

**PLANNING  
COMMITTEE**

29th March 2023

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**Planning Application 23/00140/FUL**

**Conversion and extension of existing caretakers lodge to self-contained dwelling**

**Caretakers Lodge, Foxlydiate Crescent, Batchley, Redditch, B97 6NH**

**Applicant: Mr Andrew Rainbow: Redditch Borough Council**  
**Ward: Batchley And Brockhill Ward**

**(see additional papers for site plan)**

The case officer of this application is Steven Edden, Principal Planning Officer (DM), who can be contacted on Tel: 01527 548474 Email: [steve.edden@bromsgroveandredditch.gov.uk](mailto:steve.edden@bromsgroveandredditch.gov.uk) for more information.

**Site Description**

The application site comprises a small, brick-built Caretakers Lodge constructed in the late 1980's. The site sits at the entrance to Lock Close, adjacent to Foxlydiate Crescent within the residential area of Batchley.

The lodge building benefits from a dedicated single car parking space within the red line area subject to this application which is located beyond the buildings' (north-west) facing side elevation between the building and Foxlydiate Crescent. Access to the car parking space is via Lock Close.

**Proposal Description**

The proposal is to convert the existing building to a self-contained, one bedroomed bungalow together with a proposed 4.4m<sup>2</sup> single storey extension to the (south-east) facing elevation which would form an extension to a kitchen / dining area. Materials for use on walls and roof would match those of the existing brick and tile lodge building. The proposed dwelling would remain relatively modest offering 52.7 square metres of floorspace. It is understood that the property would not be sold on the open market but would be retained by the Council for prospective Council tenants.

**Relevant Policies**

**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 16: Natural Environment  
Policy 19: Sustainable travel and Accessibility  
Policy 20: Transport Requirements for New Development  
Policy 39: Built Environment  
Policy 40: High Quality Design and Safer Communities

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**Others**

NPPF National Planning Policy Framework (2021)  
Redditch High Quality Design SPD

**Relevant Planning History**

1987/494/RC4	New Caretaker's Lodge	Granted	15.10.1987
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**Consultations**

**Worcestershire County Highway Authority**

No highways objections raised. Two conditions have been recommended pertaining to: the provision of an Electric Vehicle Charging Point (EVCP) and cycle parking provision

**Public Consultation Response**

1 letter has been received in objection to the application.  
Comments received are summarised below:

- o Windows would overlook the proposed rear area resulting in a loss of privacy

Other matters which are not material planning considerations have been raised but are not reported here as they cannot be considered in the determination of this application.

**Assessment of Proposal**

**Principle of development**

The building was originally constructed as a caretakers lodge but is understood to have been used on an ad-hoc basis in recent years for office use. The current use of the building is no longer required and it is now intended that the building be used for permanent residential purposes.

The site is shown as “white land” on the Borough of Redditch Local Plan Proposals Map, indicating that it lies within the main urban area of Redditch. Policy 2 of the Borough of Redditch Local Plan no. 4 (BORLP 4) states that Redditch urban area, as the main settlement shall be the focus for development as it provides the highest level of services and facilities and offers the most sustainable location.

The National Planning Policy Framework requires local planning authorities and developers to make effective use of previously developed land, especially if this would help to meet identified needs for housing where land supply is constrained.

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Chapter 11 of the Framework emphasises the importance of making effective use of land, and with respect to density, Para 125 comments that:

“Where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site”

The paragraph continues by stating that minimum density standards should be considered and that local planning authorities should refuse applications which they consider fail to make efficient use of land.

The principle of new residential development on this site is therefore acceptable in this location 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 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 extension proposed is modest and acknowledges the scale and proportion of the existing building, matching eaves height and roof pitch.

In view of the above it is considered that the proposed development would both make efficient use of land whilst also positively contributing to and complementing the local surroundings, in accordance with Policies 5, 39 and 40 of the BoRLP 4.

## Residential amenity considerations

Paragraph 130 (f) of the NPPF states that planning decisions should seek a high standard of amenity for existing and future occupants. 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.

Internally, the accommodation would provide future occupants with a modern living space including a combined, open plan kitchen/living/dining spaces, a large bathroom and double bedroom. The floorspace proposed would meet the Governments Nationally Prescribed Space Standards for internal living accommodation. Externally the garden, whilst modest, would provide occupants with a useable, largely south facing outdoor space. Privacy from Lock Close would be achieved through the provision of a 1.8m high brick boundary wall.

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Only ground level windows are proposed and notwithstanding the comments received in objection to the application from a nearby occupier, your officers are satisfied that no loss of residential amenity would result from granting permission. It is however recommended that a condition be imposed which would mean that any occupier would require planning permission for any future side, rear or upward extensions and detached outbuildings. Such developments might otherwise be possible under permitted development rights afforded to householders under the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015. The reason for such a condition would be to ensure that adequate standards of external amenity space are provided for future occupiers and to protect the amenities enjoyed by adjoining occupiers. Further, such works within the 'curtilage' of the dwellinghouse have the potential to harm the wider character and appearance of the area.

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

**Highway matters**

The site is situated in a sustainable location with Foxyldiate Crescent benefiting from footpaths and streetlighting. The site is also located within walking distance of amenities and bus stops. One car parking space is being provided for the dwelling which accords with WCC car parking standards for a one bed property.

The Highways Officer has recommended that conditions pertaining to cycle parking and Electric Vehicle Charging are attached to any planning permission granted. Such conditions are considered to meet the tests set out under Paragraph 56 of the NPPF.

**Conclusion**

The proposal would create a small additional residential unit making a valuable contribution to Redditch's housing stock. The proposal would not cause harm to the character and appearance of the area and external alterations would be relatively minor and would be in keeping with the local surroundings.

No detrimental impacts to nearby residential amenities have been identified and the dwelling would provide a good standard of amenity for future occupiers. No highway safety issues have been raised by statutory consultees or by third parties. It is therefore considered that planning permission should be granted subject to conditions.

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**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:

Drawing 5020491-RDG-XX-ST-PL-A-102 Site Location Plan  
Drawing 5020491-RDG-XX-XX-XX-A-101-C Proposed Floorplans and Elevations and Site Plan

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 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.

- 4) Prior to the first occupation of the development hereby approved, full details of proposed hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority. These details shall include proposed boundary treatment and other means of enclosure, hard surfacing materials, new planting and trees to be retained.

Reason: In the interests of the visual amenity of the area

- 5) All hard and soft landscaping works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with a programme agreed in writing by the local planning authority. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of

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similar sizes or species unless the local planning authority gives written approval to any variation.

Reason: In the interests of the visual amenity of the area

- 6) The Development hereby permitted shall not be first occupied until the dwelling has been fitted with an electric vehicle charging point. The charging point shall comply with BS EN 62196 Mode 3 or 4 charging and BS EN 61851 and the Worcestershire County Council Streetscape Design Guide. The electric vehicle charging point shall be retained for the lifetime of the development unless they need to be replaced in which case the replacement charging point shall be of the same specification or a higher specification in terms of charging performance.

Reason: To encourage sustainable travel and healthy communities.

- 7) The Development hereby permitted shall not be first occupied until sheltered, safe, secure and accessible cycle parking to comply with the Council's adopted highway design guide has been provided and thereafter the approved cycle parking shall be kept available for the parking of bicycles only.

Reason: To comply with the Council's parking standards

- 8) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no development to the dwelling included within Schedule 2, Part 1, Class A, A-A, B and E shall be carried out without express planning permission first being obtained from the Local Planning Authority.

Reason: To ensure a satisfactory level of amenity is maintained and to safeguard the character appearance of the area.

**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.