

# 25/00414/REM

Ipsley House, Ipsley Church Lane, Ipsley, Redditch,  
B98 0AJ

Reserved Matters application for the erection of 62 dwellings (use class C3), open space and associated works pursuant to outline consent 24/00717/OUT

Recommendation: Grant subject to conditions

# Site Location





# Aerial View looking North





# Enlarged view of Ipsley House





# Aerial view looking south-west



# Layout Plan





# Layout Plan – enlargement 1



# Layout Plan – enlargement 2





# Storey Height Plan



# Accommodation Plan





# Material Plan



- Main Brick - Forterra Arden Special Reserve (*Or similar from alternative manufacturer*)  
Detail Brick - Ibstock Aston Red (*Or similar from alternative manufacturer*)
- Main Brick - Forterra Worcestershire Red Multi (*Or similar from alternative manufacturer*)  
Detail Brick - Ibstock Aston Red (*Or similar from alternative manufacturer*)

▲ Russell Grampian Slate Grey (*Or similar from alternative manufacturer*)

▲ Russell Grampian Peat Brown (*Or similar from alternative manufacturer*)

■ Render - Off White

● Chimney

Detailing:

- Duck egg blue front and garage doors
- Black rain water goods
- White fascia
- White windows
- Flat top canopies
- Brick heads & cills in accent detail brick

# Public Right of Way Plan





## Streetscenes – Plots 11-17



## Streetscenes – Plots 35-42





## Streetscenes – Plots 56-62



# Plots 1-6 - CGI



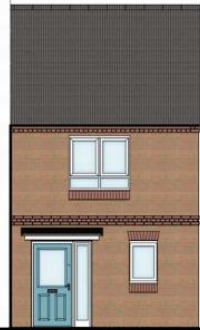
Plots 1-6



## Plots 7-11 and 56-62 - CGI



# Typical 2 bed dwelling



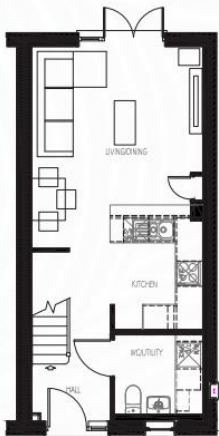
FRONT ELEVATION



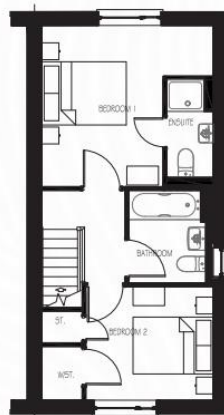
SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN

PLOT NO.S (AS HAND)  
PLOT NO.S (OPP HAND)

19, 20, 22, 28, 30, 51, 54, 60  
18, 21, 27, 29, 52, 53, 58, 59

Scale 1:100  
0 1m 2m 3m 4m 5m



# Typical 3 bed dwellings



FRONT ELEVATION

SIDE (RIGHT) ELEVATION



FRONT ELEVATION

SIDE (RIGHT) ELEVATION



PLOT  
PLOT

0 1/2  
m



FRONT ELEVATION

SIDE (RIGHT) ELEVATION



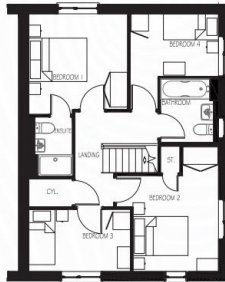
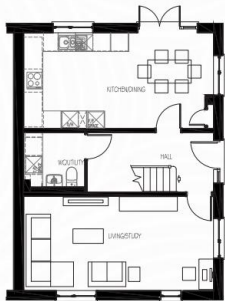
FRONT ELEVATION

SIDE ELEVATION

REAR ELEVATION



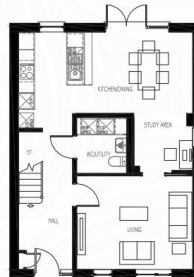
# Typical 4 bed dwellings



PLOT NO.5 (AS HAND) 55  
PLOT NO.5 (OPP HAND) 26 (Chimney)



COLFORD  
EMA43



PLOT NO.5 (AS HAND) 4  
PLOT NO.5 (OPP HAND) 3

Scale 1:100  
0 1m 2m 3m 4m 5m





## Entrance to site at 4.8.2025

