

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr Andrew Cockayne	Demolition of existing bungalow and construction of 18 dwellings (Approval of Reserved Matters) 118 Kidderminster Road, Bromsgrove, Worcestershire, B61 7LD,	26.01.2016	15/0969

RECOMMENDATION: subject to the approval of application 15/0992 (Amendment to Outline Application and receipt of the appropriate Legal Agreement in relation to that application) that Reserved Matters be Approved.

Consultations

Highways Department- Worcestershire County Council Consulted 11.11.2015
No objection.

Joe Holyoak Consulted 11.11.2015

The density is respectable, given the awkward proportions and limited size of the site. The arrangement of the houses is well done, and is an improvement upon the arrangement in the previous application for 18 houses. Eight of the 18 houses have north-facing back gardens, meaning that they will receive little sunlight. This is something I commented upon in the earlier proposals. However, the geometry of the site means that there is little opportunity to improve upon this ratio. The house types themselves, or at least those of them that have been submitted, are nothing special or unusual, but are acceptable. Overall, the proposal represents an improvement on the previous schemes.

West Mercia Constabulary Consulted 11.11.2015
No objection.

Landscape & Tree Officer Consulted 11.11.2015

No objection subject to conditions and appropriate screening for No. 122. The removal of these trees along the boundary would be acceptable and the planting of a native hedge preferable in the long term.

Drainage Engineers Internal Planning Consultation Consulted 11.11.2015
No objection and no conditions required.

Worcester Regulatory Services- Contaminated Land Consulted 11.11.2015
No objection subject to conditions.

Relevant Policies

Bromsgrove District Local Plan 2004 (BDLP):
S7 New Dwellings Outside the Green Belt

DS13 Sustainable Development
DS8 Areas of Development Restraint

Bromsgrove District Plan Proposed Submission
BDP5A Bromsgrove Town Expansion Sites

Others:

NPPF National Planning Policy Framework
NPPG National Planning Practice Guidance

Publicity

1 representation received 14.02.2016 summarised as follows:

The plans that have been put forward do not reflect the kitchen and garage at 122 Kidderminster Road, therefore true consideration of privacy has not been taken into consideration. Trees have now been removed from the plot which further reduces privacy.

Relevant Planning History

13/0157	Residential development proposing demolition of existing bungalow, construction of eight new dwellings and provision of public open space. Resub of application 12/0893. Appeal dismissed 14.03.2014.	Refused	05.08.2013
14/0755	Demolition of Existing Bungalow and the Construction of 18 dwellings (OUTLINE)	Approved	02.12.2014
15/0992	Amendment to access in relation of outline application 14/0755 for the erection of 18 dwellings	Resolved to approve	

Assessment of Proposal

Members should note that outline planning permission has been granted on this site for the construction of 18 dwellings under B/2014/0755 on 02nd December 2014. The access was considered at outline stage. Members have resolved to approve, under a separate planning application (B/2015/0992), the variation to the position of the access to the site. An amended S106 Agreement is awaited in relation to this application.

The reserved matters now under consideration are: scale, layout, appearance and landscaping.

Scale and Layout

The scale of the application accords with that approved under the outline application and comprises two storey dwellings. There are seven 4 bedroom, and nine 3 bedroom properties and two 2 bedroom properties proposed. The mix of properties proposed accords with existing and emerging policy. The proposed form and layout of the development is acceptable with dwellings arranged around the access road with a frontage of two properties on Kidderminster Road. The views of the Urban Designer are noted. It is not considered that there would be detrimental impact on the amenity of existing adjoining properties namely 116, 122 Kidderminster Road and 5 and 6 Harland Close. Members raised concerns at the meeting of 08th February in relation to the use of obscure glazing to serve primary living accommodation. Amended plans have been received (Feb 23rd) removing the obscure glazing to the ground floor windows of plot 5 (House Type F). The first floor of plot 11 (House Type E) has been reconfigured such that only the bathroom window on the side elevation has obscure glazing. The related conditions have been deleted.

The separation distances between the proposed dwellings comply with the advice of SPG1 and the proposed private amenity areas are sufficient. The representation received from No. 122 which adjoins the site to the west is noted. However, in terms of privacy, there is only a small obscure glazed bathroom window proposed facing in the direction of this property. The removal of trees is not development which requires consent.

Appearance

The applicant has provided a schedule of materials which would be used in the development. The brick walls and tiled roofs would have colours and textures appropriate for the context of the area.

Landscaping

The application is accompanied by a Landscaping Plan and schedule. The views of the Tree Officer should be noted and the proposed planting plan is considered acceptable.

Conclusion

The proposal is acceptable in terms of scale, layout appearance and landscaping and permission should be granted.

RECOMMENDATION: the Approval of Reserved Matters.

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:

Drawing No. 346-01-01 Rev A Proposed Site Layout
Drawing No. 346-01-02 Proposed Soft Landscaping Plan
Schedule of Planting (amended to include beech/holly hedging as confirmed by email dated 18.12.2015)
Drawing No. 346-04-01 Proposed Floorplans (House Type A)
Drawing No. 346-04-02 Proposed Elevations (House Type A)
Drawing No. 346-05-01 Rev A Proposed Floorplans (House Type B)
Drawing No. 346-05-02 Rev A Proposed Elevations (House Type B)
Drawing No. 346-06-01 Proposed Floorplans (House Type C)
Drawing No. 346-06-02 Proposed Elevations (House Type C)
Drawing No. 346-06-01 Proposed Floorplans (House Type C)
Drawing No. 346-07-01 Proposed Floorplans (House Type D)
Drawing No. 346-07-02 Proposed Elevations (House Type D)
Drawing No. 346-08-01 Rev D Proposed Floorplans (House Type E)
Drawing No. 346-08-01 Rev D Proposed Elevations (House Type E)
Drawing No. 346-09-02 Rev C Proposed Elevations (House Types F and G)
Drawing No. 346-09-01 Rev A Proposed Floorplans (House Types F and G)
Drawing No. 346-10-01 Proposed Floorplans (House Type H)
Drawing No. 346-10-02 Proposed Elevations (House Type H)
Drawing No. 346-11-01 Proposed Floorplans (House Type J)
Drawing No. 346-11-02 Proposed Elevations (House Type J)
Drawing No. 346-12-02 Proposed Garage Elevations and Floorplans
Drawing No. 346-01-02 Rev A Soft Landscaping layout
Materials Schedule Received 11.11.2015.
Schedule of Planting Received 11.01.2016.

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

- 3) The windows to be installed at first floor level serving any bathrooms/ensuites on the approved plans shall be fitted with obscure glazing to Pilkington Level 4 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 2004.

Informatives

- 1) In dealing with this application the local planning authority have worked with the applicant in a positive and proactive manner, seeking solutions to problems arising from the application in accordance with the NPPF and Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015. The authority has helped the applicant resolve technical issues such as:

- o impact of the development upon amenity of neighbours,
- o improving the design of the proposed development.

The proposal is therefore considered to deliver a sustainable form of development that complies with development plan policy.

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