

**PLANNING  
COMMITTEE**

18th July 2012

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**PLANNING APPLICATION 2012/099/FUL**

**PROPOSAL - PROPOSED ERECTION OF A PAIR OF SEMI-DETACHED  
DWELLINGS**

**LAND ADJACENT – 205 EVESHAM ROAD, HEADLESS CROSS**

**APPLICANT: MR JOHN HOWL**

**EXPIRY DATE: 11 JUNE 2012**

**WARD: HEADLESS CROSS AND OAKENSHAW**

**(See additional papers for Site Plan)**

The author of this report is Sharron Williams Planning Officer (DM), who can be contacted on extension 3372 (e-mail: [sharron.williams@bromsgroveandredditch.gov.uk](mailto:sharron.williams@bromsgroveandredditch.gov.uk)) for more information.

**Site Description**

The site comprises of a hardstanding area measuring approximately 12.1 x 17.6 metres that is partly screened with 1.7 metre high fencing whilst the frontage of the site has a picket fence and faces Evesham Road. No boundary treatment exists between the rear of the site and the adjacent property No. 205 Evesham Road. The area appears to be used as an informal parking area and storage location for wheelie bins, for the adjacent properties. No trees exist within the site however branches from trees on land at the rear overhang the site. The front of the site faces west whilst the rear of the site faces east.

The area is generally residential, with mainly dwellings fronting onto the road, although there is a small residential development to the rear of the site and there are also flats to the north of the site.

**Proposal Description**

It is proposed to build a pair of semi-detached dwellings with a footprint for each dwelling measuring approximately 4.5 x 7.2 metres. The ground floor for each would comprise of a kitchen, living room and WC, with two bedrooms and a bathroom at first floor level.

The dwellings would be simple in design with a canopy porch at the front, and a dormer roof at the rear. The dwellings would be finished in render and blue / black reproduction tiles.

A garden length of approximately 5.2 metres with an approximate garden area of 28.6 sq metres would be provided for each dwelling. The front garden

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would be approximately 5.2 metres in length and enables the provision of 2 off street car parking spaces for each plot.

The application is supported by a Design and Access Statement, which states that the buildings would be set back behind the building line to enable frontage parking for each dwelling. The proposed rear gardens are very small – but consistent with the adjoining rear gardens to Nos. 205 – 211. The dwellings will be designed to meet as far as possible level 3 of the Code for Sustainable Homes. The proposed dwellings would have a well lit front door access and open frontage / driveway. Access to the rear would only be via a lockable side gate.

## **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](http://www.communities.gov.uk)

[www.wmra.gov.uk](http://www.wmra.gov.uk)

[www.worcestershire.gov.uk](http://www.worcestershire.gov.uk)

[www.redditchbc.gov.uk](http://www.redditchbc.gov.uk)

## ***National Planning Policy***

*National Planning Policy Framework*

## ***Regional Spatial Strategy (RSS) and Worcestershire County Structure Plan (WCSP)***

Whilst the RSS and WCSP still exist and form part of the Development Plan for Redditch, they do not contain any policies that are directly related to or relevant to this application proposal. Therefore, in light of recent indications at national level that Regional Spatial Strategies and Structure Plans are likely to be abolished in the near future, it is not considered necessary to provide any detail at this point in relation to the RSS, or the WCSP.

## ***Redditch Borough Council Documents***

### ***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
C(T).2	Road Hierarchy
C(T).12	Parking Standards

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## **Relevant Site Planning History**

<b>Appn. no</b>	<b>Proposal</b>	<b>Decision</b>	<b>Date</b>
1996/247	Outline application - 2 dwellings on land adjoining 205 & 211 Evesham Road	Approved	24 July 1996
1997/049	Proposed 2 dwellings on land adjoining 211 Evesham Road	Approved	1 April 1997

## **Public Consultation Responses**

### **Responses in favour**

1 letter of comment submitted by CPRE raising the following points:  
It is a windfall and urban infill in a dense residential district. The proposal is for semi-detached properties which are in keeping with the local area.

### **Responses against**

1 letter of comment received raising the following points:

- There will not be enough parking available.
- The occupants to the properties park on the street and this prevents lack of observation to ongoing traffic when leaving the property onto the main road.
- Properties will affect natural light in nearby dwellings

## **Consultee Responses**

### ***County Highway Network Control***

Recommends that permission be refused. The proposal will result in the displacement of parking from the site which is currently used by adjacent residents. The proposal will lead to an increase in on street parking on Evesham Road, which will adversely affect the free flow of the highway, and be contrary to highway safety.

### ***Severn Trent Water Ltd***

No objection to the proposal and recommend a condition.

### ***Worcestershire Regulatory Services***

Recommend conditions and guidance relating to hours of construction, lighting, and no burning on site.

## **Assessment of Proposal**

The key issues for consideration in this case are as follows:

### **Principle**

The site is within the urban area and is undesignated in the Borough of Redditch Local Plan No. 3. However, the area is predominantly residential. Therefore, the principle of additional dwellings in this area is acceptable. Given the urban location of the site, which is preferable sequentially to more remote sites, the proposal would comply with policy CS.7 of Local Plan No.3.

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### Design and layout

The design of the proposed dwellings would be very simple but in character with the adjacent older cottage style properties. The streetscene plan submitted as part of the application adequately demonstrates that the dwellings are of a similar scale, height and mass to the existing properties. As such the proposal would comply with policy B(BE).13 of Local Plan No.3.

The layout of the proposed dwellings would result in the proposed rear garden lengths to be approximately 5.2 metres with an approximate garden area of 28.6 sq metres. This garden provision for each dwelling would be substandard. The guidance in the SPG on Encouraging Good Design requires 11 metres garden length or 70 sq metres garden area. Therefore, the proposal would not comply with the SPG and policy B(HSG).6 of Local Plan No.3. However, the adjacent older cottage style properties have similar sized rear gardens. In addition, planning permission was granted for two dwellings on land adjacent 211 Evesham Road in 1996 where the rear gardens were also substandard and it was recognised at the time of determining the application that a relaxation would be appropriate provided a reasonable garden area would still exist.

With regards to this proposal, Officers would consider the character and local distinctiveness of the area in respect to the layout of the housing and how they would relate to the older houses adjacent to the site. Providing housing with a layout complying with the guidance would on this occasion, be out of character with the area. Therefore, although the proposed dwellings would be slightly set back from the older properties the design of them in respect to appearance and layout in terms of garden area would be in character with the area and as such would complement the street scene. Whilst the proposal would not fully comply with the Council's SPG on Encouraging Good Design, and conflicts with policy B(HSG).6 in respect to the garden provision, the proposal would not harm the character of the area, and is considered acceptable.

It is considered unlikely that the proposed dwellings would have an impact on the amenities of the neighbouring occupiers in respect to overlooking.

### Highways and Access

The site fronts onto Evesham Road which is a Local Distributor road as designated in the Local Plan No.3. Access to the properties would be via Evesham Road. Off street car parking for 2 cars is proposed in front of each dwelling. The car parking provision for the proposed dwellings would comply with the Council's car parking standards. However, at present, the area of land is currently used (informally) by the other occupiers of the existing older properties. This has resulted in an objection from County Highway Network Control who has concerns that the proposal would lead to an increase in parking on Evesham Road, adversely affecting the free flow of the highway. In addition, a neighbour objection submitted reflects the same concern.

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Whilst Officers appreciate the concerns raised, Officers have considered that the same effect could arise if the application site were to be fenced off enabling no off street car parking. The applicant could do this regardless of the outcome of this application and result in the same impact on the highway. In addition, the applicant has provided the following information to support the proposal:

*'Owners of the adjoining row of cottages have no legal right to park on this land, and at present, properties are let without parking. However, I have given permission to owners / tenants to park on the land, free of charge on the understanding that this can be withdrawn at any time.'*

Given that on street car parking could arise regardless of the outcome of the application, taking into account that the proposal provides two off street car parking spaces for each of the dwellings proposed, and that the location of the development fronts onto a local bus route in a sustainable location, it is considered on balance, that the proposed access and parking arrangements are acceptable on this occasion.

### Conclusion

Despite an objection from County Network Control regarding potential on street car parking issues, it is considered that the proposal would not give rise to additional on street car parking that could still arise if the site was inaccessible for parking. Whilst the proposal does not fully comply with the general garden space requirements set out in the Council's SPG on Encouraging Good Design as referred to in policies B(HSG).6 of the Borough of Redditch Local Plan No. 3, the proposal would be in character with the area in terms of scale, mass and design. Therefore, the proposal is considered to be acceptable.

### 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 3 years.
2. Materials to be submitted.
3. Limited hours during construction.
4. Car parking provision during construction.
5. No burning on site.
6. Approved plans specified.

### Informatives

- 1 Reason for approval.
- 2 Drainage details to be submitted.

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3      Vehicular crossing.

**Procedural Matters**

This application is reported to Planning Committee for determination because one of the consultees has formally objected to the application and the matter has not been resolved by Officers.