

Name of Applicant Type of Certificate	Proposal	Map/Plan Policy	Plan. Ref Expiry Date
ELMSVYNE HOMES 'B'	Proposed redevelopment to provide 12 x 1 bedroom apartments (resubmission of B/2006/1405) (as amended by plans dated 05.06.2006) 34 and adjoining land, Rock Hill, Bromsgrove	RES	B/2007/0454 01.08.2007

RECOMMENDATION: Subject to the applicants entering into a suitable legal mechanism covering contributions toward the off site provision of play space that the determination of the application be **DELEGATED** to the Head of Planning and Environment Services.

MINDED TO APPROVE

Consultations

WCC(HP)	Consulted - Defer require details of junction arrangement etc 15.05.2007 Further information provide - Details are satisfactory - suggest conditions - 22.06.2007
ENG	Consulted - comments awaited -
CEHO	Consulted - Suggest conditions re contaminated land Consulted - Suggest conditions re acoustic glazing etc. 01.06.2007
LP	Consulted - Comments received 29.06.2007 - Area is within residential area of Bromsgrove. Relevant documents are PPS1 PPS3 and SPG1.. Extant permission for 9 dwellings and therefore residential development use is established. This application is a effectively a renewal of existing permission although slightly higher density in line with exception 4 of SPG10. As development exceeds 5 units triggers requirement for open space. In this instance and given previous permission I am happy an alternative approach is taken. This should be calculated in proportion to increase of dwellings 12 in lieu of 9 9 dwellings attracted £3277 per dwelling so 12 should be £39,324. If this proposal had no site history etc then the full requirement for SPG11 should apply
LT	Consulted - No issues - conditions 20.05.2007
WMC	Consulted - Suggest home should comply with secured by design standards 18.05.2007
Publicity	Site notice posted- 31.05.2007 expires 07.06.2007 Press notice posted 18.05.2007 expires 08.06.2007 I letter received unaddressed but individually signed by 10 people in Breakback Road concerned about the state of the existing property and its related security 03.05.2007.

The site and its surroundings

This application site relates to a corner site located on the west side of Rock Hill. This site presently contains an existing dwelling (number 34).

Number 34 sits at right angles to Rock Hill and is in an elevated position. The house dates back to the late Victorian period with domestic revival detailing. The house is in a poor state of repair and this also includes a neglected garden area to the side and rear of the house.

The site also includes a commercial frontage, which is presently unused although previously used for car sale. Adjacent plot also has car sales. The level here is situated on the junction with Fox Lane. The Greyhound pub stands on the opposite corner of the Road. The site slopes, especially where the present dwelling (number 34) is located and at the boundary (west) with Breakback Road there is a significant change in levels between the two sites.

The land is situated within predominantly a residential area and is in a prominent location on one of the main routes into the Town.

Proposal

This particular proposal relates to the redevelopment of the site to provide 12 X 1 bedroom apartments

The proposal is for 12 one bedroom apartments set over 2 and three storey levels. Units proposed will face onto Rock hill with a vehicular access to the rear providing 12 car space and bin store with associated landscaping and amenity space.

Relevant Policies

WMSS	CF2, CF3, CF4, CF5, CF6, WE1, QE3, T2
WCSP	SD.3, SD.4, SD.5, SD.6, SD.7, D.1, D.2, D.3, D.4, D.5, D.9, D.11, T.1
BDLP	DS3, DS13, S1, S3, S7, S14, S15, S28, RAT5, RAT6, TR11
Others	PPS1, PPS3, PPS9, PPG13, SPG10, SPG1

Relevant Planning History

B/2003/1004	OUTLINE - Site Redevelopment for provision of 9 x 1 bed apartments - Granted 4.3.05
B/2006/1004	Residential for affordable and low cost housing - Refused 23.2.07

Notes

This is a revised full application and is for the provision of 12 1 bedroom apartments.

In consideration of this proposal I have considered the main issues as indicated under separate headings as follows:

Location of Development

PPS1 advocates sustainable development through the planning process and the re-use and re-development of brown field sites will occur through. The site is a presently utilised for residential and a mixed use function. The site represents a redevelopment of an existing site, which is in a well-established residential/mixed context with good transportation links to the Town centre and beyond. I also consider this location is sustainable in terms of its location and is broadly in line with the principles of policy DS13 of the BDLP.

PPS3 encourages housing especially on previously developed land and the West Midlands Regional Spatial Strategy encourages the delivery of housing and mixed communities through policies in the RSS 2004. This is with particular reference to policies CF5 and CF6. Both the Worcestershire Structure Plan WCSP and the Bromsgrove District Local Plan BDLP identify land outside Greenbelt areas which may be suitable to housing development subject to a number of criteria which will be considered below in accordance with policy S7.

The Development and Housing Oversupply - SPG10

I am mindful of the previous permission granted on the site for the provision of 9 units. This permission is currently still live and covers the site. This application has been revised and now only incorporates the previous land as approved. The application has been described for 12 units. This obviously represents an increase over the original consent granted for 9. Members will be aware of the criteria and justifications for SPG10. In this instance the site relates to a site where existing permission exists and presently contribute to housing supply figures. If the site area, as per this submission remain the same it is not unreasonable to consider a higher density on the site as long as other criteria are fully met. For this reason I find this increase in numbers of 3 reasonable given the guidance in PPS3 and SPG10.

Density

The area of the site is 0.13 hec with 12 units proposed. This would equate to a density 88 dwellings per hectare, which appears very high density. This location is adjacent to a main route and the amenities of the town centre. The density of this is well in excess of the guidance contained in the Structure Plan which indicates that 30-50 is the norm with up to 70-80 in areas with good public transport links and on major nodes. I consider this to be a reasonable density in respect to this site and would therefore not conflict with policy D9 of the WCSP and S7 of the BDLP and the guidance contained in PPS3.

Form and Layout

Members will recall the previous submission for the units at the site. This submission represents a major revision to this. The site area is much reduced in line with the 2003 consent. The proposed development is of a 2 and 3 storey arrangement with the two storey element forming an L shape arrangement, relating more positively to the existing cottages on the south western boundary. The development would step up to three levels would occupy the main frontage of the site before the site entrance and adjacent car forecourt. The frontage has front lobbies and access points to the main road, providing

active frontages, much more in keeping with the local area and thus more activity and as much surveillance in possible. The format of the proposal is predominately a traditional format with a mix of gable and hipped roof details.

Impact on Surrounding area and Neighbouring Properties.

Members will appreciate the site redevelopment will bring a positive visual improvement to the present neglected site. The development siting within the plot demonstrates that separation distances provided in line with your SPG1, which are sufficient given the changes of levels between the site and that of Breakback Road on the rear (western) boundary, which is set over at least 5m higher than the site.

A cross section has been provided through the development which shows the relationship of the original dwelling(34) and the proposed development. Members will note that the proposal is set further away allowing for improved separation. Conditions will ensure that existing and proposed (finished floor levels) are provided to ensure that adequate spacing is maintained between the proposed and existing houses on Breakback Road.

Daylight will be maintained to number 36 and the properties in Breakback Road, as the sun travels across the frontages during the day. The stepping of the development ensures that an acceptable relationship between the properties is maintained.

Highways Implications

The proposed access point to the development is proposed is Rock Hill. This access is proposed to serve all of the apartments and their associated 12 parking spaces from a tarmac driveway. These spaces are provided at the rear of the development in a parking court with amenity space.

Highways have commented on this submission and originally requested details in respect to the visibility, approaching speeds distance from the access to the junction with Fox lane. Amended plan SHDC/ 07/16/04A includes highways adjustments to provide a suitable visibility arrangements, these issues have now been resolved and Highways have recommended conditions to ensure highway safety is met in accordance with your adopted policies. The applicant has now provided sufficient information and the level of detail is sufficient to satisfy the requirements of policy T1 of the WCSP and TR11 of the BDLP.

Hedges/ Landscaping

The proposal considers the redevelopment of an exiting forecourt area, house and associated garden. The applicant has provided a baseline survey for the development considering the impacts on wildlife and any landscape feature worthy of retention. An initial bat survey has been provided and no bats have been found. Mitigation measure have been offered in terms of retention of hedges where possible and additional planting. Conditions will ensure that suitable landscaping is offered for both hard and soft areas.

Open Space

The application triggers the requirement for open space. Members will note an amount of open space has been provided on the site. Further contributions are required for off site provision. I am mindful however of the previous consent and the levels of contribution offered in this respect this issue is currently being resolved through revisions to the S106 in place from the previous application.

Comments have now been received from local plans who have indicated a proportional calculation should be applied in this instance given the history of the site. I do not consider to be unreasonable given this. Figures have been supplied to the applicants and will be revised in a new S.106 agreement.

Other Issues

The site is located on a main route and this proposal introduces an additional 12 units. This is a major route into the town and any noise issues (ie background levels) that may occur from potential traffic noise and noise from adjacent public house (the Greyhound) will need to be mitigated for in the form of acoustic glazing or ventilation as both the lounge and bedroom areas face the road. A condition is proposed to ensure that these measures are adequately assessed.

As the site is on previously developed land the site may be contaminated. Given this conditions are proposed by your CEHO to ensure the necessary surveys and mitigations are in place (if necessary) to ensure that this is adequately controlled. I am satisfied that suitable conditions can be placed on the development to ensure this takes place and enforced.

Conclusion

I consider the proposal will represent use of previously developed land. It complies with your policies for residential development in the District and a positive approach to the use of brown land within the urban area of Bromsgrove. I am minded to approve the application.

RECOMMENDATION: Subject to the applicants entering into a suitable legal mechanism covering contributions toward the off site provision of play space that the determination of the application be **DELEGATED** to the Head of Planning and Environment Services