

**Planning Statement (including Water Management Statement) by [AddisonRees Planning Consultancy Ltd](#)**

**Description:** Permission in Principle for the construction of  
1no. bungalow

**Location:** 19 Newport Close, Redditch, B97 5PY

**Applicant:** Mr T Sheldon

**April 2024**

## **1.0 Introduction:**

1.1 This is an application for permission in principle for the construction of 1no. bungalow within the grounds of existing residential property 19 Newport Close in Redditch.

1.2 The proposals seek the provision of 1no. bungalow set within the site to the immediate north of the existing no. 19 Newport Close residential property.

## **2.0 Drawings and Plans/Technical Documents Submitted**

2.1 The following has been submitted as part of this application:

- Location Plan 01
- FCL0219-03 Vehicle Tracking
- Planning Statement (including Water Management Statement)

## **3.0 Overview of Site and Background of Development**

3.1 The site extends to approximately 0.02ha and consists of part of the curtilage of the existing residential property no. 19 Newport Close in Redditch. The existing property is one of two existing detached houses accessed from a shared driveway from the Newport Close highway. The site is located within an established residential area of the town, with existing neighbouring residential properties surrounding the site.

3.2 The application proposes the construction of 1no. bungalow set within the site. The proposed bungalow would be served by the shared driveway that serves no. 19.

3.4 The site is not located within a conservation area; what could reasonably be described as the setting of any known heritage asset; the AONB; or the Green Belt.

## **4.0 Legislative and Policy Background**

4.1 Permission in principle is an alternative route of obtaining planning permission for small housing-led development. This process separates the issues concerning the principle of the proposed development, from the technical details of the proposal. The process has two stages – permission in principle, which establishes whether a site is suitable in-principle; and the second stage (technical details consent) where the detailed development proposals are assessed.

4.2 This process was introduced on 1st June 2018 and was intended to speed up and simplify the planning process for small housing developments.

4.3 When assessing applications for permission in principle, the scope for assessment is strictly limited to the following issues: location; land use; and amount of development.

4.4 The requirements for a valid permission in principle application set out in Article 5D of the Town and Country Planning (permission in Principle) Order 2017 (as amended). The submission of a valid application for permission in principle requires:

(a) a completed application form

(b) a plan which identifies the land to which the application relates, drawn to an identified scale and showing the direction of North

(c) the correct application fee

(Paragraph: 058 Reference ID: 58-058-20180615)

#### Principle

4.5 The development plan is the Borough of Redditch Local Plan and was adopted in January 2017.

4.6 The site lies within an established residential area of Redditch. Policy 2 of the Local Plan confirms that Redditch is the main settlement and shall be the focus for development as it provides the highest level of services and facilities provision and offers the most sustainable location for development.

4.7 As such, with regards to the 'location' and 'land use' considerations, the proposed bungalow would be located within an established residential area of the main settlement of Redditch, which is the focus of new housing growth. The principle of a new residential dwelling on the site is therefore wholly in accordance with the development strategy of the Local Plan.

4.8 Policy 4 of the Local Plan confirms that the council will encourage the provision of housing for elderly people. The proposed bungalow would provide ground level only accommodation, suitable for elderly occupiers, including the applicant's 91 year old mother, who would then also benefit from family support at the property.

4.9 Policy 5 of the Local Plan includes the consideration of housing densities to achieve the most effective and efficient use of land. The proposals seek to provide an additional dwelling on the existing site located within an established residential area, and would represent a more effective and efficient use of land, that would suitably reflect the characteristics of the surrounding built environment and provide a commensurate building density.

4.10 Notwithstanding that the principle of the proposed development would be wholly in accordance with the Local Plan development strategy, the council is also currently unable to demonstrate a 5 year housing land supply.

4.11 In light of the above, the proposals should be considered in light of paragraph 11 d) of the NPPF, and as assessment made as to whether the any adverse impacts from the development would demonstrably outweigh the benefits, when assessed against the policies in the NPPF as a whole.

4.12 Paragraph 8 of the NPPF sets out the three dimensions to sustainable development – economic, social and environmental objectives. The proposed development's contribution to each of these three objectives, and thus the benefits of the proposals, is discussed below.

4.13 Economic role – the site represents the 'right type' of land, available in the 'right place' and at the 'right time' to support the organic growth of the town, on a site wholly within the defined development boundary of Redditch, in accordance with the adopted development strategy of the Local Plan. As with any new residential development proposal, the construction of the bungalow would provide local jobs in associated trades necessary to ensure the efficient and sustainable

development of the scheme, in particular supporting a local small housebuilder and associated local supply chains. In addition to this, the proposals would provide a New Homes Bonus contribution to the council, together with on-going Council Tax revenues. The proposals would contribute positively to this objective.

4.14 Social role – the proposed development would provide residential accommodation which would help meet the housing needs of the present and future generations, in particular given the current housing land supply deficit. Furthermore, the proposed development would specifically provide a small bungalow as flexible ground floor only accommodation, for which there is an identified need for in the district. The future occupiers of the properties would be able to access the local services and facilities by means other than the private car, and reach further facilities by public transport. Furthermore, the proposals would provide a high-quality built environment. The proposals would contribute positively to this objective.

4.15 Environmental role – the proposed development can be delivered without harm to the natural environment. The development would not result in the loss of the most versatile agricultural land. Furthermore, the proposed development would help to minimise pollution and adapt to a climate change including moving to a low carbon economy by introducing residential development in a sustainable location where access to a range of services and facilities is achievable by means other than the private car. The proposed development would preserve and enhance the surrounding built and natural environment, and can lead to an improvement in biodiversity habitat. The proposals would contribute positively to this objective.

4.16 In terms of the adverse impacts of the proposals, it is unclear as to what these could be. The proposals represent a small infill residential development in a sustainable residential area of the town, surrounded by existing residential properties and located wholly within the defined development boundary. Development of the site for a single small bungalow would not require the removal of any existing significant landscape feature, or significant earthworks and benefits from an existing vehicular access drive. Visually the development of the site would be unobtrusive given the existing boundary treatments which would be retained for the most part, and in any case would be seen in association with the existing surrounding residential properties to all sides.

#### Design and Visual Impact

4.17 As a Permission in Principle application, a full assessment on design and visual impact of the proposed development cannot be made at this stage. However, the proposed development of 1no. bungalow on the site would look to provide a high-quality built environment. The site is within a modernish housing estate where there are a mix of two storey houses and bungalows in the locality, finished in brick and render. The design of the proposed bungalow, likely a small two-bed single storey property in excess of the national space standards, would be carefully considered in order to respect surroundings, and to both compliment and enhance the surrounding built development.

4.18 The scale, height and massing of the proposed bungalow would be appropriate for the site conditions and surroundings, and look to harmonise with the character of the surrounding built environment. Notably, the proposals would directly adjoin the existing residential properties, and would harmonise with the established building line of the three existing properties to the immediate south and can incorporate suitable new landscaping as part of the site development.

4.19 The proposed construction of 1no. bungalow on the site would not have any significant impact on the setting of the town. The proposed bungalow would be sited between existing residential properties in an established residential part of the town. Whilst for consideration under the technical details stage, development of the site for 1no. bungalow would be seen in association with the existing residential properties that surround the site. The external materials of the bungalow would be carefully chosen to engage with surrounding built and natural landscape, and harmonise with the existing local properties. The proposed bungalow would be served by associated outdoor hardstanding areas and private garden with side access, to be able to accommodate cycles and bins. The outdoor amenity space to serve the bungalow, and that retained for existing property no. 19 Newport Close, would be in excess of the 70sq.m per guideline in the High Quality Design SPD, and commensurate in scale to neighbouring properties. New native planting can be incorporated into the proposed development, enhancing the site's contribution to the landscape character type.

4.20 The proposed development can fully comply with Policy 39 of the Local Plan and the guidance within the High Quality Design SPD, and would represent a high-quality design.

4.21 Section 12 of the NPPF discusses the need to achieve well-designed places, with good design being a key aspect of sustainable development. Paragraph 135 of the NPPF sets out a number of criteria that developments should meet, which includes adding to the overall quality of an area; being visually attractive as a result of good architecture; are sympathetic to the surrounding built environment and landscape setting; encouraging increased densities; and creating safe places with a high standard of amenity. The proposed development would provide all of the above.

## **5.0 Access and Highways**

5.1 The site is located off a private driveway, which currently serves 2no. dwellings, including existing property no. 19 Newport Close. The proposed bungalow would be served by this existing vehicular access drive from Newport Close. As shown on the submitted turning circle plans, the proposed bungalow can be accommodated on the site and permit vehicles associated with both the proposed bungalow and existing property no. 19 Newport Close to park at the respective properties and turn on-site, to re-enter Newport Close in a forward gear.

5.2 The proposed bungalow would be served by appropriate dedicated parking spaces in accordance with the latest highway guidance, with sufficient room on site to accommodate additional vehicle visitor parking if necessary. Sufficient parking and turning areas, to enable vehicles to turn and leave the site in a forward gear, in accordance with the latest Highway requirements, would also be readily achievable. There would be level access to the dwelling by foot to part M mobility standards.

5.3 The proposed bungalow would include the secure storage for bicycles, as well as an electric charging point, in order to encourage more sustainable forms of travel.

5.4 The proposed development would not have an adverse impact upon the surrounding highway network; generate significant levels of vehicular movement; or result in any harm to highway safety.

## **6.0 Landscape and Biodiversity**

6.1 No existing significant landscape feature would be required to be removed as part of the proposed development. Additional native planting would look to ensure that the proposed development enhanced the landscape character of the site, in accordance with Policy 16 of the Local Plan.

6.2 The site consists of part of the domestic garden for residential property no. 19 Newport Close, and does not offer any obvious or high value ecological habitat. The proposals for 1no. bungalow on the site would offer the opportunity for significant net habitat enhancement on site as part of the proposed development. Such enhancements and specific BNG can reasonably be incorporated into any technical details scheme. As such the proposals accord with Policy 16 of the Local Plan.

## **7.0 Water Management Statement**

7.1 The site is not located within any designated high or medium flood risk zone as shown on the EA mapping system. Whilst for future consideration, it is likely that surface water from the bungalow would discharge to water butts for re-use in the garden area. Water butts can intercept water from downpipes for watering the garden/plugging in pressure washers that connect direct to water butts. The parking spaces and associated hardstanding would be finished in a permeable material. All new toilets to be dual flush 4l/2.6l, with all new taps to be low flow water efficient type and all new shower heads to be water efficient aerating spray shower heads. New white goods to be water/energy efficient type. Overflow from water butts would likely discharge to on-site soakaways, in accordance with Policy 18 of the Local Plan.

7.2 The proposed bungalow would look to connect to a local mains sewer where possible, or if that is not feasible, then likely connect to suitable package treatment plant, in accordance with the hierarchy as set out in the Planning Practice Guidance.

## **8.0 Conclusion**

8.1 The application site lies in an established residential area of the town in what is a highly sustainable location for access to services and facilities including public transport. The principle of the proposed development is wholly in accordance with the development strategy of the Local Plan. In light of the council's housing land supply shortfall, the proposals should be considered in light of paragraph 11 d) of the NPPF. There are no adverse impacts from the proposed development that would demonstrably outweigh the benefits of such, including the contribution to the housing land supply deficit. The application accords with the scope for assessment under a PIP in terms of location; use of land and amount of development.

8.2 The proposed development would fully comply with the development strategy of the Local Plan and would realise a number of benefits when assessed against the three objectives of sustainable development.

8.3 The proposed development is considered to represent sustainable development as defined in the Framework.