this location seeks development at a density of between 30 & 50 dph (dwellings per hectare). This proposal would result in a development of 23dph, however the policy team comment as follows:

“A judgement therefore needs to be taken as to whether a higher density could be achieved on this site without compromising the provision of sufficient and conveniently located space, an adequate level of residential amenity for new and existing occupiers and does not have a detrimental impact on the character and environmental quality of an area.”

It is considered that in this case, due to the proposal being bungalows and only small, density is likely to be lower, as more floor area is needed per dwelling, and some land is necessary for access and infrastructure which is a bigger proportion of a smaller development site. Further, given the landscape and topography of the site, it is considered that single storey development on this raised plateau would be more appropriate and less visually intrusive to surrounding residential properties than two storey accommodation would be. This automatically limits the quantity of development that could be located on this site, thus reducing potential densities. In this case, it is therefore considered that special circumstances exist on this site that meet the exceptions criteria within the policy. Further, this is emerging policy and should thus be afforded a little less weight than adopted policy when balancing considerations.

The surrounding pattern of development is at a density of approximately 16dph, and therefore this proposal is considered to be appropriate and sympathetic to the existing residential development in the area with its smaller rear gardens.

Efficient use of land

Whilst the proposal is slightly less than the density required by policy, it is still considered to be a reasonably efficient use of land, especially given the nature of the dwellings proposed being single storey and therefore liable to require more land per unit.

Housing land supply

As part of evidence gathering for emerging local planning policy, it has been identified that there is an ageing population in Redditch, for which single storey accommodation such as the bungalows proposed here would be an appropriate form of housing, and therefore this proposal is considered to be an acceptable form of development.

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Other Issues

With an outline application, it is sometimes appropriate to attach conditions regarding the type of development required and issues to be considered in designing the further details. However, as there are no matters for consideration here, it is considered best to leave these for future consideration under the planning policy framework at the point they are submitted. However, due to the residential nature of the surroundings it is recommended that the condition relating to construction working hours be attached to protect residential amenity.

Conclusion

On balance, the proposed use of this site is considered unlikely to cause harm to safety or amenity and is in compliance with policy criteria and requirements.

**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 limit for submission of all five reserved matters *and* for commencement of development**
- 2. Limit to hours of construction during development**
- 3. Approved plans specified**

**Informatives**

- 1. Note on reserved matters application requirements**
- 2. Light informative from environmental health**
- 3. Odour informative from environmental health**