

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr Richard de Sousa	Erection of new dwelling (Amendment to 15/0598) 452 Birmingham Road, Catshill, Bromsgrove, Worcestershire, B61 0HR	25.07.2017	17/00359/FUL

Further to a late call in request from the local Ward Member, Councillor Cooper, the Chairman, Cllr Deeming, has agreed that this application be considered by Planning Committee rather than being considered under delegated powers (Verbal request 19.06.2017)

RECOMMENDATION: That planning permission be Granted

Consultations

WRS - Contaminated Land Consulted 31.05.2017
No objection subject to conditions (set out at the end of the report)

Highways - Bromsgrove Consulted 31.05.2017
No objection subject to conditions (set out at the end of the report)

Arboricultural Officer Consulted 31.05.2017
No Comments Received To Date

Catshill And North Marlbrook Parish Council Consulted 31.05.2017
No Comments Received To Date

Lickey And Blackwell Parish Council Consulted 31.05.2017
No Comments Received To Date

Relevant Policies

Bromsgrove District Plan
BDP1 Sustainable Development Principles
BDP19 High Quality Design

Others
SPG1 Residential Design Guide
NPPF National Planning Policy Framework

Relevant Planning History

12/0331	Removal of workshop and erection of 2 dwellings.	Refused	19.06.2012
12/0575	Removal of workshop and erection of dwelling and detached garage	Refused	17.08.2012

15/0598	Removal of workshop and erection of bungalow	Approved	05.11.2015
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Public Comments

2 comments received, summarised as appropriate:

A previous application for a dormer bungalow was rejected by planning committee. This application is trying to reverse the decision made by the planning committee previously.

The bungalow that has planning permission on the site has a 'green' design and this had a large bearing on the decision that was made by the planning committee to approve it. The new proposal is not 'green' with an open fire and chimney.

The building proposed will be slightly taller, if the applicant were to install velux windows (to the side elevation) then my privacy would be affected

Assessment of Proposal

Planning permission for the erection of a single dwelling was granted at this site by Members under application 15/0598 on the 02nd of November 2015. Thereby this permission remains extant and capable of implementation.

The current proposal also seeks the erection of a single dwelling and includes some alterations to the proposed scale and design. The amendments are as follows:

- the eaves height of the dwelling would be increased from 2.3m to 3m and the ridge height would be increased from 4m to 5.5m.
- the number of bedrooms would be increased from two to three with a single bedroom, bathroom and dressing room being provided at first floor level
- provision of two velux windows on the front and rear elevations

The proposal needs to be assessed in terms of the policies of the Bromsgrove District Plan 2017, namely policies BDP1, BDP19 and the advice of SPG1 (Residential Design Guide).

I consider that the principle of development of a single dwelling at this location to be acceptable and the existing approval 15/0598 remains capable of implementation. The assessment needs to consider whether the proposed amendments would be acceptable in terms of the current policies. The proposed dwelling would be sufficiently separated from Nos. 450, 452 and 454 Birmingham Road and also from 1 and 3 Hazleton Road (min 18m). I do not consider that the incorporation of velux rooflights would result in any loss of residential amenity to any adjoining occupier. The amended design and appearance of the proposed dwelling does not raise any concerns. There is sufficient parking and amenity space. The proposal would comply with policies BDP1 and BDP19.

The comments in the representations received are noted but the proposal does *not* include any dormer windows and the impact on amenity is acceptable as outlined above.

RECOMMENDATION: That planning permission be **GRANTED**.

Conditions

- 1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of the grant of this permission.

Reason:- In accordance with the requirements of Section 91(1) of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2) The development hereby permitted shall be carried out in accordance with the Materials specified in Question 9 of the Application Form and the Approved Plans/ Drawings listed in this notice:

Proposed Site Plan@1:500,
Dwg. No. 01 Proposed Plans and Elevations

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

- 3) 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 the specification of the Worcestershire County Council Highways Design Guide.

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

- 4) Prior to the first occupation of the dwelling hereby approved secure parking for two cycles to comply with the Council's standards shall be provided within the curtilage of the dwelling and these facilities shall thereafter be retained for the parking of cycles only.

Reason: In order to comply with the Council's Parking standards.

- 5) 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, Classes A to E shall be carried out without the prior approval of the local planning authority to an application in that behalf.

Reason: To protect the residential amenity of the area and ensure sufficient private amenity space to serve the dwelling.

- 6) The development hereby permitted shall not be brought into use until one of the new parking spaces has been equipped with an electric vehicle rapid charging point and once provided it shall be retained and maintained as such at all times.

Reason: In order to comply with policy BDP16 of the Bromsgrove District Plan 2017.

- 7) No development shall commence until an assessment of the risks posed by any contamination, carried out in accordance with British Standard BS10175: Investigation of potentially contaminated sites - Code of Practice and the Environment Agency's Model Procedures for the Management of Land Contamination (CLR 11) (or equivalent British Standard and Model Procedures if replaced), shall have been submitted to and approved in writing by the Local Planning Authority. If any contamination is found, a report specifying the measures to be taken, including the timescale, to remediate the site to render it suitable for the approved development shall be submitted to and approved in writing by the Local Planning Authority. The site shall be remediated in accordance with the approved measures and timescale and a verification report shall be submitted to and approved in writing by the Local Planning Authority. If, during the course of development, any contamination is found which has not been previously identified, work shall be suspended and additional measures for its remediation shall be submitted to and approved in writing by the Local Planning Authority. The remediation of the site shall incorporate the approved additional measures and a verification report for all the remediation works shall be submitted to the Local Planning Authority within 7 days of the report being completed and it shall be approved in writing by the Local Planning Authority.

Reason: Required as a pre commencement condition to ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors

Informatives

- 1) The local planning authority have worked with the applicant in a positive and proactive manner to seek solutions to problems arising in relation to dealing with this planning application through negotiation and amendment.
- 2) Drainage arrangements shall be provided to ensure that surface water from the driveway and/or Vehicular turning area does not discharge onto the Public Highway. No drainage or effluent from the proposed development shall be allowed to discharge into any Highway drain or over any part of the Public Highway.

Case Officer: David Kelly Tel: 01527 881345
Email: D.kelly@bromsgroveandredditch.gov.uk