

Name of Applicant	Proposal	Expiry Date	Plan Ref.
Mr Eamon Thompson	Construction of 4 no. 1 bedroom affordable flats together with external works, car parking and landscaping.  Land Off, Lingfield Walk, Catshill, Bromsgrove, Worcestershire B61 0LJ	02.07.2018	18/00569/FUL

**RECOMMENDATION:** That planning permission be Granted

**Consultations**

**Catshill And North Marlbrook Parish Council** - Object on the grounds of loss of parking provision for local residents and over intensive use of the site.

**Highways Officer** – No objections subject to conditions and informatives

**Drainage Engineers** - No objections subject to condition

**WRS - Contaminated Land** – No objections subject to condition

**Housing Strategy** - Supports the scheme

**Hereford & Worcester Fire And Rescue** - Waiting for comments

**Relevant Policies**

**Bromsgrove District Plan**

- BDP1 Sustainable Development Principles
- BDP7 Housing Mix and Density
- BDP8 Affordable Housing
- BDP19 High Quality Design

**Others**

- NPPF National Planning Policy Framework (2018)
- SPG1 Residential Design Guide

**Relevant Planning History**

None

## **Assessment of Proposal**

The proposed development site lies to the north-east of Catshill off Lingfield Walk. It currently accommodates 12 no. lock up garages and also provides access to the garage owned by no. 3 Lingfield Walk, which is located at the south western corner. To east of the site lies a Scout Hut which is bounded by metal security fencing.

The proposal is to create a high-quality contemporary designed two storey residential development which would deliver four one bedroomed affordable flats. This would make a valuable contribution to the local housing stock whilst making efficient use of the land available, in line with Policy BDP7 and 8 of the Bromsgrove District Plan.

Policy BDP19 of the Bromsgrove District Plan requires development to be of a high quality design that will enhance the character and distinctiveness of the local area. The existing dwellings that surround the site on both Lingfield Walk and Aintree Close were built in the 1970's as part of the upper Catshill estate and are typical on the municipal vernacular that was being built at that time. They are a mix of two storey semi-detached houses and short terraces of 8 maisonettes.

The new flats are designed with a very contemporary and modern aesthetic. The proposed building is 2 storeys, with a scale and proportion that is sensitive to the existing properties that surround the site. This contemporary high quality design will enhance the existing area and create a vibrant intervention on the site.

The proposed first floor flat on the western elevation is designed to have a bedroom window which look directly onto the top end of the garden of 26 Aintree Close. Therefore the matter of overlooking to the occupiers of this dwelling should be considered. This window would be approximately 8.5 metres from the garden of 26 Aintree Close and have a view of the top end of the garden area. SPG 1 suggests a separation distance of 10 metres to the boundary. Whilst I note this shortfall, taking account of the length of the garden, the occupiers will benefit from an amenity area directly outside of the dwelling which will not be directly overlooked by this window. This will provide them with some private amenity space and therefore this relationship is considered to be acceptable.

Taking all the above into account, and the distances achieved to all other surrounding properties the proposed development would not result in an overbearing, overlooking or loss of light impact on any of surrounding dwellings.

There are 12 lock up garages located on the site at present out of which four are empty and eight are let to private tenants or owner occupiers. Of these 8 garages, Bromsgrove District Housing Trust (BDHT) has advised that unfortunately at this stage, due to the lack of alternative vacant lock up garages within the vicinity of the site, they are unable to offer an alternative. Whilst BDHT acknowledge the loss of these garages they consider the provision of 4 much need affordable housing units, outweighs the loss of these garages. They have confirmed however, if any garages in the vicinity of the site do become vacant during the development process, they will be offered to the current garage tenants on an assessed parking needs basis first, prior to general advertisement.

The applicants have provided four spaces on site - one per flat and four cycle spaces.

The County's Highway's Officer has been consulted and he is satisfied with the scheme, has raised no objections and has recommended conditions.

The Drainage Officer is satisfied with the scheme and has raised no objections subject to a condition.

The Parish Council has objected to the scheme on grounds of over-intensive development. Having assessed the scheme is deemed to be acceptable and there would be no justifiable reason to refuse it.

With regard to land contamination, a Phase 1 and 2 Ground Investigation Report has been provided. Worcestershire Regulatory Services have raised no objections subject to conditions.

No comment or objections have been received from the neighbouring properties.

**RECOMMENDATION:** That planning permission be **granted** subject to the following conditions and informatives

- 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 approved shall be carried out in accordance with the following plans and drawings:

Job No: 201755

Site Location Plan - Drawing No: 01

Proposed Site Plan - Drawing No: 04B

Proposed Elevations, Layouts and Roof Plan - Drawing No: 06A

Drainage Plans - Drawing Nos: 7209 - 300 and 301

Supporting Statement - Dated: May 2018 - Project No: 201754

Reason: To provide certainty to the extent of the development hereby approved in the interests of proper planning.

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

Reason: In the interests of sustainability

- 4) All remediation works detailed in the method statement shall be undertaken and a report submitted to the LPA providing verification that the works have been carried out in accordance with the approved details.

Reason: To protect controlled waters by ensuring that the remediated site has been claimed to an appropriate standard and in accordance with National Planning Policy Framework.

- 5) Details of an updated drainage strategy to be submitted and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the details approved.

Reason: In order to ensure that the development is carried out in a sustainable manner

### **Informatives**

- 1) This permission does not authorise the applicant to carry out works within the publicly maintained highway.

Dropped kerbs to enable access onto properties for vehicles must only be constructed by Ringway Infrastructure Services, Worcestershire County Councils approved contractor. The applicant is solely responsible for all costs associated with construction of the access. For further information, please contact Ringway direct on 01905 751651 or email: [worcestershirevehicle.crossing@ringway.co.uk](mailto:worcestershirevehicle.crossing@ringway.co.uk)

- 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.

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