

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mrs Diane Jinks	Proposed residential development of two dwellings: demolition of 416A Birmingham Road and replacement with a 2 storey dwelling and erection of an additional single storey dwelling. 416A Birmingham Road, Catshill, Worcestershire, B61 0HL,	16.09.2015	15/0611

RECOMMENDATION: That planning permission be Granted

Consultations

Worcester Regulatory Services- Contaminated Land Consulted 25.08.2015

No objection.

Severn Trent Water Consulted 25.08.2015

No objection subject to condition requiring development not to commence until drainage plans showing foul and surface water disposal have been submitted and approved by the LPA.

Drainage Engineers Internal Planning Consultation Consulted 25.08.2015

Having looked at this consultation I have the following comments to make.

The site falls entirely within flood zone 1 (low risk of fluvial flooding). There may be some susceptibility to surface water flooding within the site boundary, so I would recommend that floor levels are set no lower than existing floor levels.

The site at present appears to be a combination of hard-standing and green / porous areas. It is important that surface water from the site is managed appropriately, and that there is no increase in surface water runoff or flood risk as a result of the development.

Buildings Regulations require that discharge to a soakaway should be ruled out first before discharge to a watercourse or an existing storm drain will be considered. No discharge of surface water to a foul sewer will be allowed.

Since Building Regulations (H3 ' rainwater drainage) already require that 'adequate provision shall be made for rainwater to be carried from the roof of the building', I don't deem it necessary for this application to recommend attaching a drainage condition.

Fiona McIntosh
Senior Water Management Officer

Highways Department- Worcestershire County Council Consulted 25.08.2015

Recommends that any permission which the District Planning Authority may wish to give include the following conditions and notes:-

HC33 - Parking Council Standards (Multi Unit)

HC36 - Cycle Parking (Multi Unit)

HC51 - Parking for Site Operatives (modified)

HN1 - Mud on Highway

HN4 - Private Apparatus within the Highway

Landscape & Tree Officer Consulted 25.08.2015

No Comments Received To Date

Worcestershire Wildlife Trust Consulted 25.08.2015

No objection

Relevant Policies

Bromsgrove District Local Plan 2004 (BDLP):

C12 Wildlife Corridors

C17 Retention of Existing Trees

S7 New Dwellings Outside the Green Belt

S8 Plot Sub-Division

DS13 Sustainable Development

TR11 Access and Off-Street Parking

NPPF National Planning Policy Framework

NPPG National Planning Practice Guidance

SPG1 Residential Design Guide

Relevant Planning History

B/13476/1985	Erection of open canopy onto existing dwelling.	Approved	05.11.1985
B/7500/1980	Erection of detached garage and internal extension within existing bungalow	Approved	06.05.1980
B/7797/1980	Boundary wall, 7 feet in height.	Approved	21.07.1980

Assessment of Proposal

The application proposes a three bed detached bungalow and a replacement four bed detached house on land set back from the Birmingham Road in Marlbrook.

The site lies within a designated residential area where the principle of residential development is acceptable, subject to detailed policy requirements. The proposed replacement dwelling is in approximately the same location as the existing dwelling, with the bungalow at the head of the access road facing Birmingham Road, yet set back a significant distance from it. A detached double garage would be provided to the rear of 418 Birmingham Road, with a garage space and a parking space in front for each dwelling, giving sufficient turning space that the site could be accessed and egressed by vehicles in a forward gear. There are no objections raised by the Highway Authority, subject to conditions and informatives which are appropriate to impose.

The area is characterised by frontage residential development, with various additional built form inserted in large and small groups, such that there is no uniform pattern or character of development to follow, including the current property 416A which itself is set behind the main frontage run of development.

The principle of these dwellings is therefore considered to be acceptable, as they are not out of character and can be accessed adequately.

The design of the proposed dwellings are such that they would each have sufficient private amenity space and the separation distances between them, each other and existing surrounding residential properties are more than adequate to meet the adopted local standards. Their orientation is such that it would not result in significant overshadowing to any adjacent garden areas in close proximity to the houses which they serve. As such, it is considered that the proposed development would not result in any harm to amenity or loss of privacy through overlooking, overshadowing or overbearing impact.

The access to 416A Birmingham Road is already in use to serve the current dwelling, and any additional harm caused by a small additional dwelling on the site is not considered to be sufficiently significant to warrant refusal of the application when taking into account the likely additional usage and resultant vehicle movements. It is noted that to the south side of the access, a garage separates the dwelling from the access road, giving space and separation between the access and the dwelling. Similarly, to the north side the two storey built form is not immediately adjacent the access.

Representations have been received, including a petition, raising various matters most of which have been dealt with above. As a result, it is recommended that a condition restricting construction hours be attached in order to protect residential amenity. The matter raised relating to a lack of public engagement by the developer prior to the submission of the application is not one that can be taken into account, as there is no requirement for such consultation to occur.

Initially, the application was incorrectly identified as 116A not 416A and re-consultation has occurred to address this matter. All representations received as a result of this

consultation period have been taken into account in coming to a decision on this application, as noted above.

To summarise, the application lies in an area where the principle is acceptable, and the details of the dwellings meet all the local adopted standards contained in policy. No other material considerations have been identified to outweigh this, and therefore it is considered appropriate that planning permission be granted subject to conditions.

RECOMMENDATION: That planning permission be Granted subject to the following conditions:

- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: Required to be imposed pursuant to Section 51 of the Planning and Compulsory Purchase Act 2004

- 2) The development hereby permitted shall be carried out in accordance with the following approved plans:

Title: Location Plan at scale 1:1250

Title: Site Plan at scale 1:250

Title: Proposed Pair Of Garages: Front & Rear Elevations & Roof Plan at scale 1:100

Title: Proposed Pair Of Garages: Side Elevations & Roof Plan at scale 1:100

Title: Ground Floor Plan at scale 1:100

Title: First Floor Plan at scale 1:100

Title: Front, Side & Rear Elevation Plan at scale 1:100

Title: Proposed Bungalow at scale 1:100

Title: Proposed Front Elevation at scale 1:100

Title: Proposed Rear Elevation at scale 1:100

Title: Proposed Side Elevation at scale 1:100

Title: Proposed Side Elevation at scale 1:100

Date received: 22.07.2015

Reason: For the avoidance of doubt and in the interests of proper planning

- 3) Prior to the first occupation of any dwelling hereby approved space shall be laid out within the curtilage of each property for car parking and vehicular turning facilities to accord with the Council's standards to enable vehicles to park and turn so that they may enter and leave the application site in a forward gear. The parking and turning areas shall be properly consolidated, surfaced and drained in accordance with details to be submitted to and approved in writing by the Local Planning Authority and these areas shall not thereafter be used for any other purpose than the parking of vehicles.

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway and in accordance with policy TR11 of the Bromsgrove District Local Plan No.3 and the NPPF.

- 4) Prior to the first occupation of any dwelling hereby approved secure parking for 4 cycles to comply with the Council's standards shall be provided within the curtilage of each dwelling and these facilities shall thereafter be retained for the parking of cycles only.

Reason: To comply with the Council's parking standards and in accordance with policy TR11 of the Bromsgrove District Local Plan 2004 and the NPPF.

- 5) The development shall not begin until parking for site operatives and visitors has been provided within the application site in accordance with details to be submitted to and approved by the Local Planning Authority and such provision be retained and kept available during the construction of the development.

Reason: To prevent indiscriminate parking in the interests of Highways safety and in accordance with policy TR11 of the Bromsgrove District Local Plan No.3 and the NPPF.

- 6) No further developments (within the meaning of Classes A-H of Schedule 2, Part 1 of The Town and Country Planning General Permitted Development Order 2015 as amended) can be built at the application site without the written approval of the Local Planning Authority. Classes A-H includes extensions and alterations to the house, additions and alterations to the roof, porches, outbuildings, enclosures, swimming and other pools, hard surfaces, chimneys, flues and microwave antennas.

Reason: To ensure the form of the development remains appropriate in accordance with Policy S7: New Dwellings Outside the Green Belt of the Bromsgrove District Local Plan and protects residential amenity.

- 7) All new external walls and roofs shall be finished in materials to match in colour, form and texture those on the existing building.

Reason: To protect the visual amenity of the area in accordance with policy DS13 of the Bromsgrove District Local Plan January 2004

- 8) The bathroom and ensuite window to be installed at the first floor rear (northern) elevation on the approved plan(s) shall be fitted with obscure glazing and any

opening lights shall be at high level and top hinged only. The obscure glass shall be maintained in the said windows in perpetuity.

Reason: To protect the amenities of neighbouring residents in accordance with policy DS13 of the Bromsgrove District Local Plan January 2004.

- 9) During the course of any site clearance and development, the hours of work for all on-site workers, contractors and sub-contractors shall be limited to between;
- 0800 to 1800 hours Monday to Friday
 - 0900 to 1200 hours Saturdays
 - and NO WORKING shall take place at any time on Sundays, Bank Holidays or Public Holidays or at any time outside of the above permitted working hours unless first agreed in writing by the Local Planning Authority.

Reason: In the interests of neighbours amenity.

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