

| Name of Applicant  | Proposal   | Expiry Date | Plan Ref.    |
|--------------------|--|-------------|--------------|
| Mr Matthew Francis | Two new detached dwellings on the site of two approved dwellings (extant consent ref 19/01388/FUL) using the previously approved access driveway<br><br>Land to the rear of 34 and 36 Lickey Square, Lickey, Birmingham, B45 8HB | 13.07.2023  | 23/00566/FUL |

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

**A site visit was undertaken on Tuesday 27<sup>th</sup> June 2023.**

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

### Consultations

**Lickey and Blackwell Parish Council** Comments received 07.06.2023

Comments summarised as follows:

Lickey and Blackwell Parish Council objects to this application for the following reasons:

- The dwellings are out of character to the neighbouring area and contravene the Parish Council's Neighbourhood Development Plan
- Privacy to the residents in The Badgers, Stretton Drive and Cleveland Drive will be affected, although the developers have decided to turn the buildings. This will mean the dwellings will be closer to the above-mentioned neighbours. The separation distance has been reduced with the side wall having two windows facing 17 The Badgers. These contravene NDP BD3, District Plan Policy BDP19, and the Councils SPD. Although there is a mention of trees, there are no guarantees that the new owners will keep them.
- Trees with TPOs will be affected during construction of these houses.
- Visibility splay concerns.
- Wildlife would be affected
- The plans are drawn on a flat surface, whilst the grounds slope.

**Worcestershire County Highways** Comments received 26.05.2023

No objections, subject to conditions  
Comments summarised as follows:

I have no highway objections to the proposed 2 new detached dwellings on the site of two approved dwellings (extant consent ref 19/01388/FUL) using the previously approved access driveway subject to conditions requiring the first 5 metres of access road being surfaced in a bound material; the provision of in-curtilage parking and an Electric Vehicle charging point and sheltered and secure cycle parking provision.

Further, it should be noted that for this planning application to be acceptable to the highway authority the applicant would be required to ensure that the approved visibility splays 2.4m x 43m (required by condition under earlier applications) are in place pre-occupation - in the interests of pedestrian and vehicular safety.

Under a previous planning application, granted on appeal by the planning inspectorate no concerns were raised regarding the ability to deliver the visibility splay. The inspector will have considered the reasonableness of any conditions and clearly has judged the visibility splay condition to meet the relevant tests.

It is noted that there is space within the site to provide the 3 car parking spaces required in accordance with WCC car parking standards.

Manual for Streets states that residents shouldn't have to drag their bin for more than 30 metres. However, if this can't be complied with but in all other aspects the development is acceptable, we would provide an on-balance decision not to object.

I have noted that, under the consideration of application 19/01388/FUL (as granted at appeal), the Inspector raised no objections to the bin carry distance being exceeded.

The Highway Authority has undertaken a robust assessment of the planning application. Based on the analysis of the information submitted the Highway Authority concludes that there would not be an unacceptable impact and therefore there are no justifiable grounds on which an objection could be maintained.

#### **North Worcestershire Water Management** Comments received 24.05.2023

Comments summarised as follows:

The site falls within flood zone 1 (low risk of fluvial flooding) and is not shown to be in an area susceptible to surface water flooding. Should you be minded to grant permission I would request that a surface water drainage strategy for the proposed development be submitted (via condition)

#### **Arboricultural Officer** Comments received 01.06.2023

No objections, subject to conditions regarding tree protection  
Comments summarised as follows:

The access driveway and cycle parking on plot number 2 creates an incursion into the BS5837:2012 Root Protection Area (RPA) of tree protected under Bromsgrove District Council Tree Preservation Order (TPO) (4) 2011. Therefore, any section of this hardstanding that incurs into the RPA of these trees will need to be installed by use of a

suitable grade of No Dig construction over the existing ground levels including any curb edging.

All the major tree stock within the site is subject to protection under Bromsgrove District Council TPO (4) 2011. Therefore, all trees to be retained must be protected in accordance with BS5837:2012 recommendations and a tree protection plan and method statement should be submitted. No plans showing the intended routes of any utility services have been provided. Excavation work required to install these services has the potential to cause root damage to trees. Therefore, I request that plans to show the intended route and specification for their installation are provided.

The size of the plots on this development allow ample scope to provide further tree planting which I would encourage.

As previously stated, there will be no adverse impact caused by this proposal to the T903 Douglas Fir tree. I have no objection to the repositioning of the hedge line to the front of 36 to achieve the sightline splay required.

I agree with the reasoning and comments of the Planning Inspector that there should be no need to remove any of the TPO protected trees on the site to achieve the visibility splay required at the entrance of the site.

### **Publicity**

Neighbour notifications sent 23.05.2023. Expiry date 16.06.2023

Site Notice displayed 20.05.2023. Expiry date 13.06.2023

### **Neighbour Responses**

10 letters of objection received

Objection summary:

- The proposed development represents 'garden grabbing', contrary to the Lickey and Blackwell and Cofton Hackett Neighbourhood Development Plan and the Bromsgrove District Plan.
- The development would be detrimental to the character of the area
- The houses will be intrusive and will overlook neighbouring dwellings
- Detrimental impact on trees
- The proposed dwellings are too large for the plot
- Over-development of the site
- Proposal would overshadow neighbouring dwellings resulting in a loss of light
- The properties would be overbearing and would result in a loss of light to existing dwellings
- Separation distances between existing dwellings and the proposed dwelling are insufficient having regard to level differences
- Increased traffic to and from the site would be prejudicial to highway safety
- Concerns that visibility requirements cannot be met
- Drainage and flooding concerns due to elevated, steeply sloping nature of the site
- Harm to wildlife would occur

- Noise and light pollution concerns
- Smaller houses are required in this area not large 5 bed roomed detached houses
- Insufficient information submitted to assess the application
- Inadequate bin storage facilities

**Cllr B. Kumar** Comments received 07.06.2023

I object to this application and would like to call in the application on the following grounds:

Height and Mass: The two proposed dwellings are out of character for the area contrary to SPD 4.2.3 and SPD 4.2.51 and 4.2.52.

Privacy: neighbourhood impact should be considered. The Houses are located on a steep slope where overlooking should be prevented. Neighbours in The Badgers and Stretton Drive will be particularly affected.

Although the dwellings show a degree of rotation, the development would cause a loss of light, overshadowing and loss of privacy for existing occupiers.

TPOs: Concerns regard impact of the development upon existing protected trees

Drainage: Surface water drainage which already occurs to occupiers of the Badgers needs to be considered.

Visibility. The required 43 x 2.4 metre visibility requirements of the Highway Authority needs to be achieved. Increased vehicle movements via the access from the proposed two dwellings together with the new dwelling to the rear of 32 Lickey Square will have a considerable impact on Lickey Square, which is always busy.

**Relevant Policies**

**Bromsgrove District Plan**

BDP1 Sustainable Development Principles  
BDP2 Settlement Hierarchy  
BDP7 Housing Mix and Density  
BDP19 High Quality Design  
BDP21 Natural Environment  
BDP23 Water Management

**Others**

Lickey and Blackwell Village Design Statement  
Lickey and Blackwell and Cofton Hackett Neighbourhood Plan  
Bromsgrove High Quality Design SPD  
NPPF National Planning Policy Framework (2021)

## **Relevant Planning History**

23/00429/FUL: Proposed dwellinghouse: rear garden of No.32 Lickey Square. PENDING DETERMINATION

22/00978/FUL: New dwelling on the site of a previously approved dwelling (ref:21/00312/FUL) using a previously approved access drive: rear garden of No.32 Lickey Square. Granted by BDC 08.02.2023

21/00312/FUL: 1 detached dwelling using previously approved access driveway: rear garden of No.32 Lickey Square. Granted by BDC 06.07.21

20/00759/REM: Reserved Matters Application for five detached dwellings seeking consent for appearance, landscaping, layout and scale following outline consent through appeal (ref 16/0190)  
Appeal against the non-determination of the application within prescribed timeframes.  
Appeal dismissed 18.12.2020

19/01388/FUL: 2 detached dwellings rear of 34 to 36 Lickey Square. Appeal against the non-determination of the application within prescribed timeframes. Appeal allowed 30.07.2020

19/00477/FUL: 1 detached dwelling: rear garden of No.34 Lickey Square. Granted by BDC 07.08.2019

18/01322/FUL: 1 detached dwelling: rear garden of No.34 Lickey Square. Refused by BDC 20.02.2019

16/0190: 5 detached dwellings on land to the rear of No's 32, 34, and 36 Lickey Square. Refused by BDC, 19.08.2016. Allowed at appeal subject to conditions 06.07.2017. The outline planning permission reserved all matters apart from the proposed access point leading to a private drive between no. 34 and 36 Lickey Square which was allowed

14/0166: 1 detached dwelling: rear garden of No.32 Lickey Square. Refused by BDC 11.04.2014

## **Assessment of Proposal**

### **Background**

Planning permission was granted for a detached dwelling on land to the rear of 34 Lickey Square by Bromsgrove District Council on 07.08.2019 under planning reference 19/00477/FUL. An appeal against the non-determination of application 19/01388/FUL within prescribed timeframes, which proposed the erection of two new dwellings on land to the rear of 34 to 36 Lickey Square was lodged with the Planning Inspectorate and allowed on appeal on 30.07.2020.

The elevations and floorplans of the two dwellings as allowed at appeal, under reference 19/00477/FUL, together with the approved site layout plan are included within the presentation pack which accompanies this report.

The principle of the development including its means of access from Lickey Square has been established and it is only necessary to compare the respective detailed changes between the proposal and the extant approval referred to above in terms of its siting and appearance in considering whether the current application is acceptable or not.

### The site and its surroundings

The site is located within the settlement of Lickey within a residential area. The site is not within the Green Belt.

The two properties fronting the application site to the north (No's.34 and 36 Lickey Square) are large two storey detached dwellings, facing the southern side of the road. Both dwellings are set within large grounds containing many mature trees to both the front and rear gardens many of which are protected by Tree Preservation Orders (TPO's). This part of Lickey Square is fronted by other individually designed, large, detached houses set within substantial plots. The site falls steeply from front to back (north to south).

Adjacent to the rear (south) of the site is 'The Badgers' a more recent development of detached two storey dwellings with smaller gardens than numbers 32 to 36 Lickey Square. Beyond the plots eastern boundary lie the dwellings 5 and 6 Stretton Drive. The development of Stretton Drive, a small cul-de-sac comprising 7 dwellings (with access via Mearse Lane), and the development of Cleveland Drive, another small cul-de-sac comprising 4 dwellings (with access via Lickey Square) were granted permission under a single application for 11 dwellings in 1991 (ref B/19815/1990).

The site would be accessed via an unclassified road, Lickey Square and benefits from a footpath and street lighting on the opposite (the northern side) of the road. There are no parking restrictions in force in the vicinity. The site is located approximately 340 metres from Lickey Hills Primary School and approximately 140 metres from a bus route and a bus stop.

### The proposed development

It is proposed to construct two detached dwellings with attached garages.

#### **Plot 1**

Plot 1 would be situated to the west of No. 6 Stretton Drive, appearing as a two-storey dwelling viewed from the west and three storeys from the east, incorporating a basement below the natural ground level. Viewing the (side) elevation from the north, the dwelling would measure 9.2 metres to ridge above existing ground level. Viewing the (side) elevation from the south, the dwelling would measure 12.2 metres to ridge above existing ground level. The overall height of the dwelling viewed from the east would be 13 metres (including the basement). The dwelling would measure a maximum height of 11 metres to ridge from the west (the front elevation). Plot 1 would incorporate an attached garage with accommodation above. The dwelling, including the attached garage would be a maximum of 19.8 metres wide and a maximum of 16.5 metres deep. Aside from the addition of the attached garage, the appearance of the dwelling would be very similar to that of the dwelling approved by the BDC Planning Committee in February 2023 under reference 22/00978/FUL which also proposed a basement. The front elevation would be articulated with three gables, whilst the rear elevation would contain two gables. Walls would be finished in facing brick.

## **Plot 2**

Plot 2 would be situated further to the south and would be identical in terms of design, scale and accommodation provided to that of application 23/00429/FUL (proposed new dwelling to the rear of 32 Lickey Square). At the time of writing this application is pending determination following is deferral at the BDC Planning Committee meeting of 5<sup>th</sup> June 2023 in order for a site visit to take place.

Plot 2 would be situated to the west of No. 5 Stretton Drive, appearing as a two-storey dwelling viewed from the west and three storeys from the east, again incorporating a basement. Viewing the (side) elevation from the south (The Badgers), the dwelling would measure 11.5 metres to ridge. The overall height of the dwelling viewed from the east would be 13 metres (including the basement). The dwelling would measure a maximum height of 9.8 metres to ridge from the west (the front elevation).

The dwelling, including the attached garage would be a maximum of 19.8 metres wide and a maximum of 12.5 metres deep.

The front elevation would be articulated with two gables with ground floor and upper floor bay windows, whilst the rear elevation would contain two gables. Walls would be finished in facing brick.

## Assessment

### **Character and appearance**

The underlying character of the locality is one of large detached, two storey houses of varying ages and styles. Many are set within substantial and maturely landscaped, verdant plots. However, there is also a clear pattern of rear gardens having been developed along Lickey Square and surrounding streets. There are also several examples of higher density developments than that of the application site as can be seen on the cul-de-sac estates of Cleveland Drive and Stretton Drive to the east of the site, and The Badgers, a gated two-armed cul-de-sac to the south of the site.

The Lickey and Blackwell Village Design Statement (SPD) states that new housing should generally reflect the character, setting and style of housing in the immediate vicinity. Policy BDP.19 n) of the Bromsgrove District Plan comments that development within garden land must integrate into the residential area and should be in keeping with the character and quality of the local environment. Given the variety of densities and surrounding layouts it is considered that the application would accord with the mixture and pattern of development in the area. The design of the dwellings is not dissimilar to that of extant consents including that of application 22/00978/FUL.

As referred to in earlier reports to the Committee and also by the Planning Inspector at appeal, the sloped characteristics of the site limit public views of the development from the Lickey Square street scene. The location of existing trees to be retained, including in particular, T203, a protected Copper Beech in the rear garden of No 34 would assist in screening the development from Lickey Square.

The Councils Tree Officer has raised no objections to this application subject to the inclusion of necessary tree protection conditions.

Under consideration of application 20/00759/REM (Reserved Matters Application for 5 dwellings to the rear of 32 to 36 Lickey Square, the density of development on the site as a whole (5 rather than the 3 which would occur if planning permission were to be granted under this application) was much higher, with gardens serving the dwellings being relatively modest by comparison. Here, occupiers would benefit from a generously sized garden area would greatly exceed the Councils minimum requirement as set out in the High-Quality Design SPD which is 70 Square metres and a 10.5m garden length.

Many representations received comment that the dwellings are too large. Whilst it cannot be denied that both are sizeable houses, numbers 32, 34 and 36 Lickey Square are themselves large dwellings and the density of development across the combined site is relatively low, and certainly lower than that of the adjacent Stretton and Cleveland Drive developments.

Whilst providing accommodation over three storeys rather than two, the developer comments that the proposals would make better use of two large plots, utilising the potential afforded by the naturally sloping nature of the site. The overall height of the dwellings is not considered to be significant taking account of existing ground levels. The attached garages serving the dwellings would accommodate a room in the roof area, a feature which is not uncommon in the Lickey / Barnt Green residential area.

In this context, the proposed development would deliver acceptable design and would not harm the overall character and appearance of the surrounding area. It would comply with Policy BDP19 of the Bromsgrove District Plan (adopted January 2017), Policies BD2, BD3 and NE3 of the Lickey and Blackwell and Cofton Hackett Neighbourhood Plan (LBCHNP) (adopted January 2020) and Paragraph 130 of the National Planning Policy Framework (the Framework). Collectively, these policies seek, amongst other things, to deliver high quality development that is in keeping with the character and quality of the local environment.

### **Residential amenity considerations**

Extant consent reference 19/01388/FUL orientated the two dwellings such that the rear gardens would face towards rear gardens serving 17 and 18 The Badgers. The Councils High Quality Design SPD serves as a guide to calculate appropriate separation distances between habitable windows of properties that directly face each other, specifying that a minimum separation distance of 21 metres is required and that where there is a gradient difference further distance may be required. The Inspector, in considering the appeal under 19/01388/FUL recognised the (proposed) rear habitable room window to (existing) rear habitable room window relationship, albeit recognising that neither of the dwellings directly aligned with either No.17 or 18 The Badgers by reason of their slightly off set positioning and also recognised that the presence of screening was a material consideration in accepting that the (rear to rear) relationship was in that case acceptable.

Under the current application, the orientation of the dwellings has been fundamentally altered. In terms of Plot 2 (which is nearest to No.17 The Badgers), two windows would serve the (south facing), side elevation. The first would be a first-floor bathroom ensuite, which would be obscurely glazed. The second would serve a ground floor study. This would look towards the garage serving No. 17 The Badgers. The dwellings' positioning



within the plot, together with the presence of existing screening, much of which is evergreen, lead me to consider that a request to obscurely glaze this window would be unreasonable. The distance between the rear wall serving No.17 The Badgers to the site's boundary is approximately 10 metres. The distance from the same rear wall to the nearest part of the proposed side wall serving Plot 2 would be 22 metres. Para 4.2.49 of the Council's High Quality Design SPD comments that where a two-storey dwelling faces a flank wall of a two storey building a minimum separation of 12.5 metres is required. Where a two-storey dwelling faces a flank wall of a three-storey building, a separation distance of 15.5 metres is required. The key word in this statement is 'faces'. The rear wall serving No.17 would not face either the flank wall of Plot 2 nor the two proposed windows in question. Aside from this, a 22 metre separation is achieved. This fact, coupled with the presence of existing tree screening (which would be retained) together with the knowledge that rear gardens serving numbers 17 and 18 The Badgers face north/north-east has led me to the conclusion that residential amenities enjoyed by the occupiers of these existing dwellings would not be materially harmed in terms of any overbearance or overshadowing effect.

The rear garden serving Plot 1 would face towards a (side) wall serving number 6 Stretton Drive. The rear garden serving Plot 2 would face towards a (side) wall serving number 5 Stretton Drive. Plot 2 would have a rear garden ranging from between 25.5 to 31 metres and would not materially impact upon the amenities enjoyed by the occupiers of this property. The rear garden serving Plot 1 would be shorter, ranging from between 12 to 17 metres. A single storey garage serving 6 Stretton Drive is situated just over two metres from the boundary and the side wall serving No. 6 is a further 5.7 metres from the boundary. The combined distance which would exist would be considered to provide the occupiers of Plot 1 with a satisfactory level of amenity and satisfactory levels of sunlight considering the overall rear garden size. A window serves the first-floor side elevation to No.6 Stretton Drive. However, this serves a bathroom window and is thus, not a habitable room. I am satisfied that the relationship of the proposed development to these adjoining properties is acceptable and have also noted that no objections have been received from numbers 5 and 6 despite being notified of the proposals.

Representations received comment that balconies to the rear elevation are in contravention of the Council's SPD 4.2.32 which comments that balconies will only be acceptable when there is no direct overlooking of windows, or at close quarters, the rear garden of adjacent properties. Whilst the plans show that some 'Juliet' balconies are proposed, a 'true' balcony includes a platform where persons can stand. A Juliet balcony has no such platform and acts just as a guard rail. Submitted floor plans show that no platforms are proposed and as such, these are not 'balconies' as far as SPD 4.2.32 is concerned. True balconies (with a raised platform) always require separate planning consent. Notwithstanding this, the applicant's attention has been drawn to this matter via recommended Condition 7 below which also seeks to remove householder permitted development rights which would otherwise allow future occupiers from carrying out works without needing to apply for planning permission.

Accordingly, the proposed development would not be considered to harm the living conditions of neighbouring occupants. The proposal is therefore considered to comply with the Council's High Quality Design SPD, which seeks to deliver development of a high-quality design which does not adversely affect the living conditions of neighbouring occupiers.

## Other matters

The Council cannot currently demonstrate a five-year housing land supply (3.23 years at the time of writing). The presumption in favour of sustainable development therefore applies in accordance with Paragraph 11(d) of the Framework. In this case, Paragraph 11(d) ii comments that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies of the Framework as a whole. Significant weight should be attributed to the positive contribution the proposal would make towards addressing this current significant housing shortfall.

Concerns raised by neighbouring occupiers with respect to the potential increase of flooding and drainage water from the site as a result of the proposed development are noted. However, the site is at low risk of fluvial flooding and drainage can be appropriately dealt with under building regulations. The Councils Drainage Engineer (NWWM) has raised no objection subject to an appropriately worded site drainage strategy condition (as set out below).

Concerns regarding traffic generated by the proposal and the safety of the proposed access to Lickey Square are also noted. However, the Inspectorate have assessed the suitability of the access for a new development utilising the same access and serving 5 dwellings under an earlier application and have found access arrangements to be acceptable. The Inspector in considering APP/P1805/W/20/3245957 similarly raised no concerns on the matter commenting that the erection of two dwellings (to the rear of 34 and 36 Lickey Square) would likely generate a small amount of traffic not amounting to any harmful effects to the highway network. In terms of planning conditions attached to that particular consent, the Inspector went further commenting at Para 25 of the decision letter that: *I am not satisfied that the suggested visibility splays condition is necessary given the nature of traffic along Lickey Square and the access design for similar rear garden development along Lickey Square.*

The County Highway Authority have again reviewed the proposed development and have raised no objection to the proposal subject to the same conditions applied to earlier consents and I have concluded that two dwellings would likely generate a small amount of additional traffic and as such I am similarly satisfied that the proposal would not amount to any harmful effects to the highway network, subject to conditions. WCC Highways have confirmed that the visibility splay requirements set out in Condition 13 are both achievable and deliverable.

There are no protected species concerns arising from the development although Paragraph 180 of the NPPF comments that opportunities to incorporate biodiversity in and around developments should be encouraged. To enhance ecological biodiversity, permanent bat and bird nesting opportunities should be integrated within the scheme. An appropriately worded planning condition is recommended to be imposed.

## **Conclusion**

The proposed development would not cause unacceptable harm in respect of the main issues: the character and appearance of the area, or the living conditions of existing and future occupants. Moreover, the proposals are acceptable in terms of the other issues which include drainage considerations and highway safety. The proposals would make a contribution to the Councils housing land supply where a 5-year supply cannot be demonstrated, and the application is supported.

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

Site Location Plan  
Site Plan  
Site Sections  
Proposed Plans  
Ecological report  
Tree report

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

- 3) Prior to their first installation, details of the form, colour, and finish of the materials to be used externally on the walls and roofs, shown on proposed elevation drawings, shall be submitted to and approved, in writing, by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason: To ensure that the development is satisfactory in appearance, to safeguard the visual and residential amenities of the area.

- 4) No development shall commence until a written Arboricultural Method Statement (AMS) and Tree Protection Plan is submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved document.

Reason: In order to protect the trees which form an important part of the amenity of the site.

- 5) All trees to be retained within the site shall be given full protection in accordance BS5837:2012 recommendations throughout any ground or development work on the site

Reason: In order to protect the trees which form an important part of the amenity of the site.

- 6) Any section of the proposed access driveway and parking areas that fall within the BS5837:2012 should be installed by use of a suitable grade of No Dig construction. A plan showing the area to be constructed by the use of No Dig construction and specification of the material to be used should be supplied together with a plan showing the intended route and specification for the installation of all utility services should be provided. All works shall be carried out in accordance with the approved document.

Reason: In order to protect the trees which form an important part of the amenity of the site.

- 7) 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 including any alterations at roof level, and including the creating of balconies shall be carried out without express planning permission first being obtained from the Local Planning Authority.

Reason: To protect the living conditions of the occupants of adjacent properties, and the adjacent protected trees from root disturbance and additional pressure from future occupants to undertake tree works

- 8) No development above foundation level of the scheme hereby approved shall take place until a site drainage strategy has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the results of an assessment into the potential of disposing of surface water by means of a sustainable drainage system (SuDS) and shall provide an appropriate level of runoff attenuation and treatment. The approved scheme shall be completed prior to the first use of the development hereby approved.

Reason: In order to ensure satisfactory drainage conditions that will not create or exacerbate flood risk on site or within the surrounding local area.

- 9) No development above foundation level of the scheme hereby approved shall take place until a scheme of landscaping, including details of proposed tree and shrub planting and boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the sizes, numbers, species and grade of all proposed trees/plants; and specifications to ensure successful establishment and survival of new planting.

The approved details of landscaping shall be carried out in the first planting season following the occupation of the buildings or the completion of the development, whichever is the sooner.

Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species and in accordance with the approved details.

Reason: In the interests of the visual amenity of the area

- 10) No trees, hedges or boundary planting on the application site, shall be topped, lopped, felled or uprooted without the specific written permission of the Local Planning Authority.

Reason: In the interests of visual and residential amenity

- 11) Prior to the first occupation of the development hereby approved, a scheme for the provision of bat roost opportunities and bird nest boxes within the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented by suitably qualified personnel to the satisfaction of the Local Planning Authority prior to the first use of the development approved.

Reason: In the interests of biodiversity and in accordance with the provisions of National Planning Policy Framework

- 12) The Development hereby approved shall not be occupied until the first 5 metres of the access into the development, measured from the edge of the carriageway, has been surfaced in a bound material.

Reason: In the interests of highway safety.

- 13) Prior to the construction of the vehicular access, visibility splays shall be provided 43 metres from a point 0.6 metres above ground level at the centre of the access to the application site and 2.4 metres back from the nearside edge of the adjoining carriageway. No shrubs, trees or other vegetation shall be allowed to grow above 0.6 metres in height, and no structure or erection exceeding 0.6m in height shall be placed, within the visibility splays.

Reason: In the interests of highway safety.

- 14) The Development hereby permitted shall not be first occupied until the proposed dwellings have been fitted with an electric vehicle charging point. The charging point shall comply with BS EN 62196 Mode 3 or 4 charging and BS EN 61851 and the Worcestershire County Council Streetscape Design Guide. The electric vehicle charging points shall be retained for the lifetime of the development unless it is required to be replaced in which case the replacement charging point(s) shall be of the same specification or a higher specification in terms of charging performance.

Reason: To encourage sustainable travel and healthy communities

- 15) The Development hereby permitted shall not be first occupied until sheltered and secure cycle parking to comply with the Council's adopted highway design guide has been provided in accordance with details which shall first be submitted to and approved in writing by the Local Planning Authority and thereafter the approved cycle parking shall be kept available for the parking of bicycles only.

Reason: To comply with the Council's parking standards

- 16) The Development hereby approved shall not be occupied until an area has been laid out within the curtilage of each dwelling for the parking of 3 cars at a gradient not exceeding 1 in 8. This area shall thereafter be retained for the purpose of parking a vehicle only.

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

- 17) The development hereby approved shall not be first occupied until a refuse and bin collection facilities shall be constructed in accordance with details first submitted to and approved, in writing, by the Local Planning Authority.

Reason: To ensure an appropriate bin collection area is installed in the interest of visual amenity and highway safety.

- 18) Construction work on the dwellings hereby approved shall not be commenced until details of the existing ground levels, proposed finished floor levels of the dwelling hereby approved and the proposed finished ground levels of the site, relative to a datum point which is to remain undisturbed during the development have been submitted to and agreed in writing by the local planning authority. The development shall be carried out in accordance with the details as approved and retained as such thereafter

Reason: To ensure that residential amenities are not compromised

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