

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr Martyn Dallaway	Erection of one dwelling  1 Staple Flat, Lickey End, Bromsgrove, B60 1HD	01.01.2016	15/0957

**RECOMMENDATION:** That planning permission be Granted

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

### Consultations

**Highways Department- Worcestershire County Council** Consulted 26.11.2015

'As long as the visibility splays (2.4m x 25m) as shown on attached pdf layout plan are achievable; I would have no objection to the relocation of the proposed vehicular access' received 7<sup>th</sup> January 2016.

**Worcestershire Regulatory Services** Consulted 14.12.2015

No objections both in regards to land contamination and Nuisance from substation south of plot, received 22<sup>nd</sup> December 2015.

**Tree Officer** Consulted 26.11.2015

No objection to the proposed development subject to conditions. Received 11.01.2016

**Lickey and Blackwell Parish Council** Consulted 26.11.2015

No comments received at time of drafting report.

**National Grid** Consulted 14.12.2015

No comments received at time of drafting report.

**Drainage engineer** Consulted 14.01.2016

No comments received at the time of drafting report

Seven letters of objection have been submitted to date and the contents of which are summarised as follows;

- Cars travel at a high speed on bend with Old Birmingham Road
- Access close to blind bend with Old Birmingham Road
- Existing parking issues in area amplified by proposal
- Narrow road makes vehicles passing difficult
- Inadequate off street parking proposed
- There is a unacceptable loss of trees proposed
- Concerns regarding the Oak Tree
- The building is not in keeping with the form and character of the area
- Results in a sub-division of the plot
- Application results in 'garden-grabbing'

A number of photos have been submitted to the Council by a neighbour to illustrate the existing highways situation onsite.

Councillor Cooper

Residents are concerned regarding the highway safety as a result of this proposal.

### **Relevant Policies**

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

S7 New Dwellings Outside the Green Belt

S8 Plot sub-division

C17 Retention of existing trees

DS13 Sustainable Development

#### **Others:**

NPPF National Planning Policy Framework

SPG1 Residential Design Guide

### **Relevant Planning History**

No relevant history.

### **Assessment of Proposal**

This application site is located in the residential area in Lickey Hills where residential development is considered acceptable. Policy S7 of the Adopted Local Plan states that proposals for new dwellings would be considered favourably provided they are in keeping with the character, form and layout of the area. Staple Flat has a mix of character joining the Old Birmingham road which is a more densely residential area and leads into the open Green Belt. The proposed dwelling is to be located in the side garden of the property 1 Staple Flat.

The proposal results in the sub division of the plot. However, the dwelling sits comfortably within the notional building line along this part of the street and respects the form and density of the surrounding area. It is not considered that the proposal would harm the amenities of the neighbouring dwellings with regard to a loss of light, privacy or an overbearing impact.

The proposal includes a new vehicular access and it is considered the increase in traffic generated by one additional dwellinghouse is not considered to be so significant to cause severe harm to the existing highway network. In addition the application proposes two off street parking spaces on the drive and one integral garage. The garage is sufficient in size for the parking of one vehicle and therefore sufficient parking remains on site having regard to the Councils standards.

The proposal results in the removal of the existing hedgerow to the front of the site, along Staple Flat. The Tree Officer has stated that the location of the vehicular access is a sufficient distance from the root protection area of the Oak and Hazel Tree located on

Staple Flat outside of the application site to not cause any harm to these specimens. In addition a condition for a 'no-dig' construction process on the drive way would be sufficient to protect the future growth of both trees in this instance.

**RECOMMENDATION:** That planning permission be Granted

**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 Approved Plans/ Drawings listed in this notice:

01A Proposed Floor Plans  
02 Proposed Elevations  
03B Proposed Site Plan  
04 Indicative Street Scene  
Location Plan

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

- 3) Prior to the commencement of development, details of the materials and finishes to be used on the external surfaces of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority; the development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual and heritage amenities of the area and in accordance with Policies S36 and S38 of the Bromsgrove District Local Plan 2004.

- 4) Before any materials or machinery are brought on to the site or any development, demolition, installation of services or site clearance works of any kind are commenced the developer shall erect protective fencing as illustrated by BS 5837:2012 on a line concurrent with the tree protection distances given in BS 5837:2012 and to the specific approval of the local planning authority. The developer shall maintain such fences to the satisfaction of the local planning authority until all development, the subject of this permission, has been completed.

Reason: In order to protect the trees which form an important part of the amenity of the site in accordance with policies DS13 and C17 of the Bromsgrove District Local Plan January 2004

- 5) Any section of the drive way that incurs into the BS5837:2012 Recommended Root Protection Area of any tree to be retained will need to be constructed using a suitable grade of cellular ground support material.

Reason : To ensure no detrimental impact is caused by the development to the health and stability of valuable tree stock either within the site or in adjoining land.

- 6) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) no development included within Schedule 2, Part 1, Class F (hard surfaces incidental to the enjoyment of a dwellinghouse), shall be carried out without the prior approval of the local planning authority to an application in that behalf.

Reason: To protect the trees adjacent to the site in regards to policy C17 of the Bromsgrove District Local Plan January 2004.

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