

**PLANNING
COMMITTEE**

15th August 2012

PLANNING APPLICATION 2012/161/FUL

**PROPOSED RESIDENTIAL DEVELOPMENT FORMING SEVEN
APARTMENTS WITH ANCILLARY CAR PARKING AND AMENITY SPACE**

THE ELMS: 42 BROMSGROVE ROAD, REDDITCH

**APPLICANT: MS M PARDOE
EXPIRY DATE: 15TH AUGUST 2012**

WARD: CENTRAL

The author of this report is Steven Edden, Planning Officer (DM), 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 lies close to the town centre in an area of mixed residential and commercial use. Immediately to the east is the Trades & Labour Club which is accessed from Britten Street. The site measures approximately 800 m² and comprises land to the rear of numbers 42-44 Bromsgrove Road. The application site itself is a roughly landscaped area and informal car parking area accessed via a private driveway leading from Bromsgrove Road. Numbers 42 and 44 are detached two storey villas which are included on the Councils Schedule of Buildings of Local Interest (The Local List) since they are of local heritage interest. These former villas have been converted into flats and date from the mid 19th century. They are formed of brickwork walls under hipped slate roofs. They are both well set back from the Bromsgrove Road with front gardens containing a number of mature trees covered by the Bromsgrove Road Tree Preservation Order (TPO).

Proposal Description

Permission is sought to erect an apartment block which would contain 7 no. one bedroomed apartments together with car parking spaces. The building would provide accommodation over three storeys with flats 1, 2 and 3 on the ground floor, flats 4, 5 and 6 on the first floor, with a further seventh flat at second floor level. The building would measure 14.5 metres in length, 10 metres in width with a height to ridge of 8.5 metres. Two small dormer windows are proposed to be positioned to the rear facing roofslope.

The existing private driveway which serves numbers 42 and 44, together with the adjacent number 52 would serve the proposed development. A total of 17 no. spaces would provide parking in a more formalised manner across the whole site at one space for each unit.

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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.wmra.gov.uk

www.worcestershire.gov.uk

www.redditchbc.gov.uk

National Planning Policy

The National Planning Policy Framework (NPPF)

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.

Borough of Redditch Local Plan No.3

CS.6	Implementation of Development
CS.7	The Sustainable Location of Development
CS.8	Landscape Character
S.1	Designing Out Crime
B(HSG).6	Development within or adjacent to the curtilage of an existing dwelling
B(BE).11	Buildings of Local Interest
B(BE).13	Qualities of Good Design
B(BE).19	Green Architecture
C(T).12	Parking Standards

Supplementary Planning Guidance / Supplementary Planning Documents

Encouraging Good Design
Designing for Community Safety
Open space provision

Relevant Site Planning History

None

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Public Consultation Responses

Responses in favour

One letter received stating that the proposed development would generally enhance the appearance of the site

Responses against

None

Consultee Responses

County Highway Network Control

No objection subject to conditions concerning access, turning and parking

Worcestershire Regulatory Services (Environmental Health)

No objection

Police Crime Risk Manager

No objection

Severn Trent Water

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

Councils Drainage Engineer

No comments received

Assessment of Proposal

The key issues for consideration in this case are:

- a) The design and layout of the proposals, particularly having regard to the impact of the development upon the nearby buildings of significance; and
- b) Impact of the proposals on highway safety; and
- c) Planning Obligation requirement.

The location of the site, near to the edge of the Town Centre is considered to be sustainable. It is situated in close proximity to both the railway station and the bus station. The site is not designated for any particular use in the local plan but a residential use on the site is acceptable in principle given that the surrounding area comprises a mix of residential and commercial uses.

Design and Layout

Policy requires that the appearance of the proposal, its layout and separation distances be considered, in terms of within the site and in context with surrounding built form. The scale and massing of the proposal is considered to complement the scale of existing development – namely the six apartments at number 44 and the four apartments at number 42 Bromsgrove Road.

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The general appearance of the building and in particular its front façade is considered to respond well to local distinctiveness including the symmetrical qualities of the locally listed buildings to the sites frontage. The use of red brick walls under a hipped slate roof with contrasting quoins all respect the appearance of numbers 42 and 44 Bromsgrove Road. Window detailing together with the proposed decorative wrought iron veranda and balustrade which are a particular feature of numbers 42 and 44 are replicated under this proposal.

Amenity space provided on site together with separation distances between the proposed and existing buildings comply with the Councils SPG on Encouraging Good Design.

The proposals are therefore considered to comply with Policies B(BE).13 and B(HSG).6 of the Borough of Redditch Local Plan No.3, as well as the SPG.

Highways and Access

The proposed development would provide a total of 17 car parking spaces across the whole of the site: 7 to serve the proposed new development together with a further 10 spaces which would serve the 6 flats which are contained within number 44 and the 4 flats which are contained within number 42 Bromsgrove Road. The provision of one parking space per apartment meets the Council's car parking requirements and complies with Policy C(T).12 of the Borough of Redditch Local Plan No.3. County Highway Network Control have no objection to the use of the existing vehicular access together with the proposed car parking provision, and recommend conditions which are considered reasonable to impose.

Planning Obligation

The size of the proposed development is above the policy threshold for requiring contributions which should be sought via a planning obligation which in this case would cover:

- A contribution towards playing pitches, play areas and open space in the area, due to increased demand/requirement from future residents, is required in compliance with the SPD.

There is no requirement for an education contribution in this case due to the size of the proposed dwellings.

Conclusion

At the time of writing, the planning obligation is in draft form, but is expected to be completed by 15th August 2012. Assuming that the obligation is completed by this date, it is considered that the proposed development would accord with sufficient policy criteria and objectives to result in a favourable recommendation given that the scale, layout and appearance of the proposed apartment block would respect the nearby villas to the sites frontage and the

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general character of the area. Car parking and access arrangements are considered to be acceptable. If the obligation has not been completed by 15th August 2012, Members will be informed by means of a planning update, which means that the recommendation may need to be amended from that as stated below.

Recommendation

That having regarded 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 used on walls and roofs to be submitted and approved.
- 3 Plans approved specified.
- 4 Landscaping including boundary treatment to be submitted and approved.
- 5 Landscaping including boundary treatment to be carried out in accordance with details approved
- 6 Hours of work during construction to be limited.
- 7 Access, turning and parking

Informatives

- 1 Reason for approval
- 2 Highway Note 4
- 3 Highway Note 5
- 4 Drainage

Procedural matters

This application is being reported to the Planning Committee because the recommendation is that permission be granted subject to a planning obligation. As such the application falls outside the scheme of delegation to Officers.