

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mrs Heather Egginton	1 No. Detached Bungalow on Land Adjacent No 1 Warwick Avenue 1 Warwick Avenue, Bromsgrove, Worcestershire, B60 2AH,	01.07.2015	15/0368

Councillor Rita Dent has requested that this application be considered by Planning Committee rather than being determined under delegated powers.

RECOMMENDATION: That planning permission be Granted

Consultations

Highways Department- Worcestershire County Council Consulted 15.06.2015
No objection subject to conditions.

Worcester Regulatory Services- Contaminated Land Consulted 15.06.2015
No Objection

Worcester Regulatory Services- Noise, Dust, Odour & Burning Consulted 15.06.2015
No objection

Landscape & Tree Officer Consulted 15.06.2015
No objection subject to condition to protect veteran oak trees.

Drainage Engineers Internal Planning Consultation Consulted 15.06.2015
No objection subject to conditions

Conservation Officer Consulted 15.06.2015
I would have to object to this application as it currently stands. Warwick Hall has lost virtually all of its original setting. The siting of the proposed dwelling will remove the last remaining area of open land, and remove the last view of the building from Old Station Road. I also have concerns with the design of the proposed building, which due to its unusual proportions will, I consider, detract from the lodge it has attempted to copy.

Publicity:

22 letters sent on the 15th June 2015 (expired 6th July 2015) and re-consultation on the 14th July 2015 (expiring 29th July 2015)
1 site notice posted on the 23rd June 2015 (expired 14th July 2015)

Neighbour Responses
3 responses have been submitted. These objections raised the following issues:

- Loss of view;
- Loss of privacy;
- Surface and foul water drainage cannot cope, there would be an increased risk of flooding;
- Harm to local wildlife including frogs;
- Highway safety concerns on bend;
- Impact on protected trees;
- Disruption to nursing home driveway;
- Noise pollution;
- Health risk arising from dust which harms air quality

Councillor Dent: I wish to draw to the attention of Members, to the views of local residents.

Relevant Policies

NPPF National Planning Policy Framework
DS3 Main Locations for Growth
S7 New Dwellings Outside the Green Belt
S8 Plot Sub-Division
TR11 Access and Off-Street Parking
C17 Retention of Existing Trees
SPG1 Residential Design Guide
S39 Alterations to Listed Buildings

Relevant Planning History

None

Assessment of Proposal

The site and its surroundings

The application site consists of a bungalow on a spacious plot located at the junction of Warwick Avenue and Old School Road. The site is located within the residential area of Bromsgrove Town, as defined by the Bromsgrove District Local Plan (BDLP) Proposals Map.

The Proposed Development

This application seeks planning permission for the erection of 1 No. 2bed bungalow within the rear garden of 1 Warwick Avenue. An access would be created on Old Station Road to serve the bungalow which would front onto Old Station Road

Planning Considerations

The main issues to be considered in assessing the application are the following:

- o The principle of the proposed development;
- o Impact on character and street scene;
- o Impact on the amenities of occupiers of adjacent dwellings;

- o Whether the proposed development would provide adequate access and parking provision so as to mitigate harm to highway safety; and
- o Impact on landscape features and trees

Principle of the Proposed Development

The site is located outside of the Green Belt within the residential area of Bromsgrove Town as defined on the Proposals Map. The proposal would involve the sub-division of a residential garden to create a 2 bedroom dwelling adding an additional unit to housing supply in Bromsgrove District in a sustainable location.

The basic principle of residential development is, therefore, considered to be acceptable and would accord with the advice of the National Planning Policy Framework and the provisions of Policies DS3, DS13, S7 and S8 of the Bromsgrove District Local Plan. However, it is considered that the proposed development will need to comply with the criteria of Policies S7 and S8, other relevant policies of the Bromsgrove District Local Plan and the detailed guidance contained within SPG1 (The Residential Design Guide).

Impact on Character and street scene

Policy S7 of the Bromsgrove District Local Plan 2004 relates to new dwellings outside the Green Belt and requires such proposals to have a density appropriate for the site and a form and layout appropriate to the area.

The existing bungalow is sited in a plot that extends to approximately 0.13 hectares. The proposal would result in an overall density of approximately 15 dwellings per hectare which is not dissimilar to the density of many of the properties in the surrounding area.

There is a significant variety of dwellings surrounding the application site including detached houses, semi-detached houses, bungalows and a large nursing home. The buildings are, in the most part, located towards the frontage of the plot maintaining a strong building line and they vary notably in terms of age and style. The area also contains a mix of hipped and gable-end style roofs. The proposed bungalow fronts onto Station Road maintaining the existing building line and has been designed to reflect the appearance of the adjacent bungalow, no. 1 Warwick Avenue. The bungalow is the same height of the adjacent bungalow, no. 1 and fits comfortably into this varied street scene.

Part of the side wing of no.1 measuring 4m in width will be demolished to accommodate the dwelling. Due to the size of this bungalow, a substantial property would still remain.

Located to the south west of the site is a nursing home which is grade II listed. Concerns have been raised by the Council's Conservation Officer that views of listed building would be lost which would be harmful to its setting. However, due to the entirely residential nature of the area surrounding the listed building and the extent of tree cover north of the listed building it is considered that any impact would be limited. It is also important to note that the rear garden of No. 98 Station Road would remain open allowing some views from Station Road. On balance it is considered that the proposal would not harm the setting of the listed building in accordance with Policy S39 of the BDLP.

it is considered that the siting and scale of the proposed dwelling ensures local character and distinctiveness are not harmed and are therefore in accordance with the advice of the National Planning Policy Framework, the provisions of Policies S7 and S8 of the Bromsgrove District Local Plan and the guidance of Supplementary Planning Guidance Note 1 - Residential Design Guide.

Residential Amenity

The proposal is examined against Policy S7 of the Bromsgrove District Local Plan and the advice contained within the Supplementary Planning Guidance Note 1 (Residential Design Guide).

The siting and single storey nature of the property limits any potential harm to residential amenity. A distance of 22m is retained to No's 115 and 117 Station Road. These dwellings are located on the opposite side of Station Road facing the front of the bungalow but the separation distance ensures that there would be no loss of privacy. No windows are located on the side elevation of the proposed bungalow ensuring that there would be no overlooking into the adjacent rear garden of No. 98 Old Station Road. Windows are located on the side elevation of No.98 which face the proposed bungalow but a distance of 19.5m is retained ensuring the proposed bungalow would not appear over bearing. Concerns have been raised over the loss of a view however this is not a material planning consideration.

In terms of amenity space, the guidance in Supplementary Planning Guidance Note 1 (Residential Design Guide) requires 70sqm of amenity space which should be 10.5m in depth. Despite the sub-division of the garden each plot maintains a garden depth of 30m which comfortably exceeds the minimum standards.

In view of the above, I consider that the proposed development would not adversely affect the privacy and amenities of the occupants of neighbouring properties in accordance with the provisions of Policy S7 of the Bromsgrove District Plan and the guidance contained in Supplementary Planning Guidance Note 1 (Residential Design Guide).

Highway and Access Issues

Policy TR11 of the Bromsgrove District Local Plan requires development proposals to incorporate safe means of access and egress and provide sufficient off-street car parking in accordance with the Council's adopted standards.

The 2 bedroom bungalow is provided with 1 parking space. This provision is in accordance with adopted parking standards set out in the Local Plan and the adopted standards of Worcestershire County Council.

Worcestershire County Council Highways have raised no objection to the proposed development, subject to conditions.

In view of the above, it is considered that the proposed development would be in accordance with the provisions of Policy TR11 of the Bromsgrove District Local Plan.

Impact on Landscape features and Trees

There are 2 veteran oak trees adjacent to the southern edge of the application site. However, the proposed development falls outside of the root protection area of these trees. The Council's Tree Officer raises no objection to the proposal subject to a condition protecting these trees during construction. The Proposal therefore accords with Policy C17 of the BDLP.

Other Issues

I note the publicity process has raised issues regarding harm to wildlife, noise issues and disruption during the construction phase. The scheme will not lead to the loss of any identified protected species. Noise and dust will inevitably occur during the construction phase. Worcestershire Regulatory Services have raised no objection to the scheme on these issues.

Conclusion

In view of the above, it is considered that the proposed development would be in accordance with the advice of the National Planning Policy Framework, the provisions of Policies S7 and S8 of the Bromsgrove District Local Plan and the guidance of Supplementary Planning Guidance Note 1 - Residential Design Guide (Adopted January 2004).

RECOMMENDATION: That planning permission be granted

Conditions:

- 1) The development hereby permitted shall be carried out in accordance with the Approved Plans/ Drawings listed in this notice:

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

- 2) 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

- 3) Details of the form, colour and finish of the materials to be used externally on the walls and roofs shall be subject to the approval, in writing, of the local planning authority before any work on the site commences.

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

- 4) The pair of veteran oak trees adjacent to the southern boundary of the site shall be afforded full protection in accordance with BS5837:2012 recommendations throughout any development works on the site.

Reason: To protect trees in accordance with Policy C17 of the BDLP.

- 5) Prior to the commencement of development, details of the external materials to be used on the south eastern elevation of No. 1 Warwick Avenue shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To maintain the character of the area in accordance with Policy S7 of the BDLP.

- 6) No works or development shall take place until a scheme for foul and surface water drainage has been submitted to, and approved in writing by the Local Planning Authority. The approved scheme shall be completed prior to the first use of the development hereby approved.

Reason: In order to secure satisfactory drainage conditions in accordance with policy ES4 of the Bromsgrove District Plan 2004.

- 7) Before the commencement on site of any works which are the subject of this permission, a scheme of landscaping and planting shall be submitted to, and approved by the Local Planning Authority in writing. The scheme shall include the following:-

- a) full details of all existing physical and landscape features on the site including the position, species and spread of all trees and major shrubs clearly distinguishing between those features to be retained and those to be removed;
- b) full details of all proposed fencing, screen walls, hedges, floorscape, earth moulding, tree and shrub planting where appropriate.

The approved scheme shall be implemented within 12 months from the date when the building hereby permitted is first occupied. Any trees/shrubs/hedges removed, dying, being severely damaged or becoming seriously diseased within 5 years of the date of the original planting shall be replaced by plants of similar size and species to those originally planted.

Reason: In order to protect the trees which form an important part of the amenity of the site in accordance with policies S7 and C17 of the Bromsgrove District Local Plan January 2004.

- 8) Before any other works hereby approved are commenced, visibility splays shall be provided from a point 0.6m above ground level at the centre of the access to the application site and 2.4 metres back from the near side edge of the adjoining carriageway, (measured perpendicularly), for a distance of 25 metres to the north west and 43 metres to the south east measured along the nearside edge of the adjoining carriageway. Nothing shall be planted, erected and/or allowed to grow on

the triangular area of land so formed which would obstruct the visibility described above.

Reason: In the interests of highway safety.

- 9) The development hereby permitted shall not be brought into use until the access, turning area and parking facilities shown on the approved plan have been properly consolidated, surfaced, drained and otherwise constructed in accordance with details that shall have been submitted to, and approved in writing by, the Local Planning Authority and these areas shall thereafter be retained and kept available for those users at all times. The parking spaces shall be allocated as one to each bungalow.

Reason: In the interests of highway safety and to ensure the free flow of traffic using the adjoining highway.

- 10) Prior to the first occupation of any dwelling hereby approved secure parking for 2 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.

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