

*Unit 2 Millsborough
House, Ipsley
Street,
Redditch*

Planning Application

Planning Statement

26.02.2021

Prepared by:

CONFIGURATION

ARCHITECTS AND LIFEAN DESIGNERS

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1. INTRODUCTION

This application is for the erection of a 2 storey for residential accommodation providing 14 flats providing circulation and ancillary area, lounge, kitchen, dining and washing facilities in self contained dwellings above unit 2 of Millsborough House.

2. PLANNING HISTORY



Original Concept of Millsborough House

Millsborough house due to its size and multiple use classes, this application is only concerned with unit 2 of the building.

There have been no applications in the past 5 years regarding this unit. The most recent was an application 2014/321/FUL Conversion of existing Unit 2 into 14 apartments (first and second floors) which has been implemented by the applicant including the discharge of condition 4 of the approval.

This approval leads itself to the building developing a 'roof box' design to sit over the existing roof structure.

A pre application application for advise was submitted in 2020 under reference 20/01253/PREAPP. Pre application advise was sent to the applicant by Steve Edden, Principal Planning Officer at Redditch & Bromsgrove Borough Council via email.

3. RELEVANT PLANNING POLICY

The NPPF was published in 2019. It clearly states from the outset that 'at the heart of the Framework is a presumption in favour of sustainable development'. The key objectives that are relevant to this application are summarised below:

Paragraphs 7-11 confirm the presumption in favour of sustainable development.

Paragraph 8 clarifies that achieving sustainable development has three overarching objectives -

- a) an economic objective – to help build a strong, responsive and competitive economy to support growth, innovation and improved productivity;
- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, and mitigating and adapting to climate change, including moving to a low carbon economy.

Paragraph 38 advises LPA's should approach decisions on proposed development in a positive and creative way 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.

Paragraphs 39-41 encourage early engagement and pre-application discussions with LPAs.

Paragraph 61 requires the needs of specific housing groups, including students, to be addressed. Therefore, the size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families rent their homes and people wishing to commission or build their own homes).

Paragraph 64 requires 10% of major housing development to be affordable, but lists exemptions to this, which include in section b) specialist accommodation for a group of people with specific needs (such as purpose-built accommodation for the elderly or students);

Paragraph 80 states that Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development.

4. CG IMAGES



View from Millsbro Road



View from Summer Street