<table>
<thead>
<tr>
<th><strong>Application Number</strong></th>
<th>19/00798/HP</th>
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</thead>
<tbody>
<tr>
<td><strong>Site Address</strong></td>
<td>16 Drapers Close, Worcester, WR4 9XU</td>
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<tr>
<td><strong>Description of Development</strong></td>
<td>Two storey extension.</td>
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<tr>
<td><strong>Case Officer</strong></td>
<td>Colin Blundel</td>
</tr>
<tr>
<td><strong>Applicant</strong></td>
<td>Mr Stuart Forrest</td>
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<tr>
<td><strong>Ward Member(s)</strong></td>
<td>Warndon Ward</td>
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<tr>
<td><strong>Agent</strong></td>
<td>Leonard Vidler Architect</td>
</tr>
<tr>
<td><strong>Reason for Referral to Committee</strong></td>
<td>Contrary to statutory consultation response</td>
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<tr>
<td><strong>Expiry Date</strong></td>
<td>24 January 2020</td>
</tr>
<tr>
<td><strong>Key Issues</strong></td>
<td>The principle of development and whether the proposal would be sustainable form of development having regard to the 3 dimensions of sustainable development in terms of its economic role, social role and environmental role.</td>
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<tr>
<td><strong>Web link to application</strong></td>
<td><a href="https://plan.worcester.gov.uk/Planning/Display/19/00798/HP">https://plan.worcester.gov.uk/Planning/Display/19/00798/HP</a></td>
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<tr>
<td><strong>Recommendation</strong></td>
<td>The Deputy Director - Economic Development and Planning recommends that the Planning Committee approves the application subject to the conditions in Section 9 of this report.</td>
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1. **Background**

1.1 The application was registered on 10 October 2019 and was due for a decision on 24 January 2020. An extension of time for the determination of the application has been agreed until 24 January 2020 to allow determination by the Planning Committee.

1.2 The application has been referred to the Planning Committee in accordance with the adopted Scheme of Delegation on the following grounds:

- The Council is recommending approval against the advice of The Highways Authority

2. **The site and surrounding area**

2.1 The site lies to the north east of the city centre within an established residential area within Warndon Ward. The area consists of modern properties of similar types and designs. Some of the properties within the street scene have been altered by the addition of extensions.

2.2 The property is a 2-storey, 3 bedroom, semi-detached property, finished in brick, with a gable-ended, tiled roof, and white uPVC windows and rainwater goods.
2.3 The dwelling is set slightly back from the road, but as the dwelling is located on a turning head there is no driveway for parking. Parking takes place in front of the garage door, but is located partly on the road and partly on the footway. There is an existing rear garden. The site is flat and the property has a north west facing front elevation.

Location Plan

3. The proposals

3.1 The application is for a two storey side extension, incorporating the existing garage, to provide a ground floor utility room and breakfast kitchen. On the first floor there would be an additional bedroom. The extension would have a dual-pitched roof.

3.2 The property is not in a conservation area and does not adjoin any listed buildings. The site is not in an area where the Natural Environment policies from the South Worcestershire Development Plan apply.
3.3 The application is accompanied by a full set of plans together with a suite of supporting documents that include:

- 2070-3 Drapers close
- 2070-4 Elevations
- 2070-5 Elevations
- 2070-6 First floor plans proposed and existing
- 2070-7 Existing elevations
- 2070-8 Water management statement
- 2070-1 Location Plan
- 2070-2A Site Plan

3.4 In accordance with Article 15 (7) of The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), full details of the application have been published on the Council’s website. As such, Members will have had the opportunity to review the submitted plans and documents in order to familiarise themselves with the proposals prior to consideration and determination of the application accordingly.

4. Planning Policy

4.1 The Town and Country Planning Act 1990 ('the Act’) establishes the legislative framework for consideration of this application. Section 70(2) of the Act requires the decision-maker in determining planning applications/appeals to have regard to the Development Plan, insofar as it is material to the application/appeal, and to any other material consideration. Where the Development Plan is material to the development proposal it must therefore be taken into account. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the application/appeal to be determined in accordance with the Plan, unless material considerations indicate otherwise.

4.2 The Development Plan for Worcester now comprises:

- The South Worcestershire Development Plan (SWDP) which was adopted February 2016, and;
- The Worcestershire Waste Core Strategy, which was adopted on December 2012.

South Worcestershire Development Plan

4.3 The following policies of the SWDP are considered to be relevant to the proposal:

- SWDP21 Design

The Waste Core Strategy for Worcestershire - Adopted Waste Local Plan 2012-2027

4.4 The Waste Local Plan was adopted by Worcestershire County Council on 15 November 2012 and is a plan outlining how to manage all the waste produced in Worcestershire up to 2027. The following policies are relevant to this application:
WCS1  (Presumption in favour of sustainable development)
WCS3  (Re-use and recycle)
WCS17 (Making provision for waste in new development)

Material Considerations

1. National Planning Policy Framework

4.5 The revised National Planning Policy Framework was updated on 19 February 2019 and sets out the government’s planning policies for England and how these are expected to be applied and is a material planning consideration in determining planning applications. All the policies in the NPPF constitute Government's view of what sustainable development in England means in practice: an economic role, contributing to a strong, responsive, competitive economy; a social role, supporting vibrant and healthy communities by providing the supply of housing required to meet the needs of present and future generations and by creating a high quality built environment with accessible local services that reflect the community’s needs; and an environmental role, protecting and enhancing our natural, built and historic environment. Economic, social and environmental improvement should be sought jointly and simultaneously.

4.6 Paragraph 38 of the NPPF encourages Local Planning Authorities to approach decision taking in a positive way and to foster the delivery of sustainable development. Local Planning Authorities are advised to approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

2. National Planning Practice Guidance

4.7 On 6th March 2014 the Government also published National Planning Practice Guidance (NPPG) that has been updated in the meantime and comprises, amongst other matters: Design, Determining a planning application, Health and Wellbeing, Noise, and Use of Planning Conditions.

3. Supplementary Planning Documents

4.8 The following Supplementary Planning Documents are relevant to the application proposals:-

- South Worcestershire Design Guide DPD

4.9 The Design Guide was adopted on 5th March 2018 and replaces the previous Supplementary Planning Guidance Note 3: Design (SPG3). Both documents encourage high standards of design for development proposals in accordance with the aims and interests that the NPPF seeks to protect and promote in this regard. The Design Guide is consistent with the planning policies in the SWDP.
4.10 The Planning for Health SPD primarily focuses on the principal links between planning and health. It provides guidance and interpretation of the SWDP from a public health perspective. The SPD addresses following nine health and wellbeing principles:

- Sustainable development
- Urban form - design and the public realm
- Housing and employment
- Age-friendly environments for the elderly and those living with dementia
- Community facilities
- Green infrastructure and play spaces/recreation
- Air quality, noise, light and water management
- Active travel
- Encouraging healthier food choices

4.11 The 'Streetscape Design Guide' (SDG) was produced to aid architects, engineers, planners, developers, designers and other professionals in preparing transport infrastructure related to new developments. It is to be considered in conjunction with Manual for Streets 1 and 2, as well as the Design Manual for Roads and Bridges.

4.12 Chapter 4 relates to ‘Planning for Parking’ and seeks to provide an approach as to how car parking in Worcestershire should be provided to support development in a manner which embraces the NPPF. It is considered that if the applicant is the end user that they are well placed to assess operational demands but all sites must be considered against a planning use class to ensure they equally address the needs of future users. Therefore applications should provide a suitable evidence base to ensure vehicles are not displaced onto the highway to ensure highway safety is not compromised and maintain the free flow of traffic to the benefit of the local economy. This document only reflects a small part of managing vehicle demands and therefore should be read alongside the Local Transport Plan (above) which contains policies to promote sustainable travel through the provision of physical infrastructure and travel planning initiatives.

4.13 Car and cycle parking standards are provided within the SDG which replace those contained in WCC's Interim Car Parking Standards (2016). With regard to car parking standards for residential development the SDG states as follows:

‘There is no direct relationship between car parking provision and choice of transport mode, so a minimum provision for residential need should be made to ensure suitable in curtilage storage.

The following are the minimum requirements:

<table>
<thead>
<tr>
<th>1 Bedroom Unit</th>
<th>1 Space, 1 cycle space</th>
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<tr>
<td>2 – 3 Bedroom Units</td>
<td>2 Spaces, 2 cycle spaces</td>
</tr>
<tr>
<td>4 – 5 Bedroom Units</td>
<td>3 Spaces*, 2 cycle spaces</td>
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In Rural parishes of Redditch this should be increased to 4 spaces.

These are the minimum requirements. They apply to both Affordable/Social Housing and Market Housing. The requirements apply to flats/apartments and houses. Cycle parking must be sheltered, secure and easily accessible.

5. **Planning History**

5.1 The site has been the subject of the following planning applications:

83/0700 - Outline application for redevelopment for residential purposes. Approved with conditions Aug 16 1983

84/0027 - Residential development to provide 192 houses and 22 flats. Section 52 Agreement signed 31/05/84. Approved with conditions May 31 1984

84/1161 - Erection of a detached flat roof single garage to plot 5. Approved with conditions Oct 16 1984


P85C0327 - 327 proposed substitution of house types on plots 118 & 119 and repositioning house type on plot 120. Approved with conditions. Aug 13 1985

P85C0475 - Erection of a detached pitched roof garage. Approved with conditions Oct 15 1985

**Pre-application Engagement**

None.

6. **Consultations**

6.1 Formal consultation has been undertaken in respect of the application. The following comments from statutory and non-statutory consultees and interested third parties have been received in relation to the original and amended proposals and are summarised as follows:

**Neighbours and other third party comments:** None

**Highways Authority:** "Worcestershire County Council acting in its role as the Highway Authority has undertaken a full assessment of this planning application. Based on the appraisal of the development proposals the Transport Planning and Development Management Team Leader on behalf of the County Council, under Article 18 of the Town and Country Planning (Development Management Procedure) (England) Order, 2015 recommends that this application be **refused**. The justification for this decision is provided below."
The proposed site is located towards the end of Drapers Close which is a small cul-de-sac off Mason Drive. Whilst plans have not been submitted to confirm the number of bedrooms existing or to confirm the parking provision, it is not unreasonable to assume that a property in this location has 3 bedrooms therefore the proposed two storey extension will result in 4 no. bedroom dwelling which requires an additional parking space in line with standards in the adopted Streetscape Design Guide (Section 4.2).

There is no parking associated with this site and the hard standing area in front of the garage is approximately 1.20m in length which is not sufficient to accommodate a parking space. Nonetheless there is an existing dropped kerb and vehicle parking occurs in this location resulting in vehicle overhang onto the adjoining footway.

There is a grassed area fronting the dwelling within the curtilage of the site however this is not of sufficient size to accommodate a parking space in part due to the front door porch and circulation space in line with standards would not be available particularly in length. This would result in further vehicle overhang onto the adjoining footway in perpetuity as a result of this development.

The lack of in-curtilage parking will result in displacement onto the highway in a constrained area where parking issues already exist including on the turning head which is required for refuse vehicle access. Moreover Drapers Close is bound by a 1.7m (approx.) footway which forms part of the adopted highway and is a desire line to nearby amenities such as the supermarket on Windermere Drive.

The lack of parking provision is contrary to the parking standards in the adopted Streetscape Design Guide. The resulting vehicle overhang onto the adjoining footway and the footway parking represent a highway safety hazard to other road users particularly the pedestrians accessing the footway and this is contrary to Paragraph 109 NPPF.

The Highway Authority has undertaken a robust assessment of the planning application and concludes that there would be a severe impact and therefore recommends that this application is refused.

And, following the submission of an amended plan showing an under-sized parking space -

"I don’t agree that there is sufficient space to provide parking on the frontage, the dimensions are substandard and do not include circulation space. As you say there is no existing dropped kerb so no access and parking today. My objection still stands."

Members have been given the opportunity to read all representations that have been received in full. At the time of writing this report no other consultation responses have been received. Any additional responses received will be reported to members verbally or in the form of a late paper, subject to the date of receipt.
7. **Comments of Deputy Director - Economic Development and Planning**

7.1 Policy SWDP1 of the South Worcestershire Development Plan sets out overarching sustainable development principles and these are consistent with the Framework. The various impacts of the development have to be assessed and the benefit and adverse impacts considered, establishing whether what is proposed is sustainable development. Taking the above matters into account I consider the main issues raised by the proposal relate to the principle of development and whether the development would be sustainable, having regard to the 3 dimensions of sustainability set out in the Framework: economic, social and environmental, in particular with regard to:

1. The economic role;
2. The social role:
   - residential amenity;
   - garden space
3. The environmental role:
   - design and appearance;
   - traffic and parking;

These issues will now each be considered in turn.

**The Principle of Development**

7.2 The proposal would add a side extension to a property located in an established residential area. This type of development is entirely appropriate in this location and is, therefore, acceptable in principle.

**Sustainable Development**

1. **The economic role**

7.3 In the short term the proposal would see the creation of construction jobs for the construction period of the project and some on-going opportunities for the provision of goods and services. In my opinion, this weighs in favour of granting planning permission.

2. **The social role**

7.4 The key aim is to provide an enlarged dwelling. As a consequence, it has important social roles which weigh in favour of granting planning permission. However, one must also consider the impact of the development on nearby residents.

**Residential Amenity**

7.5 The site lies adjacent to residential properties located within Warndon. Policy SWDP 21 requires that new development does not have a significant adverse effect on neighbouring amenity.
This is consistent with paragraph 128 of the NPPF that requires planning policies and decisions, amongst other matters, to ensure a high standard of amenity for existing and future users of land and buildings.

7.6 The introduction of the proposed development could give rise to potential noise and disturbance for the occupiers of the surrounding properties as a result of demolition works, the movement of construction and related traffic, construction works, and from the operation of the site on completion from activities on site and movements to and from the site.

7.7 The extension would be located alongside the existing garage at No.18. I have applied the 45 degree rule in relation to the rear window of No.18 and have no concerns in relation to loss of daylight or sunlight, or overbearing impact. With rear part of the extension being only single storey it would comply with the 25 degree rule.

7.8 It would have no impact on amenity at No.14.

**Garden Space**

7.9 The property would retain an area of around 74m$^2$ of rear garden, which is slightly below the 80m$^2$ recommended for a 4 bedroom house in the Design Guide. I consider that the garden still provides a suitable and usable space and that this should not be a reason for refusal.

7.10 Given the above assessment and the fact that the neighbours have not objected to the scheme, I consider that the impact of the proposed extensions on the living conditions of neighbours would not be significant.

## 3. The environmental role

### Design and appearance

7.11 Policy SWDP 21 of the South Worcestershire Development Plan 2016 requires all development to achieve a high standard of design, having regard to the character of the area and to harmonise with its environment. Specific guidance for residential development proposals is contained within the South Worcestershire Design Guide DPD (2018) that accompanies the South Worcestershire Development Plan.

7.12 The proposed side extension would be set down from the main ridge and the main frontage would be the garage door and porch as existing. It would retain the existing gable-ended roof form of the dwelling and would appear subservient to the original dwelling. The extension would be appropriate in the street scene and would be typical of side extensions on this type of property.

7.13 I consider that the proposal accords with the expectations of Policy SWDP21 of the South Worcestershire Development Plan 2016 and will appear as a subservient addition, which would not detract from the appearance or setting of the host property.
Traffic and parking

7.14 The Highway Authority was consulted and recommended refusal of the application on the grounds of lack of adequate parking. There are currently no parking spaces on the site, with parking being on the adjacent road and footway. Under the provisions of the County Council’s Streetscape Design Guide an increase from 3 bedrooms to 4 bedrooms requires an increase of one parking space.

7.15 The applicant submitted an amended plan showing a single parking space measuring 2.1m x 4.8m on an area that is currently the front lawn. There is no dropped kerb to allow access to this space. This space would be below the standard 2.4m x 4.8m minimum size, as well as the preferred standard of 3.2m x 6m to allow for circulation. The Highway Authority has maintained its objection to the proposed parking. The applicant has subsequently informed us that his intention is to hard surface the whole of the front garden. This would still not allow a space to meet the requirements of the Streetscape Design Guide.

7.16 Whilst the parking is slightly below the minimum size, I consider on balance that this is not, on its own, a reason to refuse the application. A car would be able to park on this space provided that a dropped kerb was installed. Given the unusual situation with this house not having any off-road parking I think, on balance, the proposal is reasonable.

7.17 The installation of a dropped kerb will be required by condition.

8. Conclusion and planning balance

8.1 The NPPF identifies a series of the components that are considered critical to achieving sustainable development. In my opinion, the above assessment of the planning application proposals against the planning policy framework demonstrates that the application responds to, and is in accordance with, the requirements of the adopted planning policy within the development plan and material considerations relevant to the determination of the application.

8.2 Whilst the assessment is not an exhaustive list of all policies that are potentially applicable to this site, it seeks to address how the proposals respond to the key planning criteria in the planning policy framework against which the planning application will be determined.

8.3 The proposed development would result in some economic benefits; employment during construction and thereafter upon the occupation of the dwellings it is likely that the occupants would contribute towards maintaining the vitality of local services and facilities. For this role of sustainable development, the balance would clearly be in favour of granting planning permission.

8.4 With regard to the social role, the delivery of an improved living environment would benefit the residents.
8.5 In respect of potential adverse impacts, the proposal has only generated one objection from the Highways Authority. Whilst I note these concerns, I consider that a reasonable compromise has been reached and that the application can be approved.

8.6 On balance, I am of the opinion that the submitted scheme has indicated more than sufficient detail to warrant approval.

8.7 I acknowledge all comments received as part of the consultation process and consider all material planning issues have been considered in the determination of this application. Having regard to the totality of the policies in the Framework, I consider that he proposed development is sustainable when looking at its social, economic and environmental credentials in the round. Overall it is considered that the proposals constitute an environmentally, socially and economically sustainable form of development that accords with the Framework and the Development Plan as a whole.

9. **Recommended conditions**

9.1 In the event that members resolve to grant planning permission the following conditions are recommended:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

   Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. Unless where required or allowed by other conditions attached to this permission/consent, the development hereby approved shall be carried out in accordance with the information (including details on the proposed materials) provided on the application form and the following plans/drawings/documents –

   2070-3 Drapers close
   2070-4 Elevations
   2070-5 Elevations
   2070-6 First floor plans proposed and existing
   2070-7 Existing elevations
   2070-8 Water management statement
   2070-1 Location Plan
   2070-2A Site Plan

   Reason: To define the permission.
3. The materials to be used in the construction of the external surfaces of the extension hereby permitted shall match in type, colour, texture, size, coursing, jointing and pointing those used in the existing building.

Reason: To ensure that the new materials are in keeping with the surroundings and/or represent quality design in accordance with policy SWDP21 of the South Worcestershire Development Plan.

4. The development hereby permitted shall not be brought into use until a new access (dropped kerb) and the parking facilities shown on the approved plan have been properly consolidated, surfaced, drained and otherwise constructed in accordance with details to be submitted to and approved in writing by the Local Planning Authority, and these areas shall thereafter be retained and kept available for those uses at all times.

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