

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr Lee Kirby	Erection of a single detached dwelling  103 Wildmoor Lane, Catshill, Bromsgrove, Worcestershire, B61 0PQ	01.12.2015	15/0922

**Councillor Helen Jones has requested that this application be considered by Planning Committee rather than be determined by delegated powers.**

**RECOMMENDATION:** That planning permission be Granted subject to no adverse comments being received from the Highway Authority following the receipt of additional information as requested.

### **Consultations**

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**Highways Department- Worcestershire County Council** Consulted 23.10.2015

Comments received seeking additional information that demonstrates turning and parking provision on the site.

**Drainage Engineers Internal Planning Consultation** Consulted 23.10.2015

Since Building Regulations already require that adequate provision shall be made for rainwater to be carried from the roof of the building it is not considered necessary for a condition relating to drainage to be attached to this permission.

**Catshill And North Marlbrook Parish Council** Consulted 23.10.2015

The Council have concerns regarding over intensive development within this area and ask the Planning Officers to be mindful of the continuing addition of houses to the original plans.

**Severn Trent Water** Consulted 23.10.2015

No Comments Received To Date

### **Publicity**

A total of four letters were sent to properties surrounding the application site.

Two responses have been received from the occupiers of 101 and 105 Wildmoor Lane objecting to the application. A number of matters raised are not material planning considerations and largely relate to the dwellings under construction on the adjoining sites which already have planning permission. Those which are considered relevant relate to:

- Overlooking/impact on privacy
- Increased traffic
- Impact on parking

### **Relevant Policies**

National Planning Policy Framework  
National Planning Practice Guidance

### **Bromsgrove District Local Plan 2004 (BDLP):**

DS3 Main Locations for growth  
DS13 Sustainable Development  
TR11 Access and off street parking  
S7 New dwellings outside the Green Belt

SPG1 Residential Design Guide

### **Relevant Planning History**

10/0582	Erection of 3No detached two storey dwelling with access road and parking areas Land to Rear Of 103 Wildmoor Lane	Refused	07.02.2011
11/0871	Erection of 3no. detached two storey dwellings on land to rear of 103 Wildmoor Lane (as augmented by plans received 27/10/11).	Approved	01.12.2011
14/0921	Approval of reserved matters (appearance, landscaping, layout and scale) of application 11/0871	Approved	18.02.2015
15/0187	Erection of a single, two storey dwelling with associated car parking	Approved	17.04.2015

### **Assessment of Proposal**

This application proposes a single detached dwelling on land to the rear of 103 Wildmoor Lane and south of a site which has planning permission granted for four dwellings in total. The proposed dwelling would match the size and style of the other four adjacent to the site. It would be of two storey scale and constructed from red brick with a grey tile roof.

The principle of development on this site has been established through the granting of outline and full planning permission for the four dwellings adjacent to this site. The proposed development will sit alongside those dwellings already granted and utilise the same vehicular access point.

The design of the proposed dwelling is similar to those across the wider site, incorporating dormer window style detailing above the upper floor windows and arched details above the ground floor windows. The style of dwellings in the vicinity of the site are varied in design and form and given that this development is a 'backland' style development generally screened from public views by the existing frontage development along Wildmoor Lane and Mayfield Close it is considered acceptable in this instance.

The proposal provides for adequate amenity space for the occupiers of the dwelling, exceeding the minimum 70 square metres as advised in SPG1. The length of the garden to this plot meets the 10.5 metre length again advised in SPG1.

The rear elevation of the dwelling faces the rear elevation of number 103 Wildmoor Lane and at an oblique angle the rear elevation of number 101 Wildmoor Lane. The separation distance between the proposed dwelling and number 103 is 27 metres and between the proposed dwelling and number 101 is 23 metres at its shortest distance. An amended plan has been received rearranging accommodation internally such that a bathroom is now proposed at first floor level closest to the boundary with number 101. A condition is recommended to ensure that this and all other windows serving bathrooms or ensuites and the windows in the upper floor side elevations are fitted with obscure glazing. It is also of note that a tree is proposed to be retained close to the boundary with 101 Wildmoor Lane which will further screen the development for this property. Taking these matters in to account, combined with the angled relationship between the proposed dwelling and the existing dwelling at 101 Wildmoor Lane the level of overlooking likely to occur is not considered significant enough to warrant refusal on this basis.

The issue of highway safety, in terms of the principle of the access, was dealt with and considered acceptable at the outline stage when granting permission for three dwellings and further considered acceptable for the fourth dwelling at the site. The Highway Authority consider up to 6 dwellings are acceptable off a private drive and conditions were imposed at the outline stage to control the make up of the access driveway, the provision of visibility splays and the surfacing of the access and turning areas such that these conditions do not require repeating as part of this permission. Further clarification has been sought from the highway authority specifically in relation to the parking and turning provision for this dwelling and that information is awaited. Notwithstanding this, it is considered that the site has the capacity for a further dwelling and considering the level of development which already has permission the addition of one single dwelling will not have a severe impact on highway safety as required by paragraph 32 of the NPPF before refusing planning permission on this basis. As a result of the request for additional information, further conditions may be recommended and if so, will be reported via the update on the day of the meeting.

The parish council have objected to the development on the grounds of overdevelopment. As it has already been noted the proposed dwelling provides in excess of the private amenity space standards advocated within the councils SPG it is considered unreasonable to refuse planning permission on this basis.

**RECOMMENDATION:** That planning permission be Granted subject to no adverse comments being received from the Highway Authority following the receipt of additional information as requested.

**Conditions:**

1. The proposal must be started within 3 years from the date of this notice.  
Reason: To comply with National Legislation.
2. The proposal shall be carried out as shown on the plans, schedules and other documents listed below;

2015-58-05  
2015-58-04 Rev A  
2015-58-03  
2015-58-02  
2015-58-01

Reason: To make sure the development is carried out exactly as shown on the plans, to ensure that it relates to the area in which it is being built and protects how that area looks, in order to comply with policy DS13 of the Bromsgrove District Local Plan January 2004.

3. Full drainage plans shall be submitted to and approved in writing by the Local Planning Authority prior to work commencing on site. The drainage plans approved shall be implemented before the first use of the dwelling hereby permitted and shall be retained thereafter.

Reason: To ensure satisfactory drainage and reduce the risk of flooding elsewhere as a result of the development.

4. Prior to installation on site you must give details of, or send a sample of the type, colour and finish of the materials that you are going to use on the roof and or wall of the development to the Council. The Council will agree these details with you in writing and you must use these materials when you build the development.

Reason To make sure that the development relates to the area in which it is being built and protects how that area looks in order to comply with policy DS13 of the Bromsgrove District Local Plan January 2004

5. Prior to the first occupation of the dwelling to which this permission applies and at all times thereafter the upper floor windows serving bathrooms and ensuites on the approved plans and the upper floor windows in the side elevations shall be glazed with obscure glass to a minimum of Pilkington Level 4 and top hung or fixed only.

Reason: In order to protect residential amenity in accordance with Policy DS13 of the Bromsgrove District Local Plan January 2004.

**Case Officer:** Sarah Hazlewood Tel: 01527881720  
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