

Open

Planning Committee

Agenda

To be held remotely
6pm
Tuesday, 15th September 2020



Planning Committee

Members of Committee:

Chairman: Councillor C Edginton-White
Vice-Chairman: Councillor J Aston

Councillor C J Barnett

Councillor S J Chambers

Councillor M J Hart

Councillor F M Oborski MBE

Councillor J W R Thomas

Councillor V Caulfield

Councillor P Harrison

Councillor L J Jones

Councillor C Rogers

Councillor L Whitehouse

Information for Members of the Public: -

If you have any questions regarding the agenda or the attached papers, please do not hesitate to contact the officer named below.

The meeting is open to the public except for any exempt/confidential items. These items are normally discussed at the end of the meeting. Where a meeting is held remotely, "open" means available for live or subsequent viewing.

Members of the public will be able to hear and see the meetings by a live stream on the Council's website: <https://www.wyreforestdc.gov.uk/streaming.aspx>

This meeting is being held remotely online and will be recorded for play back. You should be aware that the Council is a Data Controller under the Data Protection Act 2018. All streamed footage is the copyright of Wyre Forest District Council.

Part I of the Agenda includes items for discussion in public. You have the right to request to inspect copies of Minutes and reports on this Agenda as well as the background documents used in the preparation of these reports.

An update report is circulated prior to the meeting. Where members of the public have registered to speak on applications, the running order will be changed so that those applications can be considered first on their respective parts of the agenda. The revised order will be included in the update.

Part II of the Agenda (if applicable) deals with items of "Exempt Information" for which it is anticipated that the public may be excluded from the meeting and neither reports nor background papers are open to public inspection.

Delegation - All items are presumed to be matters which the Committee has delegated powers to determine. In those instances where delegation will not or is unlikely to apply an appropriate indication will be given at the meeting.

If you have any queries about this Agenda or require any details of background papers, further documents or information you should contact Sian Burford, Assistant Committee Services Officer, Wyre Forest House, Finepoint Way, Kidderminster, DY11 7WF. Telephone: 01562 732766 or email sian.burford@wyreforestdc.gov.uk

Declaration of Interests by Members – interests of members in contracts and other matters

Declarations of Interest are a standard item on every Council and Committee agenda and each Member must provide a full record of their interests in the Public Register.

In addition, alongside the Register of Interest, the Members Code of Conduct (“the Code”) requires the Declaration of Interests at meetings. Members have to decide first whether or not they have a disclosable interest in the matter under discussion.

Please see the Members’ Code of Conduct as set out in Section 14 of the Council’s constitution for full details.

Disclosable Pecuniary Interest (DPI) / Other Disclosable Interest (ODI)

DPI’s and ODI’s are interests defined in the Code of Conduct that has been adopted by the District.

If you have a DPI (as defined in the Code) in a matter being considered at a meeting of the Council (as defined in the Code), the Council’s Standing Orders require you to leave the room where the meeting is held, for the duration of any discussion or voting on that matter.

If you have an ODI (as defined in the Code) you will need to consider whether you need to leave the room during the consideration of the matter.

NOTES

- Councillors, who are not Members of the Planning Committee, but who wish to attend and to make comments on any application on this list or accompanying Agenda, are required to give notice by informing the Chairman, Solicitor to the Council, or Corporate Director: Economic Prosperity & Place before the meeting.
- Councillors who are interested in the detail of any matter to be considered are invited to consult the files with the relevant Officers to avoid unnecessary debate on such detail at the Meeting.
- Members should familiarise themselves with the location of particular sites of interest to minimise the need for Committee Site Visits.
- Please note if Members wish to have further details of any application appearing on the Schedule or would specifically like a fiche or plans to be displayed to aid the debate, could they please inform the Development Control Section not less than 24 hours before the Meeting.
- Members are respectfully reminded that applications deferred for more information should be kept to a minimum and only brought back to the Committee for determination where the matter cannot be resolved by the Corporate Director: Economic Prosperity & Place.
- Councillors and members of the public must be aware that in certain circumstances items may be taken out of order and, therefore, no certain advice can be provided about the time at which any item may be considered.
- Any members of the public wishing to make late additional representations should do so in writing or by contacting their Ward Councillor prior to the Meeting.
- For the purposes of the Local Government (Access to Information) Act 1985, unless otherwise stated against a particular report, “background papers” in accordance with Section 110D will always include the case Officer’s written report and any letters or memoranda of representation received (including correspondence from the Highway Authority, Statutory Undertakers and all internal District Council Departments).
- Letters of representation referred to in these reports, together with any other background papers, may be inspected at any time prior to the Meeting, and these papers will be available at the Meeting.
- **Members of the public** should note that any application can be determined in any manner notwithstanding any or no recommendation being made.

Wyre Forest District Council
 Planning Committee
 To be held remotely
 Tuesday, 15th September 2020
 Part 1
 Open to the press and public

Agenda item	Subject	Page Number
1.	Apologies for Absence	
2.	<p>Appointment of Substitute Members</p> <p>To receive the name of any Councillor who is to act as a substitute, together with the name of the Councillor for whom he/she is acting.</p>	
3.	<p>Declarations of Interests by Members</p> <p>In accordance with the Code of Conduct, to invite Members to declare the existence and nature of any Disclosable Pecuniary Interests (DPI's) and / or Other Disclosable Interests (ODI's) in the following agenda items and indicate the action that they will be taking when the item is considered.</p> <p>Please see the Members' Code of Conduct as set out in Section 14 of the Council's Constitution for full details.</p>	
4.	<p>Minutes</p> <p>To confirm as a correct record the Minutes of the meeting held on the 18th August 2020.</p>	7
5.	<p>Applications to be Determined</p> <p>To consider the report of the Development Manager on planning and related applications to be determined.</p>	11
6.	<p>To consider any other business, details of which have been communicated to the Solicitor to the Council before the commencement of the meeting, which the Chairman by reason of special circumstances considers to be of so urgent a nature that it cannot wait until the next meeting.</p>	

7.	<p>Exclusion of the Press and Public</p> <p>To consider passing the following resolution:</p> <p>“That under Section 100A(4) of the Local Government Act 1972 the press and public be excluded from the meeting during the consideration of the following item of business on the grounds that it involves the likely disclosure of “exempt information” as defined in paragraph 3 of Part 1 of Schedule 12A to the Act”.</p>	
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Part 2

Not open to the Press and Public

8.	<p>To consider any other business, details of which have been communicated to the Solicitor to the Council before the commencement of the meeting, which the Chairman by reason of special circumstances considers to be of so urgent a nature that it cannot wait until the next meeting.</p>	
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WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

HELD REMOTELY

18TH AUGUST 2020 (6PM)

Present:

Councillors: C Edginton-White (Chairman), J Aston (Vice-Chairman), C J Barnett, V Caulfield, I Hardiman, P Harrison, M J Hart, L J Jones, F M Oborski MBE, C Rogers, J W R Thomas and L Whitehouse.

Observers:

Councillors: G W Ballinger, R H Coleman, B S Dawes, H E Dyke, P Dyke, K Henderson, N Martin and A Totty.

PL.16 Apologies for Absence

Apologies for absence were received from Councillor S J Chambers.

PL.17 Appointment of Substitutes

Councillor I Hardiman was a substitute for Councillor S J Chambers.

PL.18 Declarations of Interests by Members

Councillor F M Oborski MBE declared a Disclosable Pecuniary Interest (DPI) in respect of application 20/0385/FUL that she was the Wyre Forest District Council nominated member on PSP Wyre Forest so would leave the meeting whilst this application was determined.

Councillor M J Hart declared for transparency, in respect of application 20/0385/FUL that he was one of the then Cabinet Members who looked at the business case on the Cabinet Advisory Panel. Any support given was in regards to the business case and he had made no comment in regards to this planning matter and would judge the application on merits or otherwise.

PL.19 Minutes

Decision: The minutes of the meeting held on 21st July 2020 be confirmed as a correct record and signed by the Chairman.

PL.20 Applications To Be Determined

The Committee considered those applications for determination (now incorporated in Development Management Schedule No. 587 attached).

Councillor F M Oborski left the meeting at 6:13pm whilst application 20/0385/FUL was determined and returned at 7:40pm.

Agenda Item No. 4

At 7:56pm the Committee agreed unanimously to suspend Council Procedure Rule (Standing Orders) 1.1(iii) to allow the meeting to continue past 8pm if required.

Decision: The applications now submitted be determined, in accordance with the decisions set out in Development Management Schedule No 587 attached, subject to incorporation of any further conditions or reasons (or variations) thought to be necessary to give full effect to the Authority's wishes about any particular application.

There being no further business, the meeting ended at 8pm.

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

18th August 2020 - Schedule 587 Development Management

The schedule frequently refers to various standard conditions and notes for permission and standard reasons and refusals. Details of the full wording of these can be obtained from the Development Manager, Wyre Forest House, Finepoint Way, Kidderminster. However, a brief description can be seen in brackets alongside each standard condition, note or reason mentioned.

Councillor F M Oborski left the meeting at this point (6:13pm)

Application Reference: 20/0385/FUL

Site Address: Temporary Car Park, Bridge Street, Stourport-on-Severn, Worcestershire, DY13 8XD

The Committee received representation from David Addison - Objector, Lee Mansfield - Agent and Councillor Vi Higgs (Stourport Town Council) prior to a decision being made.

REFUSED for the following reasons:

- | |
|---|
| <ol style="list-style-type: none"> 1. The proposed design of the development and its effect on the streetscene would fail to preserve or enhance the character and appearance of the Conservation Area and would cause harm to the significance of the Listed Buildings on Bridge Street opposite the site through development in their setting. The public benefits of the proposed development do not outweigh the harm to these designated heritage assets. A development of this design would be contrary to Policies SAL.UP6 and SAL.UP7 of the Site Allocations and Policies Local Plan and paragraph 196 of the NPPF. 2. The proposed development by virtue of the accommodation proposed would not meet the specific housing need for homeless within the District, in particular with respect of the needs of families with children, due to the proposed internal layout and limited amenity/play space. 3. The proposed development by virtue of its use would give rise of an unacceptable risk of increased crime within the development and the surrounding area contrary to Paragraph 91 of the NPPF. |
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Councillor F M Oborski returned to the meeting at this point (7:40pm)

Application Reference: 20/0029/FUL

Site Address: Land at Wyre Mill Cottage, Mill Lane, Wolverley, Kidderminster, Worcestershire, DY11 5TR

APPROVED subject to the following conditions:

1. A6 (standard time)
2. Personal Permission
3. Ties directly to Wyre Mill Cottage
4. B1a (materials)
5. Cycle parking to be provided
6. Removal of permitted development rights.
7. Details of fences / walls to be submitted
8. Finished floor levels shall be a minimum of 35.77m AOD
9. Flood defence barriers will be fitted to all external openings of the building to a minimum of 600mm above finished floor level.
10. Flood defence barriers will be fitted to all external openings of the building to a minimum of 600mm above finished floor level
11. Scheme of Works to be submitted and approved of how the building shall be adapted to an ancillary building once occupation in accordance with condition 2 has ceased.

NOTE

Future occupants are strongly advised to sign up to the free Floodline Waning Direct service by calling the Environment Agency's Floodline

EXECUTIVE SUMMARY TO REPORT OF DEVELOPMENT MANAGER

PLANNING COMMITTEE

15TH SEPTEMBER 2020

Part A Applications

Ref:	Address of Site	Recommendation	Page No.
20/0405/FUL	Oak Meadow Farm, Honeybrook Lane, Kidderminster	Approval	12
20/0454/FUL	11 Osborne Close, Kidderminster, DY10 3YY	Approval	27

Part B Applications

Ref:	Address of Site	Recommendation	Page No.
20/0565/FULL	9 Beauchamp Avenue, Kidderminster, DY11 7AH	Approval	34

WYRE FOREST DISTRICT COUNCILPLANNING COMMITTEE15TH SEPTEMBER 2020**PART A**

Application Reference:	20/0405/FUL	Date Received:	01.06.2020
Ord Sheet:	381560 278390	Expiry Date:	27.07.2020
Case Officer	Helen Hawkes	Ward:	Wyre Forest Rural

Proposal: Conversion of former stable building to dwelling (Use Class C3), together with new vehicular access and closure of existing vehicular access (to pedestrian access only)

Site Address: Oak Meadow Farm, Honeybrook Lane, Kidderminster, Worcestershire, ,

Applicant: Mr Ian Robinson

Summary of Policy	DS04 CP01 CP03 CP02 CP11 CP11 CP14 (WFCS) DPL2 CC1 CC2 CC7 UP1 UP5 UP7 UP9 UP11 UP14 (SAAPLP) Design Guidance SPD National Planning Policy Framework Planning Practice Guidance
Recommendation	Approval
Reason for Committee Referral	Ward Councillor request that the application is determined by the Planning Committee due to Green Belt issues.

1.0 Planning History

18/0366/FULL – Erection of a single dwelling and an associated stable block: Refused 14.08.2018

16/0465/CERTE - Certificate of Lawfulness: Use of building as dwelling for a continuous period of more than 4 years: Refused 8.09.2016

16/0723/CERTE - Certificate of Lawfulness: Use of agricultural building as domestic dwelling in excess of 4 years: Refused 5.01.2017

WF/0621/02 - Change of use of agricultural building to bungalow: Refused 13.02.2002

WF/0486/94 – Minor Alterations to Existing Agricultural Building: Refused and Subsequent appeal, reference APP/R1845/A/94/244915, allowed on 25.01.1995.

WF/0949/90 – Retrospective construction of stables and ancillary works: Refused and Subsequent appeal, reference APP/R1845/A/91/185898, allowed on 9.12.1991.

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WF/040/87 – Construction of stable building: Granted

2.0 Consultations and Representations

Kidderminster Foreign Parish Council – We wish to object in the strongest possible terms to this application. Please see the planning history of this site over 30 years (provided under separate cover). We have over all this time resisted previous attempts to develop this site, and protect the Green Belt, and even as the original structure was first erected, on the incorrect site, our comments, and that of the Planning inspector were that it had more the appearance of a domestic dwelling, and that the design was unsuitable as an animal shed. If this application is granted permission, we feel that the previous planning history, (as provided) and the decision of the appeal inspector, stating that the dwelling should not be allowed to be converted for domestic habitation, has been a total waste of time, and any permission given now by Wyre Forest District local planning department, will make a mockery of not only the views of the local parishes in respect of this site, and the history thereof, but also of the Planning Inspectorate.

The Parish Council are aware of Planning Legislation SAL UP11, and would comment on the criteria that the Planning authority is minded to apply to this application as follows:

a) The description of the proposal does not mention an additional building which is shown on the North and South Elevation drawings, but not shown on the plan drawing.

Criteria i. "... suitable for conversion without the need for additional extensions, substantial alterations or the addition of new buildings within the curtilage."

So it fails this criteria if indeed, as shown on the drawings, they are proposing to build a new building within the curtilage (probably a stable block to replace the "stable"/building they are proposing to convert to a dwelling?)

b) Criteria iv. "That suitable access arrangements can be made, without the need for extensive new access roads."

We are of the opinion that the proposal fails this criteria due to the following:

We feel the proposed new access to be created onto what is a very dangerous main road should not be permitted, even if the more minor access onto Honeybrook Lane is blocked off. We feel the existing access to this land onto Honeybrook Lane is much safer than one directly onto the A442, irrespective of whatever splay is constructed. We feel that the new access has been brought in to the plans just to make it easier for architectural purposes in order to position the house on the site in accordance with the plans drawn up, and any other claims are purely spurious.

c) Criteria v "That there is no adverse impact on the countryside, landscape and wildlife, or local amenities" We believe that the proposal amounts to nothing more than creeping development within the green belt and will set a very dangerous precedent for the local area, which the District Council will struggle as a planning authority to deny elsewhere. It immediately impacts on the green space directly outside the boundary of the town of Kidderminster, and we would also query possible pollution of the brook running through the site.

We would also refer to the addition notes on policy SAL UP11 ii) which state:

"The buildings to be converted are not domestic outbuildings"

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In 2016 application 16/0465/CERTE Request for Cert of Lawfulness was submitted claiming the building had been lived in for more than 4 years stating "Used as a dwelling from 1992" –

i.e. over 20 years. The Parish Council checked with the District Council and ascertained that no Council Tax had been paid during this period for this property, nor was any person registered on the electoral roll at this address, which was felt to be evidence that no-one was living there. The Enforcement Officer (Mr. Walkley) was going to investigate. The application was refused

A second application for Cert of Lawfulness 16/0723 in 2016 shows a Statement letter:- "Oak Meadow Farm, as it stood before the fire, is no longer appropriate to call an agricultural building" Again, we refuted that the building was being used as a residence but photos attached to the current application, in the Report into the Constructed Structure, show parts of the existing building being used as domestic outbuildings . If this is now the case, how can this application for change of use from agricultural building to dwellinghouse be allowed, as it is in contradiction to the additional notes on policy SAL UP11 ii) which state "The buildings to be converted are not domestic outbuildings"

Since the first building was erected on this site in 1987/88, when we commented at the time "The development of this building confirms the suspicions voiced by our members to the Planning Officer in Summer 1987 that the construction more resembled a domestic dwelling than an agricultural building" with a chimney, domestic style windows and doors, the matter has been a war of attrition against the small voices of local parishes waged by a developer (not necessarily the same applicant) who over 30 years has been intent on building nothing less than a dwelling in the Green Belt with little regard to Planning Regulations and the Local Plan. To our knowledge this has never been a bona fide agricultural or horsicultural building, but was built from the outset with deception in mind as a ruse to gain a domestic dwelling in the Green Belt.

We would therefore strongly recommend refusal, and we believe permission will create a very dangerous precedent.

[Officer comment – The applicant has omitted the garage shown on the North and South Elevations, as no garages are proposed in this application].

Wolverley & Cookley Parish Council - Recommend Refusal due to adverse impact on countryside and greenbelt. In addition, the application does not meet the criteria under policy SAL.UP11 that suitable access arrangements can be made without the need for extensive new access roads as proposed on the application. Unfortunately, Highways Authority comments made on Monday 15th June are not available to see on the portal which would have been helpful.

Highway Authority - Further to the deferral comment the applicant has submitted additional plans to include the gradient of the access driveway and on the basis that the driveway slopes into the site and surface water cannot enter the highway, this is accepted.

The full extent of the visibility splay to the north west is not shown on the submitted plan nonetheless the splays of 215m to the north west and 120 to the south east as stated are achievable and must be maintained. The proposed vehicular access onto the Bridgnorth

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Road (A442) must be laid out as a dropped kerb access with a 45-degree splay to the kerb line (not radii) and further details will be required by condition. In addition, the existing vehicular access onto Honeybrook Lane will be reduced to a pedestrian-only access and further details are required. Any works in the highway must be carried out by WCC contractors Ringway as per the note below. The details of the access driveway to include surfacing, set back gates and the provision of a passing bay are acceptable in accordance with the plan and ample parking has been indicated.

It is noted that cycle parking is indicated, and this provision should be sheltered, secure and accessible in line with standards.

Worcestershire Regulatory Services (Contaminated Land Team) – No objection.

Countryside and Parks Manager – The application has come with an ecological survey but there are some areas that will need additional information. The site lies on the potential wildlife corridor of the Honey Brook. Dormice have been recorded recently within a few KM of this site and given the dormice are very unrecorded in this part of the Wyre Forest district area we will need further assurances that this protected species will not need further ecological investigation. The Tree T6 has an owl box. We need to know if this shows any signs of recent occupation. If so we will need to see appropriate mitigation Measures. The application will need to prove net gain. Currently we are being shown the removal of trees and mitigation of some native planting. We have no way of determining this will demonstrate net gain.

The above will need to be addressed before approval. As the identified areas requiring further information have potential to impact on the viability and or layout of the development

The below will need to be addressed by condition.

Hedgehog have also been determined to be on site. We will need to obtain information from the applicant on how this Species will be protected from the effects of the development.

Lighting has potential to cause harm a wildlife corridor and protected species. We need the production of a wildlife friendly Lighting Scheme that is reviewed by a qualified ecologist who demonstrates to the local Authority that the proposal will not cause ecological harm, prior to be implemented.

The report has carried out a visual inspection for bats and has concluded that bats are not going to be affected and “few larger trees on site (most being immature and whippy) had poor overall potential for bat roosting” However the Tree survey has identified Tree T6 which has “High habitat value with numerous cavities and habitat features” This tree needs to be assessed, particularly as it is being recommended for works.

[Officer comment – The submitted Arboricultural Impact Assessment surveyed trees on adjoining land and Tree T6 (a category A Oak tree) is situated in the field to the north of the watercourse and outside of the application site, and will be unaffected by the proposed scheme. I therefore do not consider that it is necessary or reasonable to attach a planning condition to require an additional ecological survey to be undertaken, given that the proposed development would be acceptable on biodiversity grounds without the need for an additional

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survey and that any such condition would fail to meet the test required for imposing conditions as set out in Paragraphs 54 and 55 of the National Planning Policy Framework.]

Natural England – No objection.

Environment Agency – No objection.

Severn Trent Water – No objection.

North Worcestershire Water Management Officer - It has now been confirmed that the development will not be at risk of flooding.

For the discharge of surface water, the intention is to use soakaway drainage for all impermeable areas, and it has been confirmed that the existing building disposes of surface water in this manner. As indicated previously, I would have preferred to receive the outcomes of ground investigations now, but the applicant has set out that a condition would be preferred. Given the flood risk downstream I would require this to be a pre-commencement condition:

“No works or development shall take place until a scheme for surface water drainage for all impermeable areas has been submitted to and approved in writing by the Local Planning Authority. If possible, infiltration techniques are to be used and the plan shall include the details and results of field percolation tests. If infiltration drainage is not possible on this site, an alternative method of surface water disposal should be submitted for approval. There shall be no increase in runoff from the site compared to the pre-development situation up to the 1 in 100-year event plus an allowance for climate change.”

For the discharge of foul water, the intention is to use the existing septic tank. It will need to be established that this is sufficiently sized to deal with the anticipated load from the development, but this will I believe be sufficiently covered in a future Building Control application. As the development will be served by a non mains drainage solution, I would request that the following informative gets attached:

“Future operator(s) of a septic tank or sewage treatment plant must check with the Environment Agency that they meet the ‘general binding rules’ and apply for an Environmental Permit if they do not. As from 1 January 2020 discharge of treated effluent directly from a septic tank to a surface water (watercourse, ditch etc.) is no longer allowed.”

3.0 Site Location and Description

3.1 The application site relates to a triangular shaped parcel of land that measures 0.70 hectares in site area and lies to the north of HoneyBrook Lane. The land is currently agricultural land and is occupied by a disused stable building that in part has been fire damaged. The building is an ‘L shaped’ constructed in brickwork and in some instances block work that has been rendered to the outer walls with an internal course of blockwork and a tiled roof. Internally, the building comprises two stables, two store rooms, a rest room with a W/C and a lobby. It includes windows to all elevations and

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doors in the south and north elevations. The site is currently accessed by Honeybrook Lane close to the road junction with the A442 Bridgnorth Road.

- 3.2 There are mature trees around the perimeter of the site and the southern part of the site was formerly used as a Christmas tree plantation and includes remnants of the conifer plantation. A watercourse runs from north-east to south-west along the northern boundary of the site, which currently divides the plantation area/stable building from the adjoining fields and the land on either side of the watercourse falls within Flood Zone 3. There is a footbridge over the watercourse to access the fields.
- 3.3 The site is located in the countryside and is washed over by the West Midlands Green Belt. It also lies opposite the urban fringe of Kidderminster with residential areas to the south and east of the site and mainly open agricultural land to the north and west. The site is bordered by Honeybrook House a residential care home to the east.
- 3.4 The application seeks full planning permission for the conversion of the existing building to a three bedroom family dwelling, along with associated driveway and a new access point from Bridgnorth Road. It is intended to be occupied by the applicant and family, who wish to live on the land and create a hobby farm.
- 3.5 It is proposed to rebuild the fire damaged part of the stable building and construct new external stone and timber cladding to the exterior walls; replace the roof covering; and install new windows and doors. Internally, the proposed dwelling house would comprise an open kitchen, dining and living room, three bedrooms and a bathroom. The existing vehicular access would be reduced in width to allow only pedestrian access. Additional tree planting is proposed to offset the loss of trees that would be removed to facilitate the new access.
- 3.6 The application has been submitted with an Arboricultural Impact Assessment including a Tree Protection Plan, a Structural Report, Preliminary Ecological Assessment and a Flood Risk and Drainage report.

4.0 Officer Comments

- 4.1 The main considerations are whether the proposed development is acceptable in principle, considering whether the proposals would represent appropriate development in the Green Belt including its effect on openness, and whether there would be any detrimental impact on trees, biodiversity and highway safety.

BACKGROUND INFORMATION

- 4.2 The existing building was granted planning permission in 1987 under application WF/040/87, however, it was not constructed in accordance with the approved plans and a proposal to gain retrospective permission for the building in its finally constructed form was approved on appeal in 1991 (Ref. APP/R1845/A/91/185898). During this appeal the Planning Inspectorate did highlight that the building had a 'superficial residential appearance'. A subsequent appeal was allowed in 1994 (Ref. APP/R1845/A/94/244915) for minor alterations to the building, where it was confirmed

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by the Planning Inspectorate that the building was for agricultural purposes and not for the keeping of horses. As such, I am of the view that the existing building and land falls under agriculture use and would not fall within the definition of previously developed land. It is also noted that there have been a number of planning applications including a similar application WF/0621/02 for the conversion of the building into a dwelling that was refused in 2002 and that the site has been used up until a few years ago for the growing and selling of Christmas trees and for grazing of animals. I also note that the building has been subject to fire damage and vandalism and is no longer being used.

WHETHOPRIATE DEVELOPMENT IN THE GREEN BELT

- 4.3 Policy SAL.UP1 of the Adopted Site Allocations and Policies Local Plan sets out local guidance on development within the Green Belt and advises that development will only be permitted in very special circumstances or if it falls within one of the exceptions listed in the policy. One of these exceptions is when ‘... development involves the re-use or conversion of buildings in accordance with Policy SAL.UP11, which refers specifically to the re-use and adaptation of Rural Buildings. This policy introduces a criteria in which new developments need to meet, which includes the following:
- i. The building(s) are permanent structures which are in keeping with their surroundings and they are of a size which makes them suitable for conversion without the need for additional extensions, substantial alterations or the addition of new buildings within the curtilage.
 - ii. The building(s) can be converted without significant building works or complete reconstruction and the conversion works would have no significant detrimental effect on the fabric, character or setting of the building.
 - iii. That the proposed development enhances and safeguards heritage assets.
 - iv. That suitable access arrangements can be made, without the need for extensive new access roads.
 - v. That there is no adverse impact on the countryside, landscape and wildlife or local amenities.
 - vi. That appropriate drainage and flood risk mitigation, including safe access requirements, can be provided and are available for the lifetime of the development.
- 4.4 Policies SAL.UP1 and SAL.UP11 are consistent with the National Planning Policy Framework (the ‘Framework’). Paragraph 143 of the Framework states that inappropriate development is, by definition, harmful to the Green Belt. Such development should not be approved except in very special circumstances. Paragraph 145 states that the construction of new buildings should be regarded as inappropriate development in the Green Belt but sets out exceptions to this. Paragraph 146 goes on to set out other forms of development that are also not inappropriate development in the Green Belt, if they preserve its openness and do not conflict with the purposes of including land within it. Two of these ‘other forms of development’ include: d) the re-use of buildings provided that the buildings are of permanent and substantial construction; and e) material changes in the use of land.

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- 4.5 The existing stable building although partly fire damaged is a permanent building and structurally sound and is of a size that could be suitably converted into a dwellinghouse. I recognise that the proposal involves alterations to the structure to make it 'liveable' including new stone and cladding exterior walls, new roof material and windows. However, I am of the view that the new external materials to the existing building does not, go beyond the 're-use' of the building as required by Paragraph 146d of the Framework. Also, that the insertion of windows and doors albeit with some alterations to the size of some openings is also acceptable.
- 4.6 The submitted structural report also confirms that the foundations and outer walls are in good condition and that the proposed external skin of timber cladding and stonework would not be an issue to insulate the building in order to allow it to be used as a domestic dwelling. In addition, it is advised that the fire damage to the existing building will be 'quite easy to rectify' and reinstate the roof and walls.
- 4.7 I am therefore satisfied that the alterations proposed to make the building suitable for habitable use are acceptable and that the alterations would not change the scale and built form of the building. The proposed external materials are also in keeping with the rural character of the building. I therefore consider that the proposal would 're-use' a building that is of a permanent and substantial construction and accords with Paragraph 146d of the Framework.

IMPACT ON OPENNESS AND CHARACTER

- 4.8 From planning history, I acknowledge that there has already been an application (WF/0621/02) to convert the stable building into a dwelling house that was refused in 2002 on five grounds; four of these related to the impact of the building on the Green Belt and landscape character, and the reasons given in the Decision Notice for this previous application were:
1. The application site lies within an area designated as part of the West Midlands Green Belt; the development proposed is considered inappropriate in this sensitive location as it would harm the Green Belt by virtue of the introduction of a residential curtilage with its attendant paraphernalia and increased intensity of activity which would extend the margin of urban fringe into the openness of the Green Belt and is thus considered contrary to Policies GB.1 and GB.5 of the Adopted Wyre Forest District Local Plan, Policy D.39 of the Adopted Worcestershire County Structure Plan and Policies GB.1 and GB.2 of the Revised Deposit Wyre Forest district Local Plan.
 2. The application site lies within an area designated as part of the Landscape Protection Area/Area of Great Landscape Value; the development proposed is considered inappropriate in this sensitive location as it would harm the character of the area by virtue of the introduction of a residential curtilage with its attendant paraphernalia and increased intensity of activity which would extend the margin of the urban fringe and is thus considered contrary to Policy LA.2 of the Adopted Wyre Forest District Local Plan, Policy CTC.4 of the Adopted Worcestershire County Structure Plan and Policy LA.2 of the Revised Deposit Wyre Forest District Local Plan.

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3. The building proposed to be converted is not of a form or design in keeping with its surroundings and its conversion to residential use would emphasise this discord by the introduction of domestic paraphernalia. As such, the proposal is contrary to Policy CRB.1 i) of the Adopted Wyre Forest District Local Plan and RB.1 i) of the Revised Deposit Wyre Forest District Local Plan.
 4. No special circumstances or sustainable argument has been put forward which could outweigh the strong presumption against inappropriate development in the Green Belt.
- 4.10 It must first be recognised that this previous refused application pre-dates the current Wyre Forest Development Plan and the National Planning Policy Framework, in which the principle of conversion of rural buildings into dwelling houses is not inappropriate providing the development meets the set criteria contained within Policy SAL.UP11 above; the residential use continues to preserve the openness of the Green Belt; and does not conflict with the purposes of including land within the Green Belt as outlined in Paragraph 134 of the Framework.
- 4.11 Also, there are fundamental difference between this application and the previous refused application given that the application site is 54% smaller in site area and therefore that the proposed residential curtilage is significantly smaller in this application.
- 4.12 I also note that part of the proposed residential curtilage in this application would be given up for replacement tree planting following the construction of the driveway, which would result in the remaining land for residential garden and parking being limited to a small proportion of the current application site. Furthermore, it must be expected by local and national planning policy that the conversion of rural buildings into a dwelling would give rise to at least some domestic paraphernalia and additional vehicles on the land. For this application, I am of the view that the limited amount of useable land around the building when combined with the dense tree screening around the perimeter of the site would ensure there is no harmful effect on the openness of the Green Belt.
- 4.13 I am also satisfied that the general built form and scale of the dwelling following the proposed conversion works would be similar to the existing building and that the proposed use and alterations to the building would not result in any additional harm to the character and appearance of the existing building or area.
- 4.14 In allowing the appeal for the construction of this building, the Planning Inspectorate did note that the building is *'sited on a low lying part of the site, close to a backdrop of tall trees ... the building does not occupy a particularly prominent position. Tree planting, as indicated on the schematic landscaping plan on the application drawing, would partially screen the building given time'*. Therefore, in allowing this appeal the Planning Inspectorate must have considered that the building was suitable in this location and that it did not harm the openness of the Green Belt.

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- 4.15 The proposed access from Bridgnorth Road would require the removal of 10 metres of hedgerows and tree planting along the road boundary, however, this would be compensated for by additional tree planting within the site and along the driveway, and the driveway has been sensitively designed to meander into the site and has been kept to a minimum length to ensure it has a negligible impact on the character of the area and does not appear any different than other existing access points on Bridgnorth Road.
- 4.16 The Arboricultural Impact Assessment (AIA) also concludes that '*... the proposed tree removal will not have a significant adverse impact on the character or amenity value of the site or surroundings due to the majority of trees being of low quality and located internally to the site. The section of hedgerow proposed for removal is relatively small and therefore should not have an adverse effect on associated landscape or habitat value*'.
- 4.17 I agree with the submitted AIA as the majority of trees that require removal are remnant conifers from a Christmas tree farm and as such, have limited individual merit or wider landscape value. The proposals would also provide significant improvements to the landscape character and ecological enhancements through the proposed recommended that replacement tree planting including native broadleaved species such as Oak, Field Maple, Lime and Scots pine would provide greater long term value to the site and surroundings.
- 4.18 The proposed vehicular access, parking and turning areas are not significantly larger than the former use of the site for the selling of Christmas trees. I also note that one of the reasons for refusal of the previous 2002 application was that the residential conversion of this building and site would 'expand the margin of the urban edge', however, I disagree with this planning judgement as there are several properties on this side of Honeybrook Lane and I do not consider that these existing properties as changed the character of the countryside and you can clearly distinguish that the southern side of Honeybrook Lane in this location is the urban edge to Kidderminster because of the pattern of development with higher density, smaller residential plots and siting of buildings. This application is only for the conversion of the stable building to provide one dwelling house within a larger plot that the prevailing pattern of development on the opposite side of the road, and therefore I consider that the residential conversion will still be seen within the context of the open countryside and not as part of the urban edge to Kidderminster.
- 4.19 Therefore, it is considered that any harmful effect on the openness and character of the Green Belt as a result of a change of use of the land to residential curtilage and the associated domestic paraphernalia and vehicles would be limited due to the size and relatively small area of useable land within the application site and the amount of land that is and will be taken up by tree and hedgerow planting. Conditions are recommended to ensure no outbuildings or enlargements to the dwelling house. A further condition recommended to require the trees and hedgerow to be provided and retained. The proposed scheme therefore meets criteria ii, iv and v of Policy SAL.UP11, in terms of ensuring no significant detrimental effect on the fabric, character or setting of the building; that suitable access arrangements can be made; and that there would be no adverse impact on the countryside and landscape.

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IMPACT ON WILDLIFE AND APPROPRIATE DRAINAGE/FLOOD RISK MITIGATION

- 4.20 Turning next to the remaining part of criteria v (impact on wildlife) and criteria vi (whether suitable drainage and flood risk mitigation can be achieved) of Policy SAL.UP11, it is considered that the application has been submitted with sufficient information to demonstrate that it would meet both criteria.
- 4.21 The Countryside and Parks Manager has confirmed that the Preliminary Ecological Assessment is sufficient and welcomes the new native tree planting proposed and the woodland management plan. It is also confirmed by the supporting assessment that only nesting birds and hedgehogs are present on site and that the conversion of the building and change of use of the land to residential would not harm any protected wildlife species. The Countryside and Parks Manager has also advised that further surveys are required prior to any tree removal given that there is potential that dormice and owls may be within the trees. However, the trees in which the Countryside and Parks Manager is referring to will not be affected by the proposed scheme and are situated on the field to the north of the current application site. The proposals would provide ecological enhancements through the replacement of more appropriate native tree planting on the site. I am therefore satisfied that the development would not result in any harm to biodiversity and would ensure a net gain in biodiversity value of the site. A condition is recommended to secure the recommended ecological enhancement measures as set out in the Preliminary Ecological Assessment.
- 4.22 In terms of drainage and flood risk mitigation, the stable building to be converted into a dwelling and the access driveway is situated in Flood Zone 1, the lowest risk to flooding, compared to the northern part of the site which falls within the fluvial floodplains of the Honey Brook and within Flood Zone 3. I am therefore of the view that there would be no adverse impact upon the future occupiers of the new dwelling.
- 4.23 In terms of drainage, the existing stable building included a rest room with a kitchen and bathroom. The building was constructed with a cesspool for the disposal of foul drainage and it is intended that the existing cesspool drainage would be used for the proposed dwelling. The North Worcestershire Water Management Officer raises no objection to the use of the cesspool and has advised that its suitability would be confirmed through a subsequent Building control application. It has been requested by this consultee to attach a condition to require a scheme of surface water drainage of the proposed driveway to be submitted to ensure the development does not increase the risk of flooding elsewhere. I have attached a condition accordingly.

HIGHWAY SAFETY

- 4.24 The proposal would require a new vehicular access off Bridgnorth Road as the existing access near to the road junction between Bridgnorth Road and Honeybrook Lane has been deemed unacceptable for domestic use by the Highway Authority and that it would result in a severe impact on highway safety given its lack of appropriate visibility and because the use of the access is likely to increase once the application site is used for residential.

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- 4.25 The applicant has undertaken pre-application discussions with the Highway Authority and has also submitted further details during the application to show that suitable and safe access arrangements can be made. The Highway Authority raise no objection to the application and confirm that the access arrangements are acceptable. Paragraph 109 of the Framework advises that applications should only be refused on highway grounds if the development would have an unacceptable or severe impact on the highway network. As it has been found that the site would have suitable access arrangements and would not harm highway network, I do not consider that there are any reasons to justify a refusal of the application on highway safety.

SUSTAINABLE LOCATION FOR HOUSING

- 4.26 The application site is not considered to be in a remote or isolated location given that it lies on the opposite side of Honeybrook Lane to the settlement boundary of Kidderminster and is within walking distance of nearby services and facilities. The site is therefore considered to be a suitable and sustainable location for housing.

IMPACT ON TREES

- 4.27 The site comprises a dense tree belt alongside Bridgnorth Road with the most amount of trees being at the western part of the site, and the central areas within the site which were planted as part of the former Christmas tree plantation. In addition, there are several trees along the watercourse edge and there are a small number of mature trees in the fields to the north.
- 4.28 An Arboricultural Impact Assessment has been submitted in support of this application which was commissioned in May 2020 and concludes that the proposals involving the conversion of the existing building to a dwelling, along with associated driveway and new access, will only require the removal of Group G5, sections of groups G6, G10 and a small section of H1. Most of the tree groups proposed for removal are of low value (C category) with the exception of G10 which is of moderate quality (B Category) and require removal to facilitate the proposed driveway. Most of the trees proposed for removal consist of generally poor formed understorey & overstorey Leylandii, Norway spruce, Lime, Silver birch and Hazel which are of limited individual merit. The majority of G10 will be retained, which forms a valuable buffer along the western boundary of the site adjacent to Bridgnorth Road. The report also shows through a tree protection plan that the trees selected for retention would be suitably protected during the construction phase of the development.
- 4.29 The Council's Arboricultural Officer is satisfied with the supporting assessment and tree protection measures. I have attached a condition accordingly to secure the implementation of these protected measures, replacement tree and hedgerow planting and the retention of the selected trees and hedgerows.

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5.0 Conclusion and Recommendations

- 5.1 The proposed conversion of the stable building and the associated change of use of the land to domestic curtilage would not be 'inappropriate development' in the Green Belt as the stable building is of a permanent and substantial construction and does not require any additional buildings or enlargements to allow the building and site to be used for residential use. Whilst the alterations to the building are extensive, I am satisfied that the alterations would not change the built form or character of the building or go beyond works that would normally be accepted to allow the 're-use' of a rural building. I am also satisfied that there have been fundamental changes to local and national planning policy and in the site circumstances compared to the previous refused application for a similar proposal, and that due to the limited amount of useable land within the site, the domestic paraphernalia would be restricted and would not result in a loss of openness or an unacceptable impact on the landscape character. Conditions to control new outbuildings and retention of the trees/hedgerows would also ensure the openness of the Green Belt is preserved and that there is no spatial or visual expansion of the urban edge of Kidderminster by way of encroachment. The application has demonstrated that appropriate drainage and suitable and safe access arrangements would be achieved. In addition, substantial ecological enhancements will be delivered as part of the proposed scheme through the planting of native trees and wildlife friendly plants.
- 5.2 The Development Plan supports the re-use of rural buildings which are surplus to requirements as this helps to reduce the need for new buildings to be erected in the countryside. The Government also supports the reuse of buildings in the Green Belt and the provision of new housing to help support the vitality of rural communities. I therefore consider that the criteria set out under Policy SAL.UP11 is fully met and that the existing stable building is suitable for re-use as a dwelling house. The proposed scheme therefore entirely in accordance with the Development Plan and the National Planning Policy Framework.
- 5.3 It is therefore recommended that the application be **APPROVED** subject to the following conditions:
1. Standard Time
 2. Materials to be agreed
 3. Removal of Permitted Development Rights for enlargements to the building and outbuildings
 4. Landscaping Scheme and Implementation
 5. Retention of existing trees and hedgerows
 6. Tree Management Plan to be implemented
 7. Tree Protection Plan to be implemented
 8. Scheme for surface water drainage for all impermeable areas to be submitted and agreed.
 9. Visibility Splays to be implemented
 10. Vehicular access to be submitted and agreed
 11. Driveway and parking to be implemented

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12. Existing vehicular access onto Honeybrook Lane to be reduced to pedestrian access only
13. Cycle storage facilities to be submitted and agreed
14. External Lighting scheme to be submitted and agreed
15. Ecological enhancement measures to be implemented

NOTE

1. All works within the highway shall be carried out by the County Council's Approved Contractor, Ringway Infrastructure Service.
2. Environment Agency 'general binding rules' and Environmental Permit requirements for use of a septic tank or sewage treatment plant.

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Economic Prosperity and Place Directorate
Oak Meadow Farm, Honeybrook Lane, Kidderminster, Worcestershire

Application 20/0454/HOU
 Reference:
 Ord Sheet: 385004 276938

Date 15.06.2020
 Received:
 Expiry 17.08.2020
 Date:

Case Officer Kelly Davies

Ward: Offmore and Comberton

Proposal: Erection of two storey side and first floor rear extensions

Site Address: 11 Osborne Close, Kidderminster, DY10 3YY

Applicant: MR ADWEN JOHN

Summary of Policy	CP11 (WFCS) UP7 UP8 CC2 (SAALP) Design Guidance SPD National Planning Policy Framework Planning Practice Guidance
Recommendation	Approval

1.0 Planning History

20/0454/HOU Erection of two storey side and first floor rear extensions

WF140/76 Town and Country Planning Act 1971
 WF140/76 dated 24 March 1976.
 Addition to form extension to existing dining room and kitchen at 11 Osborne Close, Kidderminster.

2.0 Consultations and Representations

Parish Council Object - the proposal still obstructs the access to 12 Osborne Close

North Worcestershire Water To my knowledge this site is not at risk of flooding from any source. No drainage information has been submitted with this application. Depending on the existing surfacing of the area to be used for the extensions, the proposed development might increase the amount of impermeable area and therefore the amount of surface water runoff generated on this site. This extra volume should be kept on site, in order to avoid increasing flood risk elsewhere. Surface water can be kept on site by using a soakaway or some other infiltration device, providing ground conditions allow. I have no reason

to believe that soakaway drainage would not be possible on this site. Buildings Regulations require that discharge to a soakaway should be ruled out first before discharge to a watercourse or an existing storm drain will be considered. No discharge of surface water to a foul sewer will be allowed. Since Building Regulations (H3 - rainwater drainage) already require that 'adequate provision shall be made for rainwater to be carried from the roof of the building', I don't deem it necessary for this application to recommend attaching a drainage condition.

Highways Authority (WCC)

The applicant has submitted a revised plan to show 4no. bedrooms on the first floor and the garage converted to a family room with a small porch extension plus WC. In line with the parking standards in the adopted Streetscape Design Guide, the proposed dwelling requires 3 parking spaces within the curtilage and these have been shown on the existing frontage which is block paved. It has been confirmed that the spaces measure 2.4 metres x 4.8 metres per space and there is space available in front of the porch extension for a vehicle to pull forwards so as not to block the neighbouring access. It is noted that the red line site boundary extends to the back of the full height kerb on Osborne Close, nonetheless the frontage parking will require a dropped kerb crossover and these works must be carried out by WCC contractors Ringway as per the note below. The cycle parking as indicated is expected to be sheltered as well as secure and accessible and further details are required.

Neighbour/Site Notice Representations

14 objection comments have been received. A summary of the main issues raised are below.

- Encroachment
- Over development
- Parking
- Ugly proposal
- Obtrusive
- Out of keeping
- Loss of light to gardens and highway

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- Impact on Privacy
- Increase in traffic
- Development too high
- Close to adjoining neighbours
- Inadequate access
- Increase in pollution
- Noise nuisance
- Strain on existing community facilities
- Overlooking
- Solid brick wall – obtrusive
- Negative impact on property values

3.0 Site Location and Description

- 3.1 The application site relates to 11 Osborne Close in Kidderminster. The host dwelling occupies a corner plot sitting amongst other link detached dwellings some of which benefitting from extensions and alterations.
- 3.2 The host dwelling currently has an existing rear extension serving to extend the original kitchen and dining room along with a further rear projection creating a utility room. Further to this there is already a side extension which is currently marked up on the existing plan as a bedroom. Osborne Close is a cul de sac location and is heavy congested with cars parked both on the driveways and on the main highway.
- 3.3 The proposal is for a two storey side extension and first floor rear extension, to create a family room with new entrance hall at ground floor and an additional bedroom and family bathroom at first floor.

4.0 OFFICER COMMENTS

- 4.1 The main considerations in the assessment of this application are;
- The impact of the proposals on the character and appearance of the property.
 - Impact on Residential Amenity
 - Highway matters
 - Watercourse
 - Any other matters

Policy Context

- 4.1 When considering extensions to residential properties the following policies should be taken into consideration. Policy SAL.UP7 and SAL.UP8 of the Adopted Wyre Forest District Site Allocations and Policies Local Plan. CP11 of the Adopted Wyre Forest District Site Core Strategy and the Design Supplementary Guidance.

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- 4.2 Policy SAL.UP7 states that proposals should maximise the use of corner plots and have regard for common building line, street pattern and skyline. Have an appropriate building footprint for the locality and do not represent over-development of the site. Proposals must integrate well within the existing streetscene and have regard for traditional design and materials, avoiding inappropriate features and detail.
- 4.3 Policy SAL.UP8 states that residential extensions should accord with the 45 degree code, be in scale and keeping with the form, materials and detailing of the original building, be subservient and not overwhelm the original building, which should retain its visual dominance and harmonise with existing townscape and not create incongruous features.
- 4.4 In addition the Design Guidance, Supplementary Planning Document states that extensions should respect the existing character of the area and appearance of the streetscene, avoiding terracing, extensions must maintain original frontage rhythms by stepping back by 0.75m from the front elevation, ensuring ridge heights are lower and that extensions must not exceed 4/7th of the original front face width. Along with this the SPD also states that to preserve the privacy enjoyed by neighbouring occupants, windows should be carefully considered

Design

- 4.5 The proposed ground floor element of the proposal already exists on site, the additions above and beyond the existing consist of a first floor side and rear extension and porch to side elevation. The materials to be used in the proposal will be constructed from brickwork and tiles, to match the existing property which is an acceptable approach.
- 4.6 The originally submitted plan showed the first floor element extending across the entire ground floor and windows in the rear elevation, these were deemed unacceptable in terms of design and overlooking, which subsequently lead to a revised scheme being submitted. The revised plan showed a reduction in the first floor side elevation in line with the 4/7th width guidance as identified in the Design SPD, this amendment along with the set back from the principle elevation is considered acceptable and will result in the original dwelling maintaining its visual dominance. The rear windows have now been removed from the proposal, removing any overlooking to the rear gardens that previously existed with the first proposal. These alterations are welcomed and will ensure the amenity currently enjoyed by the occupants of the neighbouring dwellings is retained and not adversely affected. It should be noted that a small bathroom window is to be installed in the rear elevation only. A condition can be applied to ensure this is obscure glazed and non-opening. Furthermore, a condition will be applied to ensure no further openings are created in either the rear or side elevation.
- 4.7 As previously stated the ground floor footprint remains unchanged. On this basis it is considered that the proposal does not represent overdevelopment of the site. In addition, any additions will not result in an incongruous feature within the streetscene as the proposal will be set back from the principle elevation. The scheme has been designed to allow acceptable separation distance from the rear of the first floor

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element and the dwellings behind is of an acceptable distance to allow for a two storey rear extension.

- 4.8 The proposed porch with WC extension is considered to be of an acceptable design and size to be in keeping with a residential porch. No harm will result from this addition, nor will it have a negative impact upon the aesthetics of the host dwelling. The porch is in accordance with policies SAL.UP7 and SALUP8 of the Adopted Wyre Forest District Site Allocations and Policies Local Plan and Policy CP11 of the Adopted Wyre Forest District Core Strategy
- 4.9 The proposals as a whole are considered to be in keeping with a residential two storey extension and will not look out of place within the current streetscene. This is further supported by the corner position of the dwelling, which means the extension will not be clearly visible in the approach from the main highway.

Parking

- 4.10 Major concerns have been expressed by residents in respect of parking. The agent has provided a parking plan in line with adopted parking standards. The proposal is for the creation of a four bedroom property which requires 3 parking spaces as laid out in the Worcestershire Streetscape Design Guide. The requirement for householder extensions are as follows:

4-5 Bedroom units – 3 spaces, 2 cycle spaces.

The revised plan parking has demonstrated for 3 spaces to the front of the property within the existing block paved area. There is also the potential for a further car in front of the new porch, dependant on circumstances.

- 4.11 Worcestershire Highways have no objection and are satisfied that the 3 spaces measuring 2.4 metres x 4.8 metres per space can be provided and there is space available in front of the porch extension for a vehicle to pull forwards so as not to block the neighbouring access. The frontage parking will require a dropped kerb crossover and these works must be carried out by WCC contractors. The proposed cycle parking accords with the adopted parking standards.
- 4.12 Many of the objections have been around parking issues within the street. Worcestershire Highways have no objection to the proposal and advise that there is also enough room in front of the proposed porch to provide an additional parking space, if parked on a tandem. It is noted that parking within the existing street is already overcrowded with numerous residents parking on the footpaths and double parking. These issues are matters for the Police or Civil Enforcement Officers. The required parking for the property has been provided wholly in accordance with the adopted parking standards which are applied to all developments across the County, as such the parking considerations from a planning perspective have been fully met. I am satisfied that the parking demand required for a 4/5 bedroom dwelling has been met in line with the Worcestershire Streetscape Design Guide Spring 2020 and that conditions will be applied to ensure adequate access is created onsite to facility the parking correctly and safely.

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Residential Amenity

- 4.13 Objections have also been received in respect of residential amenity, all of which are listed above and have been carefully assessed and taken into consideration when determining this proposal.
- 4.14 The application was subject to a revised plan to reduce the size of the first floor element and remove all the rear windows, with the exception of a bathroom window which can be conditioned to be obscure glazed and top hung only. The removal of the windows alleviates any potential overlooking that might have occurred with the first proposal. A further condition can be imposed to ensure no further windows or openings are created in either the rear or side elevations.
- 4.15 The distance between the rear of Osborne Close and the nearest neighbouring garden at Bronte Drive is some 8 metres away at the nearest point, and some 15 metres to the nearest dwelling. This separation distance is considered acceptable providing a position when properties will not be adversely impacted by over dominance or loss of light, particularly when taking into account the orientation of the dwellings. Although the new proposal sees the removal of the rear window, the remaining window will offer some break up from the uniform brickwork and should soften the rear wall of the proposal and the outlook from neighbours to the rear. As there are no further windows proposed, no overlooking will result to any of the adjoining neighbours.

Other Matters

- 4.16 A number of other concerns have raised in respect of inadequate access, increase in pollution, noise nuisance and strain on community facilities these have all been fully considered and in respect of the nature of the proposal it is not concluded that the proposal will lead to an adverse impact in respect of these matters. Members will be aware that negative impact upon property values is not a planning consideration.
- 4.17 Worcestershire Water Management have raised no objection to the proposal.

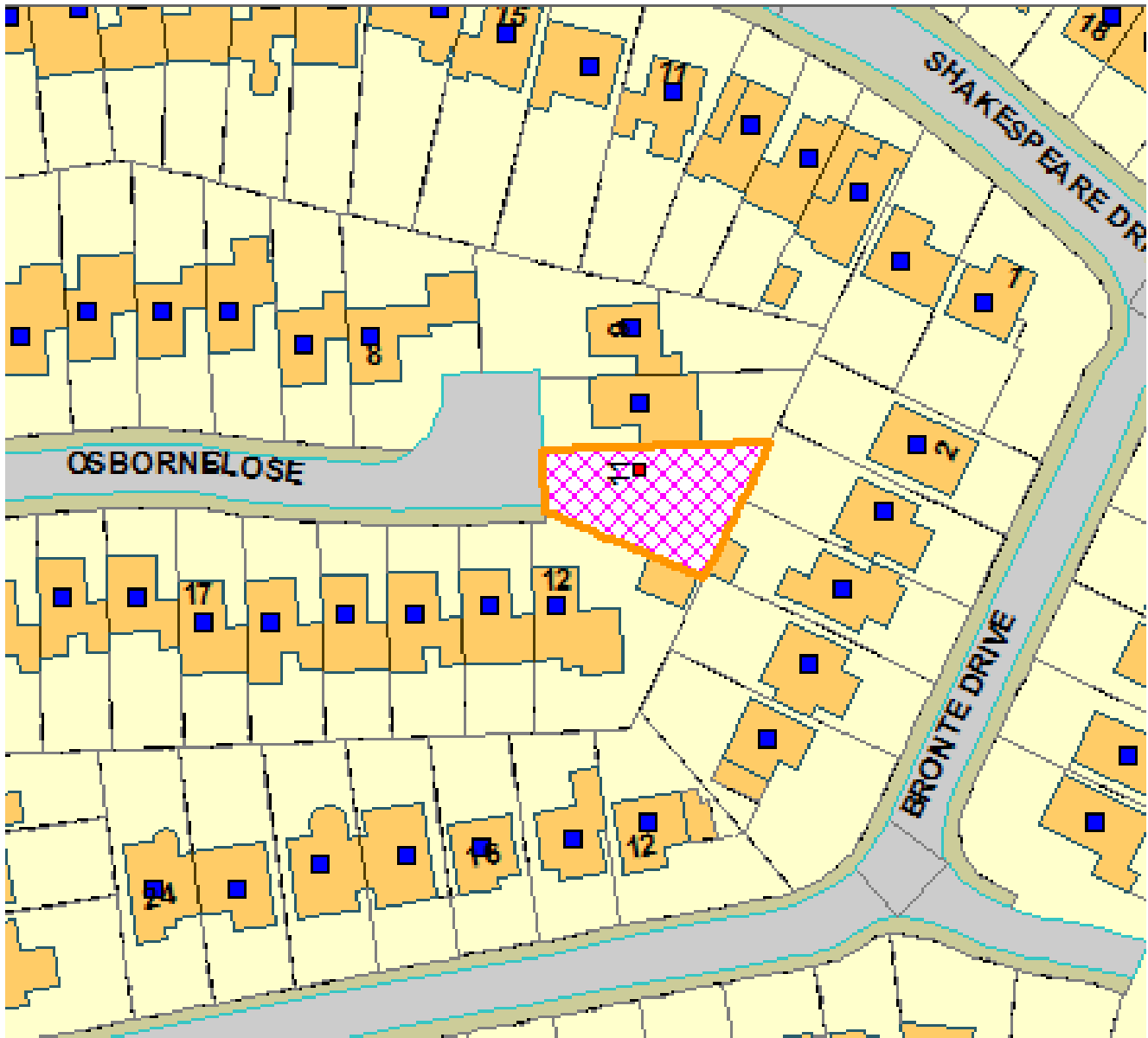
5.0 Conclusion and Recommendations

5.1 All representations have been considered, however, it is considered that the siting, scale, design and materials of the proposed extension to the dwelling are considered acceptable and will not detract from the appearance of the property or its setting in the street scene. In addition the proposal will not have any serious adverse effect on the residential amenity of neighbouring properties. The proposal therefore complies with policy CP11 of the Core Strategy and policies SAL.UP7 and SAL.UP8 of the Site Allocations and Policies Local Plan.

5.2 I therefore recommend **APPROVAL** subject to the following conditions;

1. A6 (Standard Time)
2. B3 (Matching Materials)
3. Obscure Glazing
4. No Further Windows
5. Access and Parking
6. Cycle Parking

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Economic Prosperity and Place Directorate
11 Osborne Close, Kidderminster, DY10 3YY

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WYRE FOREST DISTRICT COUNCILPLANNING COMMITTEE15TH SEPTEMBER 2020**PART B**

Application Reference:	20/0565/HOU	Date Received:	20.07.2020
Ord Sheet:	382461 275143	Expiry Date:	14.09.2020
Case Officer	Kelly Davies	Ward:	Foley Park and Hoobrook

Proposal: Erection of single storey flat roof rear extension

Site Address: 9 Beauchamp Avenue, Kidderminster, DY11 7AH

Applicant: Mr John Milman

Summary of Policy	CP11 (WFCS) UP7 UP8 CC2 (SAAPLP) Design Guidance SPD National Planning Policy Framework Planning Practice Guidance
Recommendation	Approval
Reason for Committee Referral	Applicant is a Serving Officer of the Council

1.0 Planning History

20/0272/PNH	Single storey rear extension
20/0565/HOU	Erection of single storey flat roof rear extension
19/8009/PD	Rear single storey extension
18/0103/FULL	Two storey side extension (Resubmission of application 17/0569/FULL)
17/0569/FULL	Replacement garage

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2.0 Consultations and Representations

Parish Council	No objections
Highways Authority (WCC)	There is no impact on parking therefore there is no objection.
North Worcestershire Management (WFDC)	<p>Water Following a national modelling exercise areas in the vicinity of this site (but not the site itself) are thought to be at a low risk of surface water flooding. This is the flooding that occurs after heavy rainfall, when the volume of rainwater falling does not drain away quick enough through the existing drainage systems or soaks into the ground, but lies on or flows over the ground instead. This website https://flood-warning-information.service.gov.uk/long-term-flood-risk shows the extent of the modelled surface water flood risk at this location and includes information regarding the expected flood depth. Given this modelled surface water flood risk, it is extra important that surface water from the development gets disposed of responsibly. The development is quite sizeable and is likely to increase the amount of impermeable area and therefore the amount of runoff generated on this site. If this would not get disposed of responsibly this could increase the flood risk for areas in the vicinity. The submitted plans show a rain water pipe (rwp) connecting to a drain indicated as foul. I don't know what the current drainage arrangements are for the property. In line with Building Regulations and the Council's policy discharge via infiltration should be explored first before an attenuated discharge to a surface water sewer or a combined sewer can be considered. I have no reason to believe that soakaway drainage would not be possible on this site. Discharge of surface water into the foul sewer system would not be allowed. I have checked the sewer map and both a foul and a surface water are shown to be present in the road. The surface water drainage arrangements will be part of a future Building Control application. However, the Building Regulations have not kept up with national practice regarding design return</p>

periods. The Building Regulations still refer to a 1 in 10 year return period whereas it is national practice to ask for surface water drainage schemes to be designed to be able to deal with the 1 in 100 year design rainfall event on the site. This is for instance reflected in the BRE 365 soakaway design guide, which was revised 2016. The NPPF states that the Local Planning Authority should only consider development that does not increase flood risk off the site. Also the effects of Climate Change need to be taken into account. I would therefore ask that the applicant confirms that the surface water drainage system for the site will be sized so it can cope with the 1 in 100 year rainfall event + 30% allowance for climate change. Given the presence of the foul sewer in the road I have no concern regarding the proposed discharge of foul water to this system. Details of this will need to be approved by Severn Trent Water and will form also part of a future Building Control application. I therefore do not believe that a foul drainage condition would be required.

Neighbour/Site Notice Representations

No neighbour representations received

3.0 Site Location and Description

- 3.1 The application site relates to a 1930s detached dwelling located within a residential street comprising a mixture of dwellings of various sizes and styles. The site includes an attached garage to the side of the main dwelling and a substantial rear garden with driveway to the front. The application site backs on to parking for Vets4Pets and garages that serve nearby dwellings on Neville Avenue.
- 3.2 Planning permission is sought for the erection of a single storey rear extension to the north elevation of the existing dwelling to provide a family room, study and utility. The proposed extension would have a flat roof with three roof lights, side facing windows. The materials will be controlled by way of condition for the facing brick.

4.0 Officer Comments

- 4.1 The main considerations for this application are whether the design of the proposed extension is in keeping with the character and appearance of the existing building and the local area, and whether the development would result in a detrimental impact on the amenities of existing residents and highway safety.
- 4.2 Policy SAL.UP7 of the Adopted Wyre Forest Site Allocations and Policies Local Plan requires that residential extensions should be in scale and in keeping with the form, materials and detailing of the original building; be subservient to and not overwhelm

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the original building, which should retain its visual dominance; harmonise with the existing landscape or townscape and not create incongruous features and not have a serious adverse effect on the amenity of neighbouring residents or occupiers. The Design Guidance, which has been adopted as a Supplementary Planning Document includes a section on householder extensions and supports the view that extensions should be visually subservient and should ideally be positioned to the rear or side of properties where the effect of the new building is less likely to impact on the street scene.

- 4.3 Policy SAL.UP8 of the Adopted Wyre Forest District Site Allocations and Policies Local Plan relates to the design of extensions. The policy requires that additions to a property are in scale and keeping with the form, materials, and architectural characteristics and detailing of the original building and should be subservient to and not overwhelm the original building, which should retain its visual dominance.
- 4.4 The design, scale and siting of the proposed rear extension is acceptable. The proposed extension projects some 5.6m off the rear of the main dwellinghouse and would have a flat roof minimising the overall impact of the extension and visual dominance when viewed in comparison to the main dwelling. The scale of the proposed extension is proportionate to the main built form of the dwelling and would appear subservient and in keeping with the architectural style of the bungalow. The extension would be to the rear of the main dwelling, therefore not resulting in a prominent feature in the streetscene. I therefore consider that the proposed extension would not harm the character and appearance of the existing dwelling or local area. The development would accord with Policy CP11 of the Adopted Core Strategy and Policies SAL.UP7 and SAL.UP8 of the Adopted Site Allocations and Policies Local Plan
- 4.5 The nearest neighbouring property has a projecting rear element running along the adjoining boundary with the host dwelling, intercepting the 45 degree line. The neighbouring property to the east of the dwelling is separated from the host dwelling by some 8 metres approximately and is also intercepted by an existing garage. Therefore, the proposal would comply with the 45 degree code and would not result in an adverse impact on neighbouring amenity. No neighbouring properties lie to the rear of the host dwelling.
- 4.6 The Highway Authority have raised no objection to the application as they is no increase in parking demand. I concur with this view and consider that the development would accord with Policy SAL.CC1 of the Adopted Site Allocations and Policies Local Plan.
- 4.7 As confirmed by North Worcestershire Water Management, the site is a low risk of surface water flooding. To ensure that any flooding of the site or the surrounding area is not exacerbated a condition is recommended to ensure appropriate surface water drainage is implemented.

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5.0 Conclusion and Recommendations

- 5.1 The application is recommended for approval as it would not have any detrimental impact on the amenities of neighbouring occupiers or upon the character of the existing dwelling or local area. The development therefore would accord with the requirements of Policy CP11 of the Adopted Core Strategy and Policies SAL.UP7 and SAL.UP8 of the Adopted Wyre Forest District Site Allocations and Policies Local Plan
- 5.2 It is therefore recommended that the application is **APPROVED** subject to the following conditions:
1. A6 (Full with no reserved matters)
 2. B01A (Materials to be approved)
 3. Surface Water Drainage condition