

**PLANNING
COMMITTEE**

8th November 2023

Planning Application 23/00937/FUL

Construction of one, 3 bedroomed dwelling

Land Between 15 and 17 Greenlands Avenue, Greenlands, Redditch, B98 7QA

Applicant: Mr Andrew Rainbow: Redditch Borough Council
Ward: Greenlands 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 for more information.

Site Description

The application site comprises a small parcel of land to the western side of Greenlands Avenue located between Number 15 and Number 17. The site, which is approximately 0.08ha, previously contained four single garages which were used historically for storage use. These have recently been removed from the site. The site benefits from existing vehicular access from Greenlands Avenue.

Proposal Description

This full (detailed) application is to erect a two storey, three bedroomed detached dwelling formed of brick (walls) under a tiled roof. It is understood that if planning permission is granted, the property would not be sold on the open market but would be retained by the Council for prospective Council tenants. Two (in curtilage) car parking spaces would be provided for occupiers to the front of the property.

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 39: Built Environment

Policy 40: High Quality Design and Safer Communities

Others

Redditch High Quality Design SPD

National Planning Policy Framework (2023)

PLANNING COMMITTEE

8th November 2023

Relevant Planning History

None

Consultations

Worcestershire County Highway Authority

No highways objections raised. Conditions have been recommended pertaining to: the provision of pedestrian visibility splays, bound surface to vehicular access, an Electric Vehicle Charging Point (EVCP) and cycle parking provision

Public Consultation Response

No representations received

Assessment of Proposal

Principle of development

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.

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 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 proposed dwelling is considered to respect the character of the area and would be commensurate with surrounding dwellings in terms of its height, width and its design.

PLANNING COMMITTEE

8th November 2023

The dwelling would sit comfortably within the plot and would assimilate within the existing street. Window details and materials would also respect those present on dwellings within Greenlands Avenue.

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 meeting the Governments Nationally Prescribed Space Standards for internal living accommodation. Externally, occupants would benefit from a 15.5m long rear garden measuring over 80 square metres in area.

Your officers are satisfied that no loss of residential amenity would result from granting permission having regards to matters such as loss of light, overbearance and loss of privacy. No representations have been received in objection to the application following the expiry of the publicity period and overall, the proposal raises no concerns in relation to residential amenity.

Highway matters

The site is situated in a sustainable location with Greenlands Avenue benefiting from footpaths and streetlighting. The site is also located within walking distance of amenities and bus stops. Two car parking spaces are being provided for the dwelling which accords with WCC car parking standards for a three bedroomed property.

The Highways Officer has raised no objections subject to conditions which are considered to meet the tests set out under Paragraph 56 of the NPPF.

Conclusion

The proposal would create an 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 no detrimental impacts to nearby residential amenities have been identified. The dwelling would provide a good standard of amenity for future occupiers. Further, 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.

**PLANNING
COMMITTEE**

8th November 2023

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 5022011-RDG-XX-ST-PL-A-0001-A

Drawing 5022011-RDG-XX-XX-PL-A-0002-D

Drawing 5022011-RDG-XX-ST-PL-A-0003-C

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

- 3) Prior to their first installation, details of the form, colour and finish of the materials to be used externally on the walls and roofs shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason: To ensure that the development is satisfactory in appearance, to safeguard the visual amenities of the area

- 4) The Development hereby approved shall not be occupied until pedestrian visibility splays of 2m x 2m measured perpendicularly back from the back of footway shall be provided on both sides of the access. The splays shall thereafter be maintained free of obstruction exceeding a height of 0.6m above the adjacent ground level.

Reason: In the interests of highway safety.

- 5) The Development hereby approved shall not be occupied until the first 5 metres of the access into the development, measured from the edge of the carriageway, has been surfaced in a bound material.

Reason: In the interests of highway safety.

**PLANNING
COMMITTEE**

8th November 2023

- 6) The Development hereby permitted shall not be first occupied until the proposed 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 at the site. Thereafter, the cycle parking shall be kept available for the parking of bicycles only.

Reason: To comply with the Council's parking standards.

- 8) Prior to the occupation of the development, details of the boundary treatments to be provided on site shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason:-To ensure the development is afforded privacy and security between neighbours and the public realm and in the interest of the visual amenity of the street scene

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.