

**PLANNING
COMMITTEE**

9th November 2010

PLANNING APPLICATION 2010/216/FUL AND 2010/217/LBC

**CHANGE OF USE FROM OFFICES TO FOUR SELF CONTAINED ONE
BEDROOM FLATS**

5 CHAPEL COURT, CHAPEL ROAD, ASTWOOD BANK

APPLICANT: MR P EAGLES

EXPIRY DATE: 12TH NOVEMBER 2010

WARD: ASTWOOD BANK & FECKENHAM

The author of this report is Nina Chana, Planning Officer (DC), who can be contacted on extension 3206 (e-mail: nina.chana@redditchbc.gov.uk) for more information.

(See additional papers for Site Plan)

Site Description

The application site contains a detached building which is a Grade 2 Listed Building built in 1822. The building was originally a Baptist Church and was granted planning consent to be converted into offices in 1990. It is constructed of red bricks, slate tiles and a decorative ridge. The building is rectangular in plan and sits very prominently in the street scene. The front elevation of the building has a recessed open porch area which is supported either side by stone pillars, leading into the premises by means of large timber double doors.

Proposal Description

The applicant seeks Listed Building Consent and Planning Permission for the conversion of the front part of the building to one bedroom apartments. The intention is to have two apartments on the ground floor and two on the first floor. The exterior fabric of the building would remain undisturbed as all the changes would result from internal works.

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
PPS5 Planning for the historic environment

Worcestershire County Structure Plan

CTC.19 Areas and Features of Historic and Architectural Significance

Borough of Redditch Local Plan No.3

B(BE).13 Qualities of Good Design
B(BE).14 Alterations and Extensions

Supplementary Planning Guidance / Supplementary Planning Documents

Encouraging Good Design

Public Consultation responses

Responses against

Eight comments received raising the following points:

- Loss of privacy from existing windows to neighbouring residential properties
- Increase in parking in Chapel Road
- Loss of trees
- Disturbance from noise to adjacent businesses
- Waste collection facilities
- Littering and damage to cars
- Devaluation of commercial property

The last two points are not material planning considerations and so cannot be taken into account when determining this application.

Consultee responses

Conservation Adviser

No objections – but suggests a slight change in the layout on the first floor to avoid blanking a window.

Procedural matters

This application would normally be assessed under the delegated powers granted to the Head of Planning and Regeneration, but is being reported to committee as we have received more than two objections.

The works proposed here require planning permission because they do not fall within the Permitted Development Rights granted by the relevant legislation. Listed Building Consent applications should be considered in terms of their impact on the architectural and historic importance of the building and its reason for listed status whilst the full range of material considerations apply to the planning application.

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Assessment of PLANNING APPLICATION proposal

Principle

The building is a Grade 2 Listed Building and lies within Astwood Bank. The principle of converting part of the building to four one bedroom apartments is considered to be acceptable, subject to the consideration of the details.

Design and layout

It is considered that nature of the proposal would be sympathetic to the building and its surroundings, such that it complies with the relevant policy criteria.

Due to its location, separation and orientation, it is considered that this development would cause no harm to the residential amenity of the neighbouring properties, and as such is acceptable.

Car Parking

There is a car park to the side of the building which has sufficient car parking spaces to accommodate cars in relation to the proposal, and therefore there are no concerns raised in this regard.

Bin Storage

There is already allocated space for bin storage adjacent to the car park. This space would be used to store the bins for the proposed apartments.

Trees and Landscape

There are a number of protected trees around the site. Issues have been raised about the loss of trees by objectors. This proposal would not result in any changes to the existing trees and landscaping on the site and therefore there are no concerns raised in relation to these matters.

Amenity Space

Whilst there is a requirement in the Council's Supplementary Guidance on Encouraging Good Design for the provision of amenity space and there is a shortfall of this in relation to this proposal, as there is sufficient parking and bin storage this is considered acceptable in this case and not considered to be of sufficient weight to warrant a recommendation for refusal.

Conclusion

The proposal has been designed sympathetically in relation to the existing building and its location and complies with policies within the Borough of Redditch Local Plan No 3 as well as others.

Assessment of LISTED BUILDING CONSENT proposal

The proposal is considered to have an acceptable impact on the existing building, in that the partitioning of the space internally would result in minimal impact on the historic building both in terms of the impact on the fabric of the

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building, and in terms of the appearance. The proposal does not involve any changes to the exterior of the building therefore there will be no change to the historic fabric and would not have a harmful effect on the appearance of the building from the street and other viewpoints. As such it is considered to comply with the relevant policy requirements and there appear to be no other material considerations to outweigh this.

Conclusion

The proposal is considered likely to preserve and enhance the character and appearance of the Listed Building and as such is compliant with local and national planning policy and regulatory requirements.

Recommendations

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. Development to commence within 3 years
2. As per plans

Informatives

1. Reason for approval

That having regard to the development plan and to all other material considerations, Listed Building Consent be GRANTED subject to conditions and informatives as summarised below:

1. Development to commence within 3 years
2. As per plans

Informatives

- 1 Reason for approval