

Application No: 12/2869C

Location: Land South Of, PORTLAND DRIVE, SCHOLAR GREEN

Proposal: Variations to Elevations of Dwelling Plots 1-6, 53-56 of Previously Approved Application 08/0712/FUL

Applicant: Ben Bailey Homes

Expiry Date: 25-Oct-2012

#### **SUMMARY RECOMMENDATION**

**Approve with conditions**

#### **MAIN ISSUES**

- Design - Character and Appearance
- Residential Amenity
- Other Issues Raised by Representation

### **1. REASON FOR REFERRAL**

This application is for consideration of an amendment to a major application and has therefore been referred to the Southern Planning Committee for determination.

### **2. DESCRIPTION OF SITE AND CONTEXT**

The application relates to Plots 1-6 and 53-56 of the approved development on the south side of Portland Drive, Scholar Green, which consists of a new health care centre & residential development comprising 39 no. open market units & 17no. affordable housing units with associated means of access, landscaping & alterations. The site is designated as being within the settlement zone line of Scholar Green.

### **3. DETAILS OF PROPOSAL**

The proposal is for an amendment to the elevations of plots 1-6 and 53-56, which are the plots directly fronting Portland Drive. These plots comprise

## 4. RELEVANT HISTORY

- 08/0712/FUL – Demolition of dwelling & erection of new health care centre & residential development comprising 39no. open market units & 17no. affordable housing units with associated means of access, landscaping & alterations to Portland Drive, including parking bay & dedicated residents' car park (resubmission of 06/1146/FUL) - Amended Plans – Approved 07.10.2011
- 06/1146/FUL - Demolition of dwelling and erection of new Health Care Centre and enabling residential development comprising 39 No. open market units and 17 No. affordable units with associated means of access, landscaping and alterations to Portland Drive, including parking bay and dedicated residents' car park. Amended Plans - re-plan of south end of site; additional financial and legal info; tree survey; habitat survey. – Withdrawn - 17.04.2011
- 11/2999C - Variation of Conditions 2,3,5,10 & 11 of Planning Permission 08/0712/FUL – Approved 30-Apr-2012

## 5. POLICIES

### Local Plan Policy

PS5	Villages in the Open Countryside and Inset in the Green Belt
GR1	New Development
GR2	Design
GR3	Residential Developments of More than 10 Dwellings
GR4	Landscaping
GR6&7	Amenity & Health
GR9	Accessibility, servicing and parking provision
GR10	Managing Travel Needs
GR18	Traffic Generation
GR19	Infrastructure
GR20	Public Utilities
GR21	Flood Prevention
GR22	Open Space Provision
H1 & H2	Provision of New Housing Development
H4	Residential Development in Towns
H13	H13 Affordable and Low Cost Housing
NR1	Trees & Woodland
NR2	Wildlife & Nature Conservation
SPG1	Provision of Public Open Space in New Residential Developments
SPG2	Provision of Private Open Space in New Residential Developments
SPD4	Sustainable Development
SPD6	Affordable Housing and Mixed Communities

### Other Material Considerations

National Planning Policy Framework

## **6. CONSULTATIONS (External to Planning)**

### **Strategic Highways Manager**

No objection

## **7. VIEWS OF THE ODD ROAD PARISH COUNCIL**

Object to the proposed colour scheme

## **8. OTHER REPRESENTATIONS**

Representations from 2 properties have been received objecting to this application on the following grounds:

- Encroachment of boundary onto properties on North side of Portland Drive
- This is a breach of human rights and deeds
- The developers have not contacted or served notice on the properties on Portland Drive
- Movement of boundary line is to benefit of developer
- The brickwork to the porch of Plot 53 is to be painted white is out of keeping with the area and development
- Brick wall frontages will be built. These should be kept behind the original boundary hedge and the highway verge should be retained
- The footprint of the plots have been increased
- An ancient pathway is to be moved
- The proposal will affect the root protection zones of adjacent trees
- The grass verge at the top of Portland Drive should be retained

## **9. APPLICANT'S SUPPORTING INFORMATION**

Design and Access Statement

## **10. OFFICER APPRAISAL**

The principle of the development has already been accepted. This application seeks permission to amend the elevations of the proposed terraced properties which will front the development along Portland Drive. As such, the key issues for Members to consider are the impact of the changes on the design of the scheme, the character and appearance of the area and residential amenity. The numbers of units access arrangements and position of the plots would remain unchanged and therefore there are no highways or parking issues.

### **Design, Character and Appearance**

The proposed terraced properties would front Portland Drive and would be arranged in 2 blocks, each positioned either side of the vehicular access to the proposed housing development. The proposed terraced properties would occupy the same position as approved, albeit plots 1-4 and 53-56 (inclusive) would have larger more traditional porch projections. These would comprise a mix of modest lean-to and gable fronted porches which would add interest and punctuation along the row of terraced properties.

More generally, the fenestration would be more uniform and simplistic and variations in the facing materials and finishes would provide for a higher quality development. The proposed changes would improve the quality and design of the scheme compared to the original consented scheme and therefore the impact on the character and appearance of the street scene would be acceptable. The use of white painted brickwork to some of the units would add contrast and visual interest, without causing detriment to the visual amenity of the area.

### **Residential Amenity**

Supplementary Planning Document 2 (Private Open Space) sets out the separation distances that should be maintained between dwellings. Between principal elevations, the distance is 21.3 metres would be met. The proposed changes would not lead to increased overlooking, visual intrusion or loss of light.

### **Other Issues Raised by Representation**

Issues relating to deeds and landownership are not a material planning consideration. The boundary lines and plots would not deviate significantly from what was approved and would tie in with the alterations to the highway and footpaths at the front of the site.

Details relating to landscaping and boundary treatments could be secured by condition. The proposal would still respect the root protection zones of the nearest adjacent retained trees. The council's Landscape Officer has no objection to the proposal. The proposals would not affect the adjacent public footpath (footpath 21) which runs along Portland Drive.

## **11. CONCLUSIONS**

This application is for the consideration of minor changes to the elevations of the proposed terraced properties fronting Portland Drive. The changes would be minor but would improve the design and quality of this part of the scheme and would not harm the character or appearance of the area. There are no highways or parking issues to consider and neighbouring residential amenity would be respected. The proposed development variations are therefore acceptable and are considered to be in compliance with the relevant local plan policies and guidance contained within the National Planning Policy Framework.

## **12. RECOMMENDATIONS**

### **APPROVE with conditions**

1. Standard time limit
2. Development in accordance with the approved plans
3. Submission and approval of external materials and finishes
4. Submission of details of landscaping to include details of boundary treatments
5. Submission of arboricultural statement for retained trees
6. Details of drainage
7. Hours of piling restricted
8. Hours of construction restricted
9. Gas monitoring
10. Protected species

11. No works within bird breeding season without survey
12. Submission of details of levels



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