

From: Charlotte Wood <Charlotte.Wood@bromsgroveandredditch.gov.uk>

Sent: 23 Nov 2023 12:43:40

To:

Cc:

Subject: FW: 23/01220/FUL Lilac Cottage, The Gutter, Bell Heath, Stourbridge, DY9 9XB

Attachments: 10786-03A.pdf, 10786-site block plan prop-C.pdf, 10786-site block plan-C.pdf, 10786-site location plan-C.pdf, PEA Lilac Cottage Belbroughton 2023 v1.pdf

From: Lucy Kendall <Lucy@addisonrees.co.uk>

Sent: Thursday, November 23, 2023 12:39 PM

To: Charlotte Wood <Charlotte.Wood@bromsgroveandredditch.gov.uk>

Subject: RE: 23/01220/FUL Lilac Cottage, The Gutter, Bell Heath, Stourbridge, DY9 9XB

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Good afternoon Charlotte,

Please see attached amended site location plan and block plan. This amends the curtilage for the proposed development to be the same as the Class Q application and with the link to the highway. The configuration is slightly different to allow the necessary space for parking, but the overall curtilage area is the same.

In addition, the plans and elevations of the new building have been annotated to include datum levels to clarify that the overall height of the new dwelling is no different to the Class Q approval. The building size is the same as the Class Q approval – to clarify the step up from the road with the sleep border has been removed which makes the building look 20cm taller. We have put datum levels on for reference, to clarify the ridge and the road height remain the same, so the volume, height and position of the building proposed is exactly as existing and the Class Q prior-approval.

The referred ecology report is also attached.

I trust this can all be added to the application submission for this new Full application. I wait to hear from you in due course once the application has been validated.

Kind regards,

Lucy Kendall BA MA MRTPI (Planning Consultant)

AddisonRees Planning Consultancy Ltd

Email: Lucy@addisonrees.co.uk

Tel no: 07912 180957

www.addisonrees.co.uk



AddisonRees
Planning Consultancy Ltd



From: Charlotte Wood <Charlotte.Wood@bromsgroveandredditch.gov.uk>
Sent: Wednesday, November 22, 2023 4:06 PM
To: Lucy Kendall <Lucy@addisonrees.co.uk>
Subject: RE: 23/01220/FUL Lilac Cottage, The Gutter, Bell Heath, Stourbridge, DY9 9XB

Hi Lucy

Apologies for not getting back to you yet. The red line should go to the highway but I am happy not to include this as part of the calculations for the curtilage. Therefore I am happy for you to reflect the red line of the Class Q permission in addition to the track to the highway.

If you can confirm to me when you think you will be able to get the information over to me that would be appreciated.

Kind regards

Charlotte

Charlotte Wood, Senior Planning Officer, Bromsgrove District Council and Redditch Borough Council.

Bromsgrove District Council, Parkside, Market Street, Bromsgrove, Worcestershire. B61 8DA.
Redditch Borough Council, Town Hall, Walter Stranz Square, Redditch, Worcestershire. B98 8AH

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Web: www.bromsgrove.gov.uk or www.redditch.gov.uk

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From: Lucy Kendall <Lucy@addisonrees.co.uk>
Sent: Wednesday, November 22, 2023 2:38 PM
To: Charlotte Wood <Charlotte.Wood@bromsgroveandredditch.gov.uk>
Subject: RE: 23/01220/FUL Lilac Cottage, The Gutter, Bell Heath, Stourbridge, DY9 9XB

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Afternoon Charlotte,

Just wondering if you have had opportunity to review the email below?

I am mindful of the date you have suggested for receipt of any amended details; I will need to instruct for plans to be updated which may take longer than this.

Many thanks,

Lucy Kendall BA MA MRTPI (Planning Consultant)
AddisonRees Planning Consultancy Ltd

Email: Lucy@addisonrees.co.uk

Tel no: 07912 180957

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From: Lucy Kendall

Sent: Tuesday, November 21, 2023 11:32 AM

To: Charlotte Wood <Charlotte.Wood@bromsgroveandredditch.gov.uk>

Subject: RE: 23/01220/FUL Lilac Cottage, The Gutter, Bell Heath, Stourbridge, DY9 9XB

Morning Charlotte,

Many thanks for your email – I appreciate you setting this out. We will action and send over details shortly.

Can I just check about the red line please – I understand about the garden area, and we will amend this accordingly to mirror the Class Q. However, do you consider that the Full application should link to the highway and as such include the proposed access onto the lane access to the north?

If you can clarify then we can get this issue resolved and amended details drawn up asap.

Kind regards,

Lucy Kendall BA MA MRTPI (Planning Consultant)
AddisonRees Planning Consultancy Ltd

Email: Lucy@addisonrees.co.uk

Tel no: 07912 180957

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AddisonRees
Planning Consultancy Ltd



From: Charlotte Wood <Charlotte.Wood@bromsgroveandredditch.gov.uk>
Sent: Friday, November 17, 2023 3:40 PM
To: Lucy Kendall <Lucy@addisonrees.co.uk>
Subject: 23/01220/FUL Lilac Cottage, The Gutter, Bell Heath, Stourbridge, DY9 9XB

Dear Lucy

Thank you for your application above for the replacement of a former agricultural building with a dwelling. I note within the planning statement that you have put forward justification of the principle of development, based on the fallback of the previously approved Class Q application (23/00484/CUPRIO), having regard to the Mansell v Tonbridge and Malling Borough Council case. This will be taken into consideration.

I have noticed however that the proposed red line boundary of the site, and thus the associated change of use of land to residential, is larger than that of the Class Q application. You will be aware that the size of the residential curtilage permitted under Class Q is limited to be no larger than the footprint of the building to be converted. This aspect of the proposal would therefore be more harmful to the openness of the Green Belt as there would be a greater area of land impacted by fencing and domestic paraphernalia. The residential development would further encroach into the countryside and therefore would be in conflict with one of the purposes of the Green Belt.

I have also noted that whilst the statement indicates that the existing building is the same size as the proposed, the eaves height and therefore overall height of the building is slightly taller. I am measuring this to be approximately 20cm taller. Although this is not a great difference it would still be more harmful in terms of openness given the replacement building would be taller and larger in volume.

Further to the above, I note that you have referred to the ecological survey in the statement but this has not been submitted with the current application. I would be grateful if you could provide a copy please.

Due to the concerns above I have held off registering the application. My advice would be to reduce the extent of the red line so that it is no greater than the Class Q approval. I would also suggest that the height is reduced slightly so it is no greater than the Class Q approval. If you do not wish to reduce the height then my view is that this will need to be offset by slightly reducing the footprint.

Please can you get back to me to let me know if you wish to provide amendments to address these concerns or if you would prefer me to proceed to register the application as submitted. Due to timescales, I would appreciate if you could get back to me by the close of play Thursday 23rd November.

Kind regards

Charlotte

Charlotte Wood, Senior Planning Officer, Bromsgrove District Council and Redditch Borough Council.

Bromsgrove District Council, Parkside, Market Street, Bromsgrove, Worcestershire. B61 8DA.
Redditch Borough Council, Town Hall, Walter Stranz Square, Redditch, Worcestershire. B98 8AH

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