

PLANNING COMMITTEE

14th August 2025

Planning Application 24/01206/FUL

Change of use of disused Hostel to 3 No. flats. 2 No. 1 Bed flats and 1 No. 2 Bed flat

The Anchorage , West Avenue, Redditch, Worcestershire, B98 7DH,

Applicant: Mrs Penny Bevington
Ward: Central Ward

(see additional papers for site plan)

The case officer of this application is Sharron Williams, Planning Officer (DM), who can be contacted on Tel: 01527 534061 Ext 3372 Email: sharron.williams@bromsgroveandredditch.gov.uk for more information.

Site Description

The site comprises of a former hostel building. The property is detached built around the 1950's. It sits within a site of established landscaping comprising of trees that are subject to a Tree Preservation Order. The site is located within the white area of the Borough of Redditch Local Plan No. 4 which is predominantly residential.

Proposal Description

Permission is sought to convert the building into 3 self contained flats. 2 No. 1 bedroom flats would be provided at ground floor level, and 1 No. 2 bedroom flat would be provided at first floor level. Each flat would have its own external access into the flat concerned.

Works to enable the conversion are generally internal with the exception of the bricking up of an existing door way on the north eastern elevation.

A total of 4 off street car parking spaces would be provided within the application site. Ancillary works are also proposed such as new footpaths, a retaining wall, drainage works, and provision of bin and cycle storage.

Relevant Policies :

Borough of Redditch Local Plan No. 4

Policy 1: Presumption in Favour of Sustainable Development

Policy 2: Settlement Hierarchy

Policy 4: Housing Provision

Policy 39: Built Environment

Policy 40: High Quality Design and Safer Communities

Others

National Planning Policy Framework (2024)

National Planning Practice Guidance

Redditch High Quality Design SPD

National Design Guide

PLANNING COMMITTEE

11th September 2025

Relevant Planning History

1986/114/RC4	Change of use to a Hostel For Homeless Persons	Approved	22.05.1986
--------------	--	----------	------------

Consultations

Worcestershire Highways - Redditch

No objection subject to conditions.

North Worcestershire Water Management

No objection. The proposed development site is situated in the catchment of the Park Brook. The site falls within flood zone 1 and it is not considered that there is any significant fluvial flood risk to the site. The EA's flood mapping also indicates that there is no surface water flood risk to the site.

WRS - Noise

No objection to the application.

WRS - Contaminated Land

Recommend conditions.

Tree Officer

No objection.

Waste Management

No comments submitted.

Public Consultation Response

No comments submitted following public consultation which included 8 neighbour letters sent out, and a site notice erected.

Assessment of Proposal

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 (Local Plan No. 4) refers to Redditch urban area as the main Settlement, and shall be the focus for development as it provides the highest level of services and facilities in a sustainable location. The principle of new residential development into three flats is therefore acceptable in this location subject to other considerations including character and appearance, residential amenity and highway matters.

Regard should also be had to nationally described space standards set out in the Department for Communities and Local Government's Technical Housing Standards. This document provides minimum internal floor space standards for dwellings of all types and tenures. A one bedroom flat should have a minimum floor area of 39 square metres and a two bed roomed flat should have a minimum floor area of 61 square metres.

PLANNING COMMITTEE

11th September 2025

In the case of the current proposal, the one bedroom flats 1 (approx. 60 sqm) and 3 (approx. 66 sqm) at ground floor level exceed the 39 sqm minimum described space standard. The two bedroom flat (flat 2) at first floor level would measure approx. 63 sqm, and would generally exceed 61 sqm minimum described space standard. However, as this flat would be at first floor level within the roof area of the building, there would be some restricted headroom and as such the flat would be slightly under the required standard. It is also noted that the second bedroom of this flat is small, however, it could be suitable for a child.

Whilst regard is given to the technical housing standards, this document does not form part of the development plan as they have not been adopted as part of a policy in the local plan. In view of this, the standards are given reduced weight. The flats concerned would all comprise the necessary facilities for day-to-day living, as well as a provision of outdoor space. Therefore, despite the slight reduction in floorspace for the first floor flat, the principle of development is supported by officers.

Character and Appearance

Policy 5 of Local Plan No. 4 states that efficient use of land should be sought in new development schemes and Policy 39 of the Local Plan No. 4 echoes this requirement but also states that development should contribute positively to the surrounding environment. Similarly, Policy 40 of the Local Plan No. 4 expects development to be of a high quality design that reflects or complements local surroundings and materials. Given the minimal changes proposed to the external appearance of this character building, it is considered that the character and appearance of the site will remain generally the same. Although it is noted that there will be some change to the existing landscaping within the site due to the removal of three trees to enable the development.

Residential Amenity

Paragraph 135(f) of the National Planning Policy Framework (NPPF) states that planning decisions should seek a good standard of amenity for existing and future users of land and buildings. 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.

Given the minimal changes proposed to enable the conversion of the building, there would be no negative impact through loss of light, outlook or overbearing impact. There would also be no additional windows inserted into the building. In view of this there would be no detrimental impact to privacy arising as a result of the proposed development.

The amenity space within the grounds of the application site would be shared between the occupiers of the three flats and would offer adequate communal amenity provision for the potential occupiers in accordance with the Borough of Redditch High Quality Design SPD.

PLANNING COMMITTEE

11th September 2025

Highway matters

Worcester County Highways have considered the proposal and note that it is a change of use of a disused Hostel to 3 No. flats. The site is located in a residential town centre and sustainable location; the private access drive fronting the proposed development does not benefit from footways or street lighting, however the proposed development is only approx. 15m from West Avenue via this access road and does benefit from footways and street lighting on both sides of the road. The site is located within walking distance of amenities, bus route and bus stops, Kingfisher Shopping Centre, Bus Station and Redditch Train Station.

The Highway Authority has undertaken a robust assessment of the planning application and concludes that there would not be an unacceptable highway impact and as such raise no objection subject to conditions to ensure the provision of cycle storage and car parking provision.

Environmental matters

Worcester Regulatory Services (WRS) state that although the site is in proximity to a former landfill and area of unknown contamination, as well as a historical industrial area; part of which was investigated for lead, cadmium and nickel contamination; no issues are anticipated due to the internal works and no change of footprint. However, given the age of the building and in case additional soil is used for landscaping, WRS recommend a condition in respect to the importation of soil, and to ensure potential contaminated land issues on site are appropriately addressed.

Tree matters

The Tree Officer has stated no objection to the proposal and notes that three trees would need to be removed to implement the works required for the change of use. However, the trees concerned, particularly the Horse Chestnut is in a poor condition. Replacement tree planting would normally be encouraged to replace those lost through development; however, given the limited space available within the application site, unfortunately it is not possible on this occasion.

There may be minimal incursion on the root protection areas (RPA) of the Lime trees that are located close to the boundary abutting West Avenue. These trees are protected with a Tree Preservation Order. Therefore, extra care will be required when excavating round the root areas of the trees and works will need to be in accordance with BS5837:2012.

Biodiversity Net Gain (BNG) has become mandatory for applications submitted as of 12th February 2024. However, due to the scale of works proposed, this application would be exempt from BNG.

Housing Supply

The proposal would create three self contained residential units which would make a valuable contribution towards Redditch's housing stock and would make efficient use of land, as supported by Policy 5 of the Local Plan No. 4.

PLANNING COMMITTEE

11th September 2025

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. The provision of outdoor space that would be shared between the occupiers of the three flats would provide a good standard of amenity.

The site also lies in an accessible location to services which can be reached by foot or public transport. No objections have been received from consultees and no objections have been received from neighbouring residents.

Therefore, having regard to all material planning considerations it is considered that planning permission should be granted subject to conditions.

RECOMMENDATION:

That having regard to the development plan and to all other material considerations, planning permission be GRANTED subject to the following summarised 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 plans and drawings to be defined.

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

- 3) All new external walls 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.

- 4) Details of the proposed bin storage areas shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented before the first occupation of the flats.

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

- 5) The Development hereby permitted shall not be first occupied until 3 sheltered and secure cycle parking spaces complying with the Council's adopted highway design

PLANNING COMMITTEE

11th September 2025

guide have been provided in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority 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.

- 6) The Development hereby approved shall not be occupied until the parking facilities have been provided as shown on drawing to be defined.

Reason: To ensure conformity with submitted details.

- 7) The Development hereby approved shall not be occupied until the applicant has submitted to and had approval in writing from the Local Planning Authority a residential welcome pack promoting sustainable forms of access to the development. The pack shall be provided to each resident at the point of occupation.

Reason: To reduce vehicle movements and promote sustainable access.

- 8) Full details of any soil or soil forming materials proposed for importation to the site for use in garden areas, soft landscaping, filling, and level raising must be submitted to the Local Planning Authority and approved in writing prior to import and implementation of the scheme. The material must be assessed for contamination and suitability for use on site.

Full donor site details, proposals for contamination testing; including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment), must be submitted to and approved in writing by the Local Planning Authority prior to import on to the site.

Following implementation of the approved scheme suitable validatory evidence (including but not exclusive to laboratory certificates, photographs, consignment notes, and relevant risk assessment) should be submitted to and approved in writing by the Local Planning Authority.

All works are to be carried out by competent persons and in accordance with the Environment Agencies 'Land Contamination Risk Management' guidance (LCRM).

Reason:- To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property, and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- 9) In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported

PLANNING COMMITTEE

11th September 2025

immediately to the Local Planning Authority. The applicant is advised to immediately seek the advice of an independent geo-environmental consultant experienced in contaminated land risk assessment, including intrusive investigations and remediation.

No further works should be undertaken in the areas of suspected contamination, other than that work required to be carried out as part of an approved remediation scheme, unless otherwise agreed by the Local Planning Authority, until requirements 1 to 4 below have been complied with:

1. Detailed site investigation and risk assessment must be undertaken by competent persons in accordance with the Environment Agency's 'Land Contamination: Risk Management' guidance and a written report of the findings produced. The risk assessment must be designed to assess the nature and extent of suspected contamination and approved by the Local Planning Authority prior to any further development taking place.

2. Where identified as necessary, a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to identified receptors must be prepared and is subject to the approval of the Local Planning Authority in advance of undertaking. The remediation scheme must ensure that the site will not qualify as Contaminated Land under Part 2A Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

3. The approved remediation scheme must be carried out in accordance with its terms prior to the re-commencement of any site works in the areas of suspected contamination, other than that work required to carry out remediation, unless otherwise agreed in writing by the Local Planning Authority.

4. Following completion of measures identified in the approved remediation scheme a verification report that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval of the Local Planning Authority prior to the occupation of any buildings on site.

Reason:- To ensure that the risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property, and ecosystems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

- 10) Any excavations within the root protection areas must be carried out by hand and in accordance with BS5837:2012.

Reason: In order to protect the trees which form an important part of the amenity of the site.

**PLANNING
COMMITTEE**

11th September 2025

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.