

**PLANNING
COMMITTEE**

5th October 2011

PLANNING APPLICATION 2011/205/FUL

ERECTION OF A NEW DWELLING AND GARAGE

LAND ADJACENT TO 4A UPPER HALL CLOSE, IPSLEY, REDDITCH

APPLICANT: MR A WILLIS
EXPIRY DATE: 21 SEPTEMBER 2011

WARD: MATCHBOROUGH

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

(See additional papers for Site Plan)

Site Description

The site comprises garden curtilage associated with the dwelling 4a Upper Hall Close, Ipsley. The site is a level grassed area with Upper Hall Close lying to the west and north. Dwellings numbered 5 to 9 Offwell Road are situated to the immediate south of the application site with rear garden fences serving those properties forming the southern boundary to the application site. Dwellings in the area vary in terms of their size and detailing rather than being uniform in character.

Proposal Description

This is a full planning application to erect a single, three bedroomed detached two storey dwelling and attached single garage. Access to the new dwelling would be gained direct from Upper Hall Close to the north. The existing access serving 4a Upper Hall Close would be unaffected. The dwelling would be formed of brickwork walls under a tiled roof, with materials matching those of dwellings in the surrounding area.

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.redditchbc.gov.uk

National Planning Policy

PPS1	Delivering Sustainable Development
PPS3	Housing
PPG13	Transport

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Borough of Redditch Local Plan No.3

CS.7	The sustainable location of development
B(HSG).6	Development within or adjacent to the curtilage of an existing dwelling
B(BE).13	Qualities of good design
B(BE).19	Green Architecture
C(T).12	Parking Standards (Appendix H)
SPG	Encouraging Good Design

Relevant Site Planning History

1986/385/FUL	Detached bungalow and garage	Refused 9.10.1986
1998/159/COU	Change of use of highway land to domestic garden area	Refused 8.6.1998
1998/234/COU	Re-submission of application 1998/159/COU (above)	Approved 3.7.1998

Public Consultation Responses

Responses in favour

One letter received. Comments summarised as follows:

- The size of the application site could accommodate a single, detached house in keeping with nearby properties
- Subject to the addition of appropriate landscaping, support can be given

Responses against

Four letters received. Comments summarised as follows:

- Overlooking from the dwelling would occur resulting in a loss of privacy
- Noise levels will increase impacting on amenity
- Wildlife in the area will be affected
- Light to rear gardens would be limited due to the proposed development

Some comments received are not reported here since they are not material considerations in the determination of this application

Consultee Responses

RBC Arboricultural Officer

No objection

County Highway Network Control

No objection subject to conditions concerning access, turning and parking.

Severn Trent Water

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

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Procedural matters

This application is put before the Planning Committee because two or more objections to the application have been received, and the recommendation is to grant planning permission.

Assessment of Proposal

The key issues for consideration are as follows:

Principle

Following the amendment and re-issuing of Planning Policy Statement 3 (Housing), 'garden land' is no longer defined as previously developed or 'brownfield' land. PPS3 has also removed 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 in case law since the re-issuing of PPS3. The site is within the urban area and is therefore considered to be in a sustainable location.

Design, appearance and general layout

Policy B(HSG).6 of the adopted Local Plan is supportive of new residential development within the curtilage of a dwelling house providing it respects the character and appearance of its surroundings and does not impinge on the residential amenities enjoyed by occupiers of existing nearby development. The scale of dwelling is considered to be relatively modest compared with that of surrounding built form. The height of the dwelling would be just over 7 metres to ridge which is considerably lower than that of other dwellings in the vicinity. The design and appearance of the dwelling with three small dormer windows to the front and rear and attached chimney is considered appropriate and would generally complement the range of house types found in this part of Ipsley. The proposal would meet all of the Councils spacing standards including minimum garden size and distance between existing (neighbouring) and proposed new window separations. Such standards are contained within the Councils adopted SPG 'Encouraging Good Design'.

Impact upon nearby residential amenity

Officers are satisfied that no loss of residential amenity would result from the proposed development by virtue of loss of light or privacy. The proposed dwelling is located immediately to the north of properties 5 to 9 Offwell Road and therefore there would be no material loss of light to gardens serving these properties. The Councils SPG advises that a distance of 22 metres should exist between rear facing windows on any new dwelling and rear facing windows on any neighbouring dwelling (where those windows are directly facing each other). The proposed dwelling is sited at an angle relative to dwellings 5-9 Offwell Road and the siting of the dwelling relative to those properties would be appropriate. Further, the proposed dwelling would be approximately 1 metre lower in overall height than that of those dwellings in

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Offwell Road. Officers are therefore satisfied that a dwelling of this size, in this location would not be overbearing or visually intimidating in appearance.

Access

County Highways have raised no objection to the application. Two car parking spaces together with a small single garage are to be provided under the application. Such provision is considered to be appropriate having regard to parking standards for such a development.

Sustainability

In accordance with Policy CS.7, sequentially, the site is considered to occupy a sustainable urban location in preference to more peripheral sites. The orientation of the dwelling is such that passive solar gain can be maximised. A wood burning stove would be installed in the sitting room/lounge. Other energy efficient measures include energy efficient toilet cisterns and rainwater harvesting (water butts). Hardsurfacing within the curtilage of the property would be of porous construction.

Other Matters

Permitted development rights would normally allow the owner of a detached dwelling to attach a single storey structure (such as a conservatory) to its rear elevation to a depth of 4 metres without having to apply for planning permission. In this case, Officers consider that it would be appropriate to attach a condition to any approval, removing permitted development rights in order to bring any potential future alterations / extensions to the building or within its curtilage, under planning control. Recommended condition number 7 below summarises this.

Conclusion

The proposal is considered to comply with the planning policy framework and would not cause harm to amenity or safety.

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
2. Materials to be submitted – walls and roof
3. Landscaping scheme to be submitted to LPA
4. Landscaping scheme to be implemented in accordance with details agreed
5. Limited working hours during construction period
6. Access, turning and parking
7. Removal of permitted development rights from dwelling and curtilage
8. Development in accordance with plans (listed).

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Informatives

1. Reason for approval
2. Drainage details to be in agreement with Severn Trent Water
3. NB Highway informatives 4 and 5.