

Name of Applicant Type of Certificate	Proposal	Map/Plan Policy	Plan Ref. Expiry Date
BDHT 'A' & 'B'	Refurbishment of 58 no. 1 and 2 bed Wimpey no-fines flats including new external insulation with render and timber effect finish	RES	10/1016
			10/1037
			10/1043
			10/1044
	Removal of 10 no. existing concrete stairs to flats, retention of 10 no. existing concrete landings and construction of 10 no. new stair enclosures to replace existing stairs		21.12.10
	(Charford Regeneration Phase 2)		
	Foxwalks Avenue/Alderney Road, Charford Willow Close/Rowan Close, Sidemoor Charford Road/Lyttleton Avenue, Charford Breakback Road/Alderney Road, Charford		

RECOMMENDATION that permission be **GRANTED** in relation to:

Foxwalks Avenue/Alderney Road	(10/1016)
Willow Close/Rowan Close	(10/1037)
Charford Road/Lyttleton Avenue	(10/1043)
Breakback Road/Alderney Road	(10/1044)

Consultations (for all applications)

WH	Consulted - views received 18.11.10: No objection
Climate Change Officer	Consulted 01.11.10: views awaited
Community Safety	Consulted 01.11.01: views awaited
West Mercia Constabulary	Consulted - views received 18.11.10: No objection
Publicity	10/1016 11 letters sent 01.11.10 (expire 22.11.10): no response received 2 site notices posted 16.11.10 (expire 07.12.10): no response received
	10/1037 2 letters sent 01.11.01 (expire 22.11.10): no response received 1 site notice posted 16.11.10 (expire 07.12.10): no response received
	10/1043 6 letters sent 01.11.10 (expire 22.11.10) 2 site notices posted 16.11.10 (expire 07.12.10) 1 response received 19/11/10: concerns over construction phase, including storage of materials and parking provision.

Foxwalks Avenue/Alderney Road (10/1016), Willow Close/Rowan Close (10/1037), Charford Road/Lyttleton Avenue (10/1043) and Breakback Road/Alderney Road (10/1044) - Refurbishment of 56 1 & 2 bed Wimpey no-fines flats including new external insulation with render and timber effect finish. Removal of existing concrete stairs to flats including some built on sheds, retention of 10 no. existing concrete landings and construction of 10 no. new stair enclosures to replace existing stairs - Bromsgrove District Housing Trust

10/1044

24 letters sent 02.11.10 (expire 23.11.10): no response received

2 site notices posted 16.11.10 (expire 07.12.10): no response received

The site and its surroundings

The scheme relates to a number of sites in 16 locations situated across the Charford and Sidemoor areas of Bromsgrove involving 60 no dwellings, of which the applicant (Bromsgrove District Housing Trust) owns and manages 48.

The sites are:

Foxwalks Avenue/Alderney Road	(10/1016)
Willow Close/Rowan Close	(10/1037)
Charford Road/Lyttleton Avenue	(10/1043)
Breakback Road/Alderney Road	(10/1044)

All sites are located in an established residential area.

Proposals

The proposals include external wall insulation and cladding to 58 no. dwellings and the construction of 10 no. new stair enclosures. The application forms part of a wider scheme of similar works to other dwellings within the Charford and Sidemoor area the applicant is implementing under permitted development (improved insulation, double glazing and external rendering). These aspects do not require planning permission and therefore do not form part of the scheme for determination by Members.

The proposals the subject of this application relate to a full application for external fabric upgrades to existing flatted accommodation to include:

- Insulation of external walls and lofts
- New double glazed window and doors

The scheme also includes the construction of new stair pods to existing flats to consist of:

- Removal of existing non-compliant stairs
- Retention of existing landings
- Construction of new stair to current building regulations
- New stair enclosure to provide safe and secure access to flats

The stair enclosure works will involve the removal of the existing stairs (and in some cases those constructed on brick stores). New stairs are then to be constructed, fixed to the existing concrete landings. A steel frame will be erected around the stairs, clad with glazed curtain walling and Supertech™ (timber effect planks). Fixed louvers within the curtain walling frame will allow for ventilation. A small window is included on stair landings. The roof is to be aluminium standing seam in grey. Hidden guttering is to be utilised.

Foxwalks Avenue/Alderney Road (10/1016), Willow Close/Rowan Close (10/1037), Charford Road/Lyttleton Avenue (10/1043) and Breakback Road/Alderney Road (10/1044) - Refurbishment of 56 1 & 2 bed Wimpey no-fines flats including new external insulation with render and timber effect finish. Removal of existing concrete stairs to flats including some built on sheds, retention of 10 no. existing concrete landings and construction of 10 no. new stair enclosures to replace existing stairs - Bromsgrove District Housing Trust

The flats included in the proposals will be improved externally with a neutral coloured render and the introduction of horizontal timber effect planks. A selection of four blue colours is proposed to residents, whose comments will then affect the final choice.

Members will note this scheme follows the previous phase carried out at Tibberton Court and Austin Road, Charford. This second phase of works draws on the success of Phase 1 whilst also giving it its own identifying features, promoting the same sense of place that was achieved at Austin Road.

Relevant Policies

WMSS UR3, QE1, QE2, QE4
WCSP SD.2, SD.3, SD.5, D.43, T.1
BDLP DS3, DS13, S28, ES11, C6, TR11
Others PPS1, PPS3, SPG1

Relevant Planning History

B/1995/0986 Erection of 10 No. 2 bedroom flats and enclosure of existing staircase entrance together with provision of parking bays:
Approved 12.02.96
B/1994/0034 Three 3 bedroom terraced houses with 6 car parking spaces at rear access from Foxwalks Avenue and 12 car parking spaces on existing grass verge fronting Foxwalks Avenue:
Refused 09.05.94

Notes

The scheme effectively relates to environmental enhancements that will serve to improve the locality and the quality of life for the residents.

The enclosed stairwells are of an appropriate design and will significantly improve the elevations of these dwellings. The new stairwells will remove the unsympathetic and unsightly external stairwells and provide positive enhancement to the compound dwellings and the streetscene in general. The stairwells will provide greater cohesiveness with the refurbished dwellings and reduce opportunities for crime.

This aspect of the proposal will not lead to any loss of residential amenity for the occupiers of the adjacent dwellings. I note the concern regarding the construction phase arising from the consultation process and consider it suitable to impose a condition on such matters.

The external alterations to the dwellings are appropriate and will provide further enhancement to the streetscene.

I therefore find no reason to refuse permission and recommend approval. To provide clarity to the Local Planning Authority, I suggest it pertinent to impose a Condition regarding external facing materials.

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1. Time limit
2. Notwithstanding the annotated materials schedule detailed on the approved drawings, details of the form, colour and finish of the materials to be used externally on the dwellings, together with the new external stairwell enclosures shall be subject to the approval, in writing, of the Local Planning Authority before any work on the site commences.
3. The development shall not begin until parking for site operatives and visitors and storage of materials to be used in conjunction with the development have been provided 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.

Reasons

2. To protect the amenities of adjacent occupiers in accordance with Policy DS13 of the Bromsgrove District Local Plan 2004 and Policy SD.2 of the Worcestershire County Structure Plan 2001
3. To prevent indiscriminate parking in the interests of highway safety.

Notes

This decision has been taken having regard to the policies within the Worcestershire County Structure Plan (WCSP) June 2001 and the Bromsgrove District Local Plan (BDLP) January 2004 and other material considerations as summarised below:

WCSP SD.2, SD.3, SD.5, D.43, T.1
BDLP DS3, DS13, S28, ES11, C6, TR11
Others PPS1, PPS3, SPG1

It is the Council's view that the proposed development complies with the provisions of the development plan and that, on balance, there are no justifiable reasons to refuse planning permission.