

**PLANNING
COMMITTEE**

27th April 2011

PLANNING APPLICATION 2011/060/FUL

**ERECTION OF ONE PAIR OF SEMI-DETACHED HOUSES WITH CAR
PARKING SPACES**

**LAND BETWEEN 249 & 253 AND TO THE R/O 253 - 263 EVESHAM
ROAD, HEADLESS CROSS, REDDITCH**

APPLICANT: MS J SMITH AND MR P RYAN

EXPIRY DATE: 4TH MAY 2011

WARD: HEADLESS CROSS & OAKENSHAW

The author of this report is Steven Edden, Planning Officer (DC), who can be contacted on extension 3206 (e-mail: steve.edden@redditchbc.gov.uk) for more information.

(See additional papers for Site Plan)

Site Description

The site comprises land between the properties 249 and 253 Evesham Road and garden land to the rear of numbers 253 to 263 Evesham Road.

The area is predominantly residential in character with a relatively tightly built-up frontage of mainly 1930's semi-detached or detached dwellings and a more recent flat development to the east of the site off High Trees Close. A line of trees which are not protected by a Tree Preservation Order form the eastern boundary to the site, beyond which, the land falls away towards High Trees Close. Close board timber fencing forms the remaining form of boundary treatment to the site.

Proposal Description

This is a full application for the erection of one pair of semi-detached dwellings together with the formation of 4 No. car parking spaces to the frontage of the development which would serve both properties.

Each dwelling would be 3 bedroomed, constructed of brickwork walls under a half-hipped tiled roof and would have a height to ridge of 6.75 metres.

Access would be via a driveway between 249 and 253 Evesham Road, approved under an earlier application (reference 2009/043/FUL) which will be discussed later in the report.

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:

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www.communities.gov.uk
www.redditchbc.gov.uk

National Planning Policy

PPS1 Delivering Sustainable Development
PPS3 Housing
PPG13 Transport

Borough of Redditch Local Plan No.3

CS.7 The Sustainable Location of Development
B(BE).13 Qualities of Good Design
B(HSG).6 Development within or adjacent to the curtilage of an existing
 dwelling
C(T).12 Parking Standards – Appendix H

SPDs

Encouraging Good Design

Relevant Site Planning History

2005/536/OUT	Outline application for residential development	
	Refused	16.1.2006
	Appeal dismissed	4.7.2007
2008/241/FUL	Erection of three detached dwellings	
	Application Withdrawn	15.8.2008
2009/043/FUL	Erection of two detached dwellings and garages	
	Approved	17.6.2009

Public Consultation Responses

Responses in favour

None

Responses against

Two letters have been received raising points which are summarised as follows:

- Inadequate parking for vehicles on the site
- Highway safety concerns
- Boundary trees to the east of the site are likely to be affected by the development
- General drainage concerns
- Out of character with the area

Some comments received are not reported here since they are not planning matters

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Consultee Responses

County Highway Network Control

No objection subject to conditions regarding access, turning and parking and imposition of standard highway informatives

Worcestershire Regulatory Services

Comments awaited

Severn Trent Water

No objection. Drainage details to be subject to agreement with Severn Trent

RBC Arboricultural Officer

No objection subject to the imposition of appropriate landscaping conditions

Procedural Matters

An application of this nature would normally be assessed under the delegated powers granted to the Head of Planning and Regeneration, but is being reported to the committee as two letters in objection have been received, and the Officer's recommendation is that permission be granted.

Assessment of Proposal

The key issues for consideration are as follows:

Principle

The Government have recently amended and re-issued Planning Policy Statement 3 (PPS3). This amends the definition of previously developed land to exclude 'garden land' from within this definition and also removes the indicative minimum housing density. Officers do not however consider that there are any valid reasons why this urban 'greenfield' site cannot be developed for new residential purposes. This view has been supported by the Planning Inspectorate at a site referred to by Officers as an information item at the Planning Committee of 9th November 2010 – reference 2009/249/FUL – land adjacent to No.31 Wheatcroft Close, Brockhill. In addition, permission has been granted by the Planning Committee more recently, for new residential development on urban greenfield sites. In accordance with Policy CS.7, sequentially, this site is considered to occupy a highly sustainable urban location in preference to more peripheral sites. There are therefore no objections to the principle of residential development on the site.

Design and Layout

Following the refusal of planning permission for application 2005/536/OUT (an outline application with design, external appearance and landscaping reserved for subsequent consideration), an appeal was made to the Planning Inspectorate. Whilst the appeal was dismissed, the Inspector considered that residential development could be accommodated within the site, so long as it was not conspicuous from Evesham Road, in order that the characteristic pattern of ribbon development with the visible line of trees to the eastern

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boundary was maintained. A 'back of land' residential development proposal in this location has therefore already been seen as acceptable in principle. Planning application 2009/043/FUL which was reported to the Planning Committee on 16th June 2009 showed 2 no. detached dwellings with garages. Given that the heights of dwellings proposed under that application measured only 6.75 metres to ridge, the external appearance of the dwellings was considered to be acceptable with all other spacing standards contained within the Councils SPG 'Encouraging Good Design' being adhered to, your Officers were minded to support the proposal. Members agreed with Officers and granted permission for that scheme. This is an extant consent, providing works (which have not yet commenced) start on site prior to 17th June 2012.

This application proposes to substitute that single four bedroomed detached dwelling approved under application 2009/043/FUL which is nearer to the rear boundary of the site with that of a pair of semi-detached dwellings. The other detached dwelling approved under the same scheme would be retained as approved. What would be Plots 2 and 3 sit on a very similar footprint as the approved Plot 2 position. The nearest of the two proposed semi's would be separated from the approved Plot 1 by a distance of 2.5 metres. That is, a further 0.5 metres away from the approved position of the detached dwelling (Plot 2) under application 2009/043/FUL. The proposed new properties would be sited no further north or south than any part of the single dwelling approved under the 2009 consent. The two storey element to the build would be extended in width by approximately 1 metre, such that the pair would measure just over 10 metres across. This has the subsequent effect of placing the proposed Plot 3 slightly nearer to the line of trees to the eastern boundary, than the two storey gable on the approved detached dwelling. However, the approved single dwelling had an attached garage which would be nearer to the line of trees than the side gable to the proposed Plot 3. This in effect means that the nearest part of the proposed Plot 3 will be no nearer to the line of trees than the nearest part of the already approved detached Plot 2.

As before, the height of the proposed development would be 6.75 metres, with elevational treatment, together with proposed half-hipped roof being very similar to the extant scheme.

Private gardens areas which would serve the dwellings, comfortably comply with spacing standards contained within the Councils SPG 'Encouraging Good Design' which are 11 metres garden length or 70m² in garden area (minimum). Separation distances between the proposed dwellings and existing development have been achieved.

Landscape and Trees

A line of trees and a hedge lie to the eastern boundary of the site, which, whilst not being protected by means of a Tree Preservation Order, nevertheless contribute to the visual amenities of the area and are clearly visible from

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Evesham Road. The nearest proposed dwelling (Plot 3) is sited in such a way that the health of the existing landscaping would not be prejudiced. No objections have been raised by the Council's Arboricultural Officer subject to conditions. These are summarised as conditions 3 and 4 in the recommendation.

Highways and Access

Access to the site, including the proposed turning head is as was granted under application 2009/043/FUL. Four dedicated and demarked car parking spaces are provided to the front of the houses. This provision (two spaces for each dwelling) complies with the Local Plan's Appendix H which lists maximum car parking standards. No objections have been raised by County Highways in respect to safety.

Sustainability

The site lies within the urban area of Redditch and is well connected to the local road network and bus services, several of which run along Evesham Road. The site is within a short walking distance of local shops and other amenities, and is therefore considered to be in a sustainable location. The orientation of the dwellings is such that passive solar gain / natural daylight into the proposed rooms can be maximised. The design of the overall floor area has been kept to a minimum with very little wasted circulation space to reduce the overall building material used.

Impact upon residential amenity

The application has been assessed against criteria listed within Policy B(BE).13 of the Borough of Redditch Local Plan and the Council's SPG on Good Design. Your Officers have concluded that residential amenities enjoyed by occupiers of nearby properties would be safeguarded.

Conclusion

The proposal is considered to safeguard the character and appearance of the surrounding area, and would not cause harm to residential amenity or safety. The application is not considered to be materially different from that approved by the Planning Committee in June 2009 and your Officers therefore do not consider that harm to the area could be demonstrated taking into consideration extant planning approval 2009/043/FUL which could be implemented at any time up until 17th June 2012. As such, this application is supported.

Recommendation

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 three years

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2. Materials to be submitted – walls and roof
3. Landscape scheme including details of boundary treatment and including a scheme of existing landscape protection to be submitted
4. Landscape scheme including details of boundary treatment to be implemented in accordance with approved details
5. Limited working hours during construction period
6. Access, turning and parking
7. Development in accordance with plans (listed)

Informatives

1. Reason for approval
2. Drainage details to be in agreement with Severn Trent Water
3. Highway Note No.4
4. Highway Note No.5.