

## PLANNING APPLICATION NUMBER: P22/0476

|                         |  |
|-------------------------|--|
| Type of approval sought | Full Planning Permission   |
| Ward                    | Sedgley Ward   |
| Agent                   | Mr L. Mitchell   |
| Case Officer            | Sarah Wilkes   |
| Location:               | <b>ALDER COPPICE, GREENLEIGHS, SEDGLEY, DUDLEY, WEST MIDLANDS, DY3 3RZ</b> |
| Proposal                | <b>DEMOLITION OF EXISTING DWELLING AND ERECTION OF 1 NO. NEW DWELLING</b>  |
| Recommendation Summary: | <b>APPROVE SUBJECT TO CONDITIONS</b>                                       |

### SITE AND SURROUNDINGS

1. The application site comprises a large, four bedroom detached house with hipped roof, set within a generous plot with ample parking available to the front. The property occupies a secluded location at the head of a narrow residential street with its frontage almost entirely bounded by hedgerows and trees. It sits significantly lower than the highway with the property itself not read within the context of the street scene with it only being visible upon entering the site boundary through the existing vehicular access. The dwelling has two single storey additions, one to each side, which project beyond the two storey rear elevation, with an elevated rear patio sitting in between. A previous planning approval to enlarge the dwelling to six bedrooms was not implemented (P08/0357). There are protected trees within the site. Site levels fall significantly from east to west.

2. 'Kewstoke' is the neighbouring detached house to the north of the site which is set further forwards than the application property on a higher ground level. This six bedroom property has recently undergone alteration and modernisation with the addition of two storey front and rear extensions, first floor side and single storey rear extensions, a roof extension with rear balcony and a new basement addition. The rear facing windows of this property, closest to the site, consist of bedroom with Juliet balcony (roof level), bedroom with balcony (first floor level) and a cinema/playroom (ground floor level). The lower ground floor contains a gym with no windows.
3. The site adjoins rear gardens of 13 – 21 (odds) Rowena Gardens located perpendicular to the south and 8 Alder Coppice backs onto the site to the west.
4. Greenleighs is a highway which is maintained by the Council to a footpath standard. It is also a Non-Definitive Public Right of Way (SED0569) that links to the Definitive Public Right of Way (SED0009) at the northern boundary of 'Kewstoke'. The narrow and unsurfaced right of way SED0009, then runs along the eastern boundary of the application site at a higher level, separated by fencing and a high conifer hedge. Greenleighs otherwise serves some 20 characteristically mixed dwellings, largely detached houses of different designs, typically occupying generous plots.

## PROPOSAL

5. It is proposed to demolish the existing dwelling and erect a replacement 6 bedroom detached house with integral garage, having a basement level providing gym and cinema room. The dwelling would be sited forward of the existing dwelling and would adopt a hipped roof design with deep projecting front gable having undercroft parking beneath. To the rear there would be a small single storey rear projection immediately adjacent to an elevated patio area with steps leading down to the lower garden level. The plans indicate that fencing would be provided on the northern end of the patio.
6. Amended plans were received during the course of the application amending the design and siting of the dwelling to a smaller property and amending the extent of the site red line boundary to incorporate a section of private road within separate ownership immediately to the front of 'Kewstoke'. Certificate B has been signed indicating that notice has been served on the relevant land owner.

## HISTORY

| APPLICATION | PROPOSAL   | DECISION                 | DATE       |
|-------------|--|--------------------------|------------|
| P08/0357    | Two storey side extension to create garden and games room with bedrooms above. Single storey side extension to create kitchen, utility | Approved with conditions | 02/05/2008 |

|           |  |                          |            |
|-----------|--|--------------------------|------------|
|           | and garden room.   |                          |            |
| P06/0694  | Erection of a detached bungalow (outline) (siting and access to be considered with all other matters reserved for subsequent approval) | Refused                  | 05/09/2006 |
| SD/49/227 | Erection of temporary domestic garage  | Approved with conditions | 23/11/1949 |

## PUBLIC CONSULTATION

7. Direct notification letters were initially sent to 9 neighbouring properties. A site notice was also displayed and a notice placed in the local press. 11 representations were received including correspondence from an MP and one which has been submitted anonymously. The following concerns are raised;

- That Dudley MBC have declared a climate emergency (Policy dated 26 06 2022) and that to allow the demolition of a structurally sound property and to build a replacement dwelling would be contrary to this policy.
- That the amount of air pollution created by demolition of the dwelling would have a detrimental effect on air quality and the health and welfare of surrounding neighbours.
- Concerns that large delivery vehicles will be needed for collection/delivery of materials and that this will be inconvenient

and will damage 'Greenleighs' which is a narrow unadopted single track road with no turning or passing points that has been deemed unsuitable for vehicles.

- That DMBC is not responsible for upkeep of the road surface and as such this is paid for by the existing residents who have already paid for repair works.
- That the plans show 5 ensuite bedrooms with the potential for the property to be used as a care facility/hostel/multiple occupancy which potentially means more traffic along the lane.
- That there is no footpath and there are concerns that large vehicles reversing along the lane raises pedestrian safety concerns.
- Also concerns that large vehicles will restrict access for emergency vehicles.
- That large vehicles damage hedges, bird nests, boundary walls, street lights etc as well as the road itself.
- That the submitted tree survey fails to include details of a large mature beech tree which is the subject of a Tree Preservation Order. The details indicate that where the tree is located is identified for the storage of building materials and that there doesn't appear to be any planning permission in place for removal of the tree.
- That a large protected beech tree has been removed.
- Concerns regarding environmental damage as a result of noise, heavy traffic and dust.
- That the new dwelling would be out of character with houses in the road.

- That the existing dwelling should be extended rather than demolished.
- That the development will increase the number of vehicles at the property and that the road was never intended for that volume of traffic causing access problems.
- The construction vehicles would block emergency service vehicles.
- Loss of trees

8. Following the submission of amended plans reducing the number of bedrooms from 8 to 6, amending the design of the proposals and amending the siting of the new dwelling, the same neighbours/objectors were reconsulted. 12 representations were subsequently received, two of which are anonymous. The objections largely reiterate previous concerns raised with the following additional concerns raised;

- That the road is not suitable for large houses and concerns that the loft will be converted to provide more bedrooms.
- That the plans do not address previous objections.
- That access to the site is too restrictive to allow safe demolition and the re-build of a new dwelling.
- That the original highways comments should be observed – if the accessway is less than 4.5m wide then a passing place every 20m should be provided. The objector comments that there are no passing points and there is no room for any.
- That the existing house is in good condition and that it is a waste of resources to knock it down and rebuild.

- Do not feel reassured by the submitted demolition statement – that there will still be the same amount of detritus to be removed from the site and many deliveries will be necessary. Questions whether all of the existing materials will be used to rebuild.
- Questions whether the cinema room would be noise proofed to prevent noise breakout to the surrounding area.
- If approved will there be a limit on the number of hours worked on the site to minimise noise disruption?
- That the lane is marked as ‘not suitable for motor vehicles’

9. The same neighbours were reconsulted again following amendments to the red line boundary of the site. 10 representations were subsequently received including correspondence from an MP. The objections largely reiterate previous concerns advising that the amended plans do not overcome the issues raised.

## OTHER CONSULTATION

10. Head of Planning and Development (Highways Engineer); No objection following the submission of revised plans and subject to conditions relating to a Construction Management Plan and a car parking and turning plan.
11. Head of Environmental Safety and Health Team; Standard air quality and noise conditions are recommended.
12. Head of Contaminated Land Team; No adverse comments

## RELEVANT PLANNING POLICY

### National Planning Guidance

- National Planning Policy Framework (Revised 2021)
- National Design Guide (2019)

### Black Country Core Strategy (2011)

- CSP4 – Place Making
- DEL1 - Infrastructure Provision
- HOU1 – Delivering Sustainable Housing Growth
- HOU2 – Housing Density, Type and Accessibility
- TRAN2 – Managing Transport Impacts of New Development
- TRAN5 – Influencing the Demand for Travel and Travel Choices
- ENV1 – Nature Conservation
- ENV2 – Historic Character and Local Distinctiveness
- ENV3 – Design Quality
- ENV8 – Air Quality

### Dudley Borough Development Strategy (2017)

- S1 Presumption In favour of sustainable development
- S6 Urban Design
- S7 Landscape Design
- S8 Local Character and Distinctiveness
- S16 Infrastructure Improvements
- S17 Access & Impact of Development on the Transport Network
- S22 Mature Trees and Woodland
- L1 Housing Development, extensions and alterations to existing dwellings



- D2 Incompatible Land Uses
- D3 Contaminated Land
- D4 Unstable Land
- D5 Noise Pollution

#### Supplementary Planning Documents / Guidance

- CIL Charging Schedule
- Parking Standards SPD (2017)
- New Housing Development SPD (2013)

## ASSESSMENT

13. The key issues are

- Policy
- Principle
- Character and Visual Amenity
- Neighbouring Amenity
- Trees
- Ecology
- Highway Safety
- Financial Obligations

#### Policy

14. The National Planning Policy Framework (NPPF) advises that housing applications should be considered in the context of the presumption in favour of sustainable development. The NPPF also seeks to boost housing supply and supports the delivery of a wide choice of high-quality homes, with a mix of housing (particularly in terms of type/tenure) to

create sustainable, inclusive and mixed communities. The Core Strategy under Policy HOU1 – Delivering Sustainable Housing Growth requires that ‘at least’ 95% of new housing (gross) be built on previously developed land (pdl)

15. Paragraph 28 of the NPPF (2021) supports the use of non-strategic policies to influence local design character, and sets out that *“Non-strategic policies should be used by Local Planning Authorities and communities to set out more detailed policies for specific areas... establishing design principles”*. This rhetoric is also supported under paragraph 126 and 136 of the NPPF (2021). Furthermore, in considering the importance of good design, paragraph 134 further states that *“Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.”*
16. The above statement makes specific reference to the good design principles contained within the National Design Guide released in 2019 by the Ministry of Housing, Communities and Local Government. This document emphasises the importance of good design within the Planning System and how this influences the quality of our experience of any place. In response, paragraphs 23 (*Layout*), 24 (*Form*), 26 (*Scale*) 27 (*Appearance*) and 29 (*materials*) highlight that, amongst other matters, these form a significant contribution in the creation of good design.

17. Policy CSP4 - Place Making - of the Black Country Core Strategy outlines that, *“The Black Country has a unique heritage and urban structure which requires a bespoke approach to place-making and a high quality of design of the built and natural environment. All development will be required to demonstrate a clear understanding of the historic character and local distinctiveness of the area and show how proposals make a positive contribution to place-making and environmental improvement in the following spatial terms”*
18. Policy ENV2 – Historic Character and Local Distinctiveness – of the Black Country Core Strategy outlines that development proposals will be required to preserve and enhance local character and those aspects of the historic environment together with their settings which are recognised as being of special historic, archaeological, architectural, landscape or townscape quality. The policy outlines that this includes areas of extensive lower density suburban developments of the mid-20th century including public housing and private developments of semi-detached and detached housing as being one which requires special attention.
19. Dudley Borough Development Strategy Policy S6 – Urban Design outlines the significance of good design and its importance in underpinning all development, seeking to achieve the highest standards of design. In doing so *“Dudley Council will support appropriately designed, sustainable development which is responsive to the character and/or visual amenities of the local area”* and ensuring developments must make a positive contribution to the character and appearance of the area with appropriate massing and bulk.

20. This rhetoric is further supported by Policy S8 – Local Character and Distinctiveness - of the of the Dudley Borough Development Strategy outlines that *“All development proposals within the Dudley Borough should take account of the locally distinctive character of the area in which they are to be sited..... and should respect and respond to its positive attributes.”*

#### Principle

21. The site is an existing dwellinghouse within an established suburban setting, close to local services and public transport. There is, in principle, national policy support for the type of development proposed subject to the satisfaction of all relevant material planning considerations including whether or not the replacement dwelling would result in demonstrable harm to visual amenity, neighbouring amenity and highway safety.
22. Whilst neighbours' raise concern regarding the carbon footprint of the development, given the proposal is to demolish an existing dwelling rather than repurpose it, refusal of permission on this basis is not considered to be proportionate given the scale of development proposed. Additionally, the matter of the carbon footprint must be considered amongst other principles of sustainability. The foundation of this overall concept is made up of three pillars: the economy, society, and the environment. In any event the applicant advises that the dwelling will be demolished by hand with the majority of materials retained on site.

### Character and Visual Amenity

23. Whilst it is proposed to demolish an existing dwelling, the building is not a heritage asset and refusal of permission on the grounds of the loss of the existing building is not deemed to be sustainable.
24. Whilst the replacement dwelling would be larger than the house it would replace, Greenleighs is characteristically mixed with large dwellings occupying typically generous plots. Whilst large, it is not considered that the replacement dwelling would be disproportionate or detract significantly from this context. The proposed replacement dwelling would also occupy a very secluded location given the sites position at the very end of Greenleighs and, on balance, refusal of permission on visual amenity grounds is not considered to be sustainable. A condition removing permitted development rights is, however, considered to be appropriate in the interests of visual and neighbour amenity.
25. It is considered that there would be no demonstrable harm to the character and appearance of the area and in this respect, the proposal complies with the NPPF, Policy CSP4, ENV2, ENV3, HOU1 and HOU2 of the Black Country Core Strategy, Policy L1, S6 & S8 of the Dudley Borough Development Strategy and the Council's New Housing Development SPD (2013).

### Neighbouring Amenity

26. For all developments, the Council will seek to ensure that any such proposals would not harm the occupiers of adjacent properties in terms of daylight, outlook, privacy and inter-visibility.

27. The proposed dwelling would extend significantly further back than the rear elevation of 'Kewstoke' to the north of the site, however, this property occupies a higher ground level and has recently undergone significant extension. Whilst there would be a notional breach of the 45 Degree Code guidelines with regard to the first floor bedroom window and those serving the play room/cinema room in the rear elevation of this neighbouring property, the distance to the point of contravention would be significant. Given the relationship with this neighbour and the level differences, any impact would be insignificant and in this regard, refusal of permission would not be sustainable. Due to the position of the proposed patio in relation to this neighbour, a condition securing an appropriate privacy screen to the northern end of the patio is, however, deemed appropriate to maintain privacy.
28. Amended plans were received to move the proposed dwelling further forwards within the site and to remove side facing windows which would have had the potential to overlook the rear garden of 21 Rowena Gardens. As such, the southern elevation of the proposed dwelling does not directly impact upon windows in the rear elevation of this neighbouring property. Whilst the proposed building would be substantial, this neighbouring property is to the south of the site and there would be no demonstrable harm in terms of light, outlook or privacy, given the proposed siting and degree of separation.
29. The other properties which adjoin the site within Rowena Gardens, back onto the site southern boundary and would not be directly aligned with the new dwelling itself. In this respect there would be no demonstrable harm in light, outlook or privacy terms.

30. The Council's Environmental Health & Safety Team raise no objection in noise terms subject to a standard condition restricting hours of works. Whilst objectors raise air quality concerns, the Environmental Health & Safety Team raise no objection in air quality terms, subject to relevant conditions including the requirement for the submission of Dust Method Statement to control dust arising from the demolition and construction of the development. A condition securing electric vehicle charging is also deemed to be appropriate.

### Trees

31. It is evident that a protected tree has at some point been lost from the property frontage following probable failure. Refusal of permission on the basis of the loss of the tree is not sustainable, however, a landscaping condition to secure replacement tree planting is appropriate and there are no arboricultural issues arising as a consequence of the proposed development.

### Ecology

32. The site is not a designated site of ecological significance, however, it is considered reasonable that the proposed development provides a biodiversity uplift at this location, through the provision of suitable measures to enhance wildlife in the form of bird and bat boxes, so as to accord with the provisions of Black Country Core Strategy Policy ENV1 Nature Conservation as articulated through the Nature Conservation SPD. A condition will be imposed on any approval to ensure provision is made for bird and bat boxes within the site.

### Highway Safety

33. Objectors' raise numerous concerns in relation to the potential for disruption to residents, damage to the undefined public right of way and private properties and pedestrian safety during construction works, arising from the movement of construction vehicles along Greenleighs, given its narrow width as there are no vehicular passing points. Concerns that construction vehicles may block access for emergency service vehicles were also raised.
34. Greenleighs serves multiple properties and concerns raised regarding disruption arising from larger vehicles using the road could apply to any vehicles servicing any of the existing properties within the street, including construction vehicles associated with any building works that may take place. Whilst the demolition of one property and its replacement with another would undoubtedly result in a temporarily higher volume of construction vehicles and the potential for disruption to residents and pedestrians using the undefined public right of way, refusal of permission for a replacement dwelling is not deemed to be sustainable material planning consideration given that this is an existing street serving multiple properties.
35. The Highways Engineer advises that a condition requiring the submission of a construction management plan would be in the public interest and should include details of a turning area for construction vehicles and a banksman system to escort large construction vehicles. Worker's vehicles should be parked within the site or off the Public Right of Way in an identified suitable location. Whilst the proposal is for a single replacement dwelling only, given the status and limitations of



Greenleighs, a pre-commencement condition requiring a construction management plan is deemed appropriate in this instance.

36. In terms of any potential damage to the public right of way, whilst the objector's state that they have historically paid for repair works to the road, the Council's Highways Engineer confirms that Greenleighs is maintained at public expense to a footpath standard and The Highways Authority have powers under the 1980's Highways Act to require the applicant to undertake repairs during and after construction in order to ensure its safe use as a Public Right of Way.
37. A construction and management plan condition requiring the applicant to provide advance notice of any commencement of development is deemed appropriate in order for the Highways Authority to ascertain the condition of Greenleighs before the onset of any potential damage. Any subsequent repair works to the undefined public right of way, that are deemed to be necessary, can then be identified and undertaken by the Highways Authority at the applicant's expense. Any damage to private land or property would be a civil matter between the developer and the relevant land owner(s) as is the case with all development proposals.
38. The Highways Engineer notes that the proposed garage is not long enough to accommodate two vehicles and therefore requests that a car parking layout is required indicating four compliant parking spaces on the frontage and also demonstrating that 3.5 tonne delivery vehicle can turn within the site. This information will be subject to condition and ample space exists within the site frontage to accommodate such.

39. Subject to appropriate conditions, it is therefore considered that the highway safety matters can be adequately addressed so as to render the proposals acceptable from a highway's perspective.

#### Financial Material Considerations

40. Clause (124) of the Localism Act states that: Local planning authorities are to have regard to material considerations in dealing with applications including any local finance considerations, so far as material to the application. A 'local finance consideration' may be taken to cover the payment of New Homes Bonus, or sums that a relevant authority has received, or will or could receive, in payment of the Community Infrastructure Levy (CIL).
41. The clause does not change the law in any way. It is not a new basis for planning policy and it remains unlawful for planning permissions to be 'bought'.
42. This proposal would provide one replacement dwelling generating a New Homes Bonus grant of one times the national average council tax for the relevant bands.
43. The proposal is liable for CIL and falls within Zone 2 which has a rate of £25.63 per square meter. The CIL amount is calculated at £15 762.45.

#### **CONCLUSION**

44. The proposed development would be of appropriate design, scale and appearance that would not have an adverse impact upon the character of the area and would not be detrimental to residential amenity.

Greenleights is an undefined public right of way which serves a number of existing properties. Appropriate conditions to secure a construction management plan and to ensure that the Highways Authority is provided with advanced notice of commencement of works to enable a condition survey to be undertaken is considered to address resident concerns and highway safety matters. On this basis the application is considered to be acceptable, being in accordance with the relevant policies contained within the Black Country Core Strategy and Dudley Borough Development Strategy as well as the relevant Supplementary Planning Documents.

## RECOMMENDATION

45. It is recommended that the application is APPROVED subject to the following conditions;

### Conditions and/or reasons:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.  
REASON: To comply with Section 91(1) of the Town and Country Planning Act, 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The development hereby permitted shall be carried out in accordance with the following plans and amended plans; Existing Floor Plans Drg No. 100/1512-01, Existing Elevations Drg No. 100/1512-02, Proposed Basement and Location Plan Drg No. 100/1512-03, Proposed Ground Floor Plan Drg No. 100/1512-04, Proposed First Floor Plan Drg No. 100/1512-05, Proposed Loft Floor Plan Drg No. 100/1512-06, Proposed Front and Rear Elevations Drg

No. 100/1512-07 & Proposed Side Elevations Drg No. 100/1512-08  
(all recieved by email on 6th December 2022).

REASON: For the avoidance of doubt and in the interests of proper planning.

3. No development shall commence (including demolition, site clearance and initial ground investigation works and prior to the delivery of any materials or equipment associated with the approved development to/from the site), until three months advanced notice of the date of commencement of development has been provided in writing to the Local Planning Authority. The development shall not commence, and there shall be no construction traffic associated with the approved development to and from the site, prior to the agreed date unless otherwise agreed in writing with the Local Planning Authority.

REASON: To allow the Council's Highways Officers to undertake a condition survey of the Footpath prior to the onset of works to maintain its safe use as a Public Right of Way and to comply Borough Development Strategy 2017 Policy S6 Urban Design, Policy L1 Housing Development, extensions and alterations to existing dwellings Policy D2 Incompatible Land Uses (in part) and policies CSP5, DEL1, TRAN2 and TRAN5 of the Black Country Core Strategy.

4. Prior to the commencement of development (including demolition, site clearance and initial ground investigation works) details of a Construction Management Plan [Including deliveries, vehicle types, times of operation, parking, banksmen, details of how all vehicles will access and egress in a forward gear] shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be commenced until the Construction Management Plan has been approved and shall be implemented stricly in accordance with the approved details.

REASON: In the interests of highway safety and to comply with Borough Development Strategy 2017 Policy S6 Urban Design, Policy L1 Housing Development, extensions and alterations to existing dwellings, Policy D2 Incompatible Land Uses (in part) and policies CSP5, DEL1, TRAN2, CEN8 and TRAN5 of the Black Country Core Strategy.

5. No development shall commence (excluding demolition, site clearance and initial ground investigation works) until details of the access(es) into the site, together with parking and turning area(s) [including details of lines, widths, levels, gradients, cross sections, and drainage] have been submitted to and approved in writing by the

Local Planning Authority. The development shall not be occupied until the access(es) into the site, together with parking and turning area(s) within the site have been laid out in accordance with the approved details. These area(s) shall thereafter be retained and not be used for any other purpose for the life of the development.

REASON: In the interests of highway safety and to comply with Borough Development Strategy 2017 Policy S6 Urban Design, Policy L1 Housing Development, extensions and alterations to existing dwellings

Policy D2 Incompatible Land Uses (in part)

and policies CSP5, DEL1, TRAN2, CEN8 and TRAN5.

6. No above ground development shall commence until details of the electric vehicle charging points, to be provided for the dwelling in accordance with the Council's standard (Parking Standards SPD), has been submitted to and approved in writing by the Local Planning Authority. Prior to first occupation the electric vehicle charging points shall be provided in accordance with the approved details and shall be maintained for the life of the development.

REASON: In the interests of creating a sustainable form of development and to encourage the use of ultra low emission vehicles in accordance with Policies ENV8 (Air Quality) and DEL1 (Infrastructure Provision) of the Black Country Core Strategy.

7. No development shall commence (excluding demolition, site clearance and initial ground works) until detailed plans and sections showing existing site levels and proposed ground floor levels of the dwelling have been submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be implemented in complete accordance with the approved details.

REASON: In the interests of the visual amenities of the area and to safeguard the amenities of occupants of neighbouring properties and to comply with BCCS Policies CSP4 - Place-Making and ENV2 - Historic Character and Local Distinctiveness and Borough Development Strategy 2017 Policy S6 Urban Design and Policy L1 Housing Development, extensions and alterations to existing dwellings

Policy D2 Incompatible Land Uses (in part).

8. No above ground development shall commence until a schedule of the types, colours and textures of the materials to be used on the external surfaces of the buildings hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in complete accordance with the approved details unless otherwise agreed in

writing by the Local Planning Authority.

REASON: In the interests of the visual amenities of the area and to comply with BCCS Policies CSP4 - Place-Making and ENV2 - Historic Character and Local Distinctiveness and Borough Development Strategy 2017 Policy S6 Urban Design and Policy L1 Housing Development, extensions and alterations to existing dwellings Policy D2 Incompatible Land Uses (in part)

9. No above ground development shall begin until details of the types, sizes and locations of the boundary treatments around the site have been submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall be carried out in complete accordance with the approved details prior to the occupation of the dwellings hereby approved and shall thereafter retained for the lifetime of the development unless otherwise agreed in writing with the Local Planning Authority.

REASON: In order to make a positive contribution to place-making and provide a high quality public realm in accordance with BCCS Policies CSP4 - Place-Making, ENV 2 Historic Character and Local Distinctiveness, ENV3 - Design Quality and DEL1 - Infrastructure Provision and Borough Development Strategy 2017 Policy S6 Urban Design and

Policy L1 Housing Development, extensions and alterations to existing dwellings

Policy D2 Incompatible Land Uses (in part)

This detail is required prior to the commencement of above ground works as the required works may need to be incorporated into buildings on the site and as well as needing to protect the amenity of existing and proposed occupiers.

10. No development shall commence (excluding demolition, site clearance and initial ground works) until full details of the soft landscaping scheme for the site which shall include replacement tree planting, have been submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented in accordance with the approved details before the end of the first planting season following first occupation of the development.

Any trees or shrubs planted in pursuance of this permission including any planting in replacement for which is removed, uprooted, severely damaged, destroyed or dies within a period of five years from the date of planting shall be replaced by trees or shrubs of the same size and species and in the same place unless otherwise agreed in writing by the Local Planning Authority.

REASON: In order to make a positive contribution to place-making

and provide a high quality landscaping in accordance with BCCS Policies CSP4 - Place-Making, ENV 2 Historic Character and Local Distinctiveness, ENV3 - Design Quality and DEL1 - Infrastructure Provision and Borough Development Strategy 2017 Policy S6 - Urban Design and Policy L1 Housing Development, extensions and alterations to existing dwellings and Policy D2 Incompatible Land Uses (in part). This detail is required pre commencement (excluding demolition, site clearance and initial ground works) as landscaping is integral to providing a high quality and sustainable development.

11. No development or other operations shall take place except in complete accordance with the tree protection measures identified in the Tree Protection Plan prepared by Wolverhampton Tree Services Ref: Alder Coppice, Greenleighs, Sedgley WTS\_TPP\_01 with measures to be implemented in accordance with BS 5837:2012 Trees in relation to design, demolition and construction. - Recommendations.

REASON: To ensure the continued wellbeing of the trees in the interests of the amenity of the locality having regard to the Borough Development Strategy 2017 Policy S22 Mature Trees, Woodland and Ancient Woodland (in part).

12. All excavations to be undertaken within the Root Protection Area (as defined by Clause 4.6 of British Standard BS:5837 - 2012 'Trees in Relation to Design, Demolition and Construction- Recommendations') of any existing trees on site shall be undertaken in accordance with NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (NJUG Volume 4).

REASON: To ensure that existing trees are not damaged through the loss of roots, to maintain the visual and environmental quality of the site and surrounding area in accordance with the Borough Development Strategy 2017 Policy S22 Mature Trees, Woodland and Ancient Woodland (in part).

13. The existing trees shown on the approved plans to be retained shall not be damaged or destroyed, uprooted, felled, lopped or topped during the construction period of the development without prior written consent of the local planning authority. Any trees removed without such consent or dying or being seriously damaged or diseased during that period shall be replaced with healthy trees of such size and species as may be agreed in writing by the Local Planning Authority.

REASON: To maintain the visual and environmental quality of the site and surrounding area in accordance with the Borough

Development Strategy 2017 Policy S22 Mature Trees, Woodland and Ancient Woodland (in part).

14. Prior to the first occupation or use of the development details of the type and location of bat roost and bird nesting provision on the site shall be submitted to and approved in writing by the local planning authority. Prior to the first occupation or use of the development the agreed provision shall be installed on site and thereafter maintained and retained for the lifetime of the development.

REASON: In order to enhance, encourage and protect the nature conservation value of the site and in accordance with BCCS Policies ENV1 - Nature Conservation, CSP3 Environmental Infrastructure and DEL1 - Infrastructure Provision and Borough Development Strategy 2017 Policy S21 Nature Conservation Enhancement, Mitigation and Compensation

Policy S20 The Borough's Geology (in part)

Policy S1 Presumption in favour of Sustainable Development (in part) and

Policy S21 Nature Conservation Enhancement, Mitigation and Compensation (in part)

Policy S19 Dudley Borough's Green Network (in part)

Black Country Core Strategy Policy ENV1 Nature Conservation (in part)

This detail is required pre commencement (excluding demolition, site clearance and initial ground works) in that the required works may need to be incorporated into buildings on the site.

15. Work shall not begin on the demolition and construction of the development until a method statement for the control of dust and emissions arising from the demolition and construction of the development has been submitted to and approved by the Local Planning Authority. All works which form part of the approved scheme shall be implemented throughout the construction and demolition phase of the development.

REASON: To protect existing residents in the area from dust arising from demolition and construction works on the proposed site in compliance with the Black Country Core Strategy Policy ENV8 and the adopted Air Quality SPD.

16. Demolition or construction works shall only take place between 07:00 hours to 18:00 hours Mondays to Friday and 0800 hours to 1700 hours on Saturdays and shall not take place at any time on Sundays or Public Holidays

REASON: To protect the amenities of nearby residents in



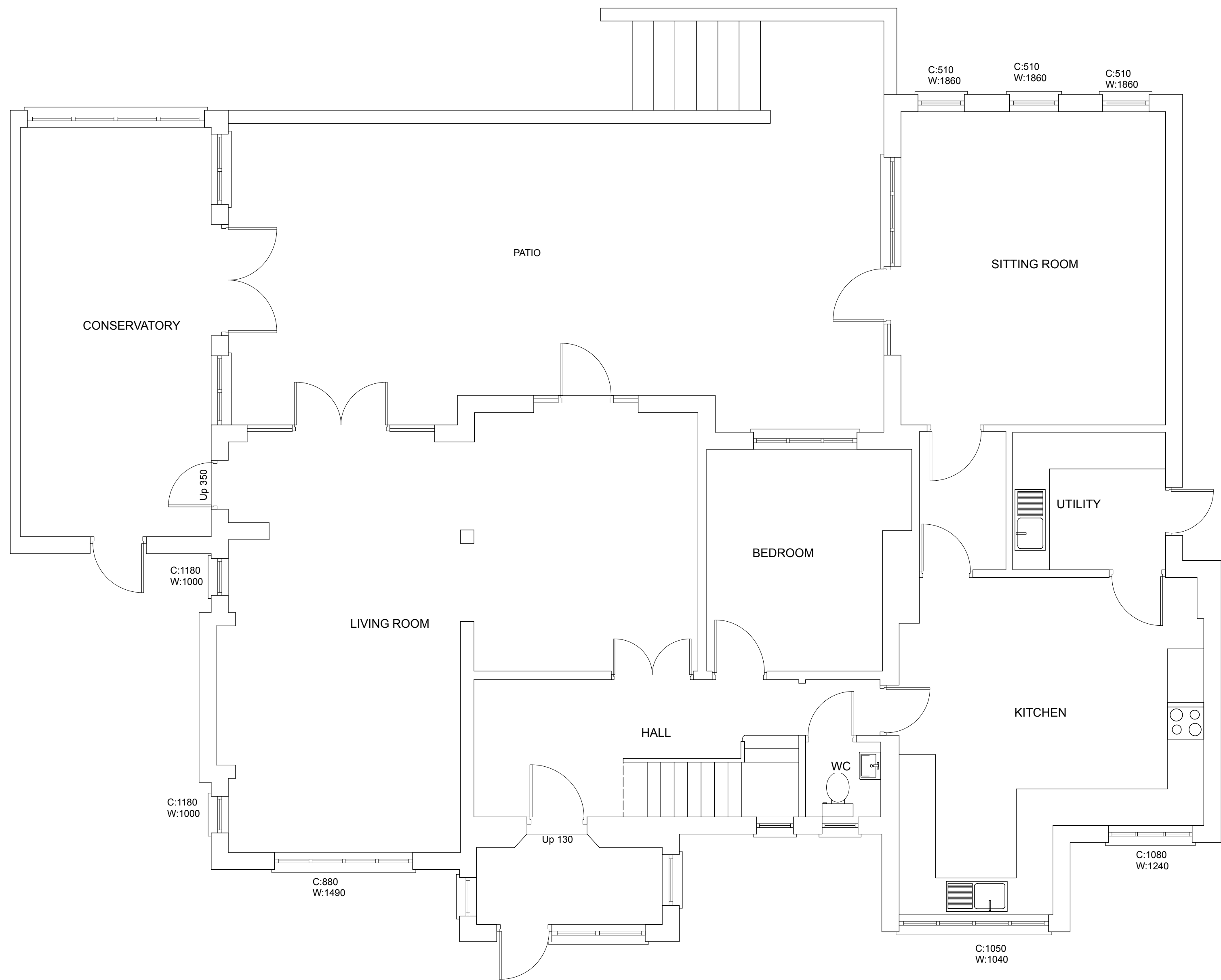
accordance with Saved UDP policies EP7 - Noise Pollution and DD4 - Development in Residential Areas

17. In order to minimise the impact of the development on local air quality, any gas boilers provided within the development must meet a dry NO<sub>x</sub> emission concentration rate of <40mg/kWh.

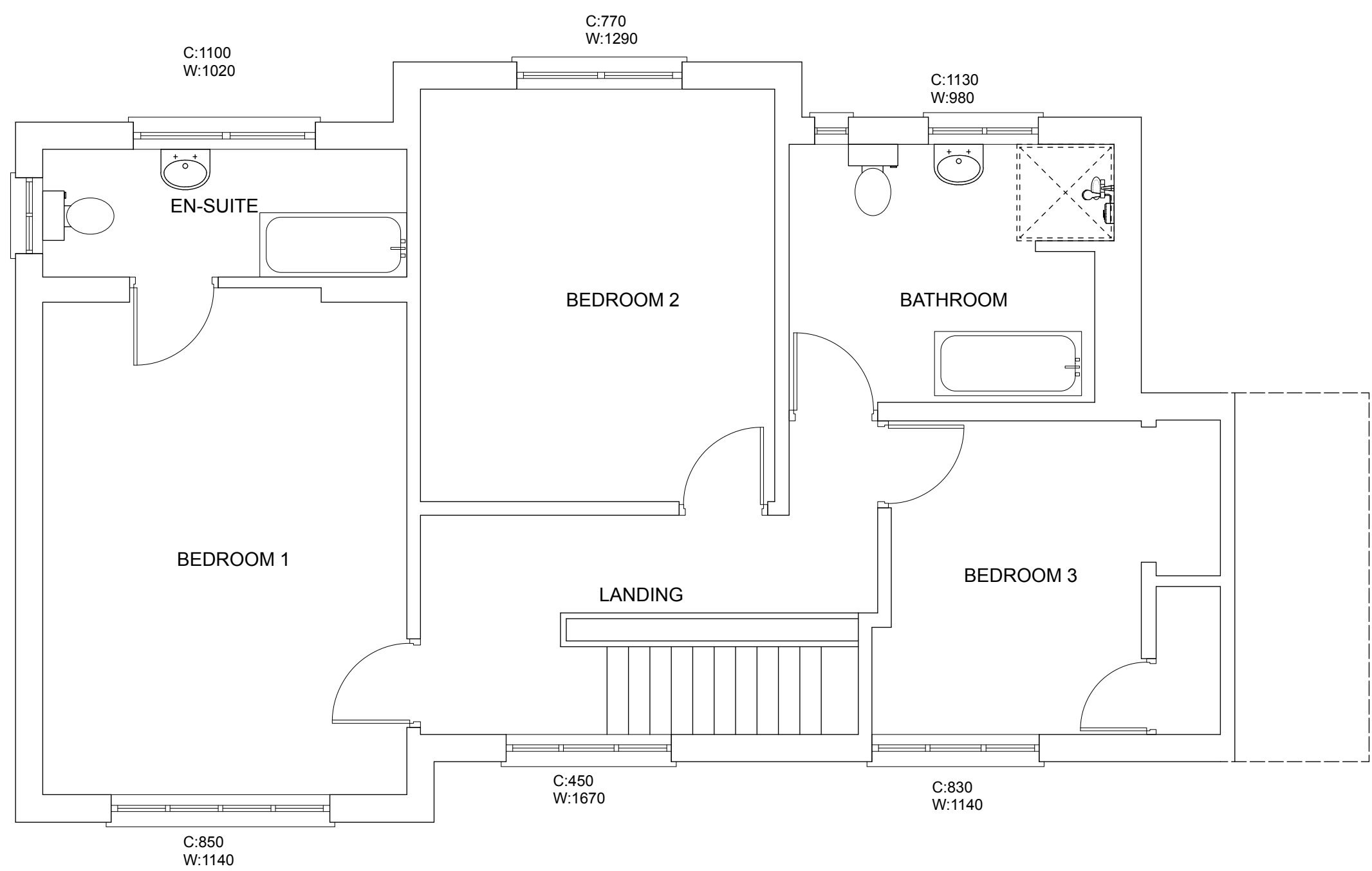
REASON: To safeguard the air quality of the Borough which is an Air Quality Management Area in compliance with the Black Country Core Strategy Policy ENV8 and the adopted Air Quality SPD.

18. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order (England) 2015 (or any order revoking or re-enacting that order with or without modification) no development referred to in Schedule 2, Part 1, Classes A, AA, B, C, D & E of that order shall be carried out without the express grant of planning permission.

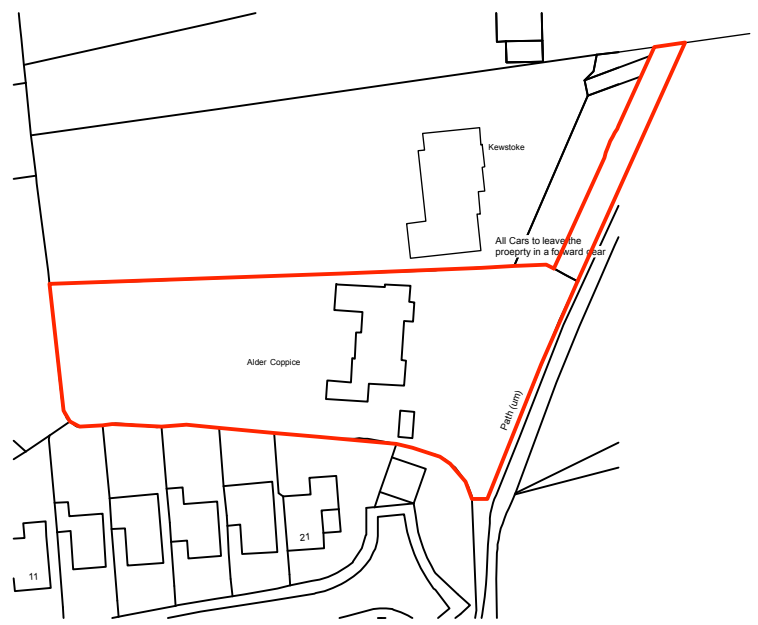
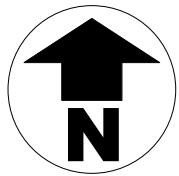
REASON: In the interests of the privacy and amenity of surrounding residents in accordance with Borough Development Strategy 2017 Policy L1 Housing Development, extensions and alterations to existing dwellings, Policy D2 Incompatible Land Uses (in part).



EXISTING GROUND FLOOR PLAN  
Scale 1:50



EXISTING FIRST FLOOR PLAN  
Scale 1:50



OS MAP  
Scale 1:1250



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| Rev | Date | Comments | Rev | Ch |
|-----|------|----------|-----|----|
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Project Address  
GREENLEIGHS, SEDGLEY, DY3 3RZ

Drawing Title  
EXISTING FLOOR PLANS

Client Name/Organisation  
-

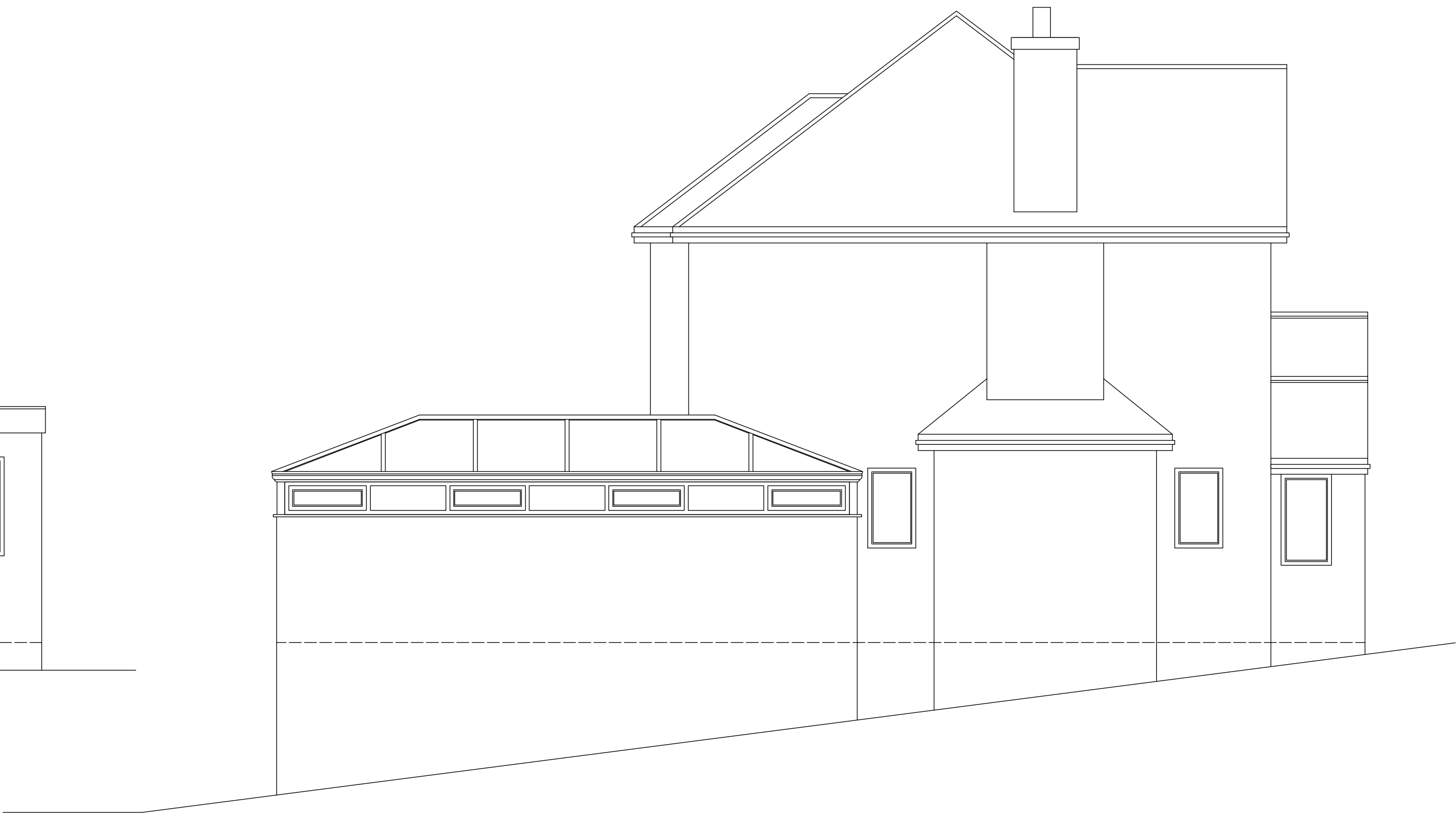
Drawing Number  
100/1512- 01

Scales  
1:50 @ A1

Original Paper Size  
A1 Landscape



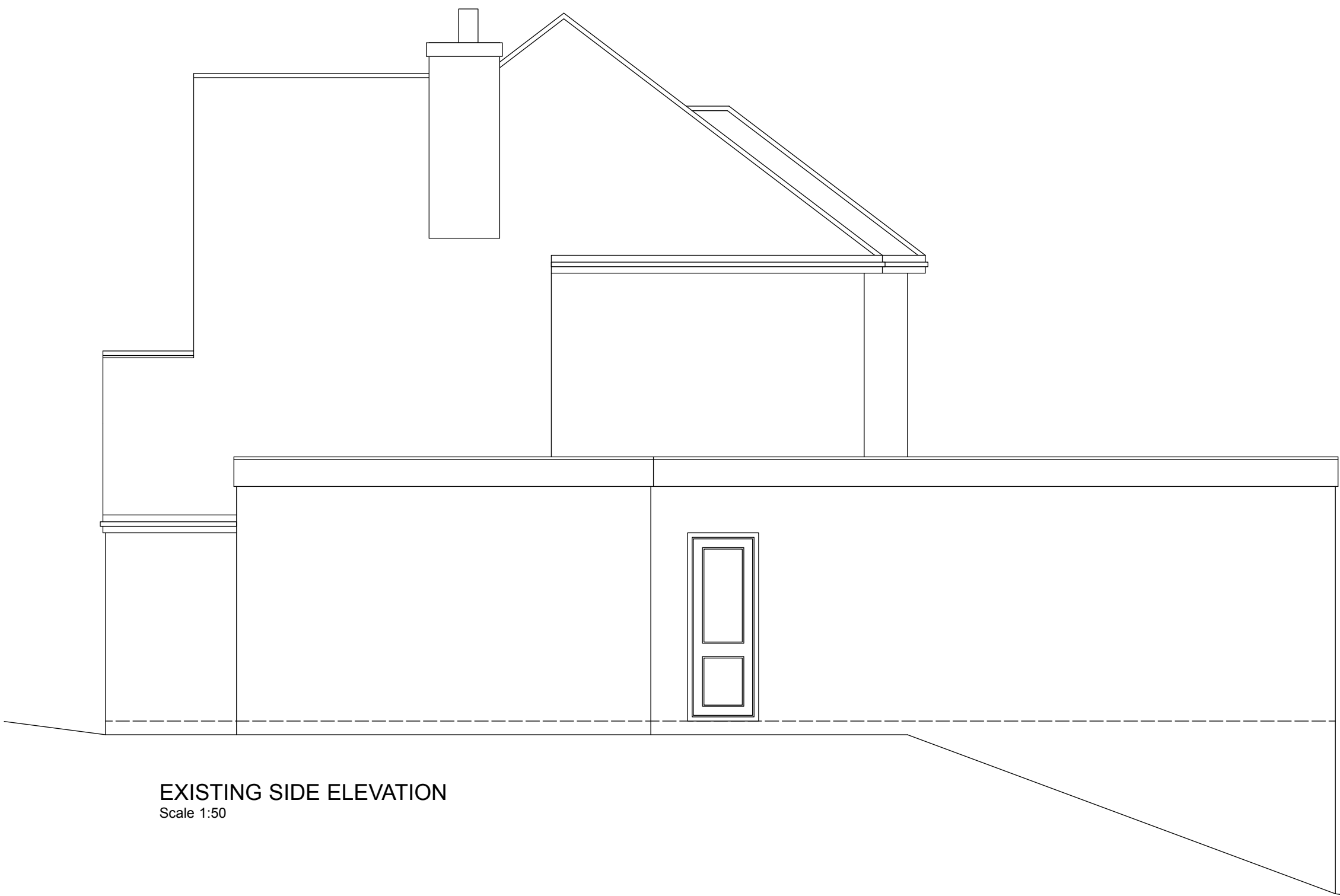
EXISTING FRONT ELEVATION  
Scale 1:50



EXISTING SIDE ELEVATION  
Scale 1:50



EXISTING REAR ELEVATION  
Scale 1:50



EXISTING SIDE ELEVATION  
Scale 1:50



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Project Address  
GREENLEIGHS, SEDGLEY, DY3 3RZ

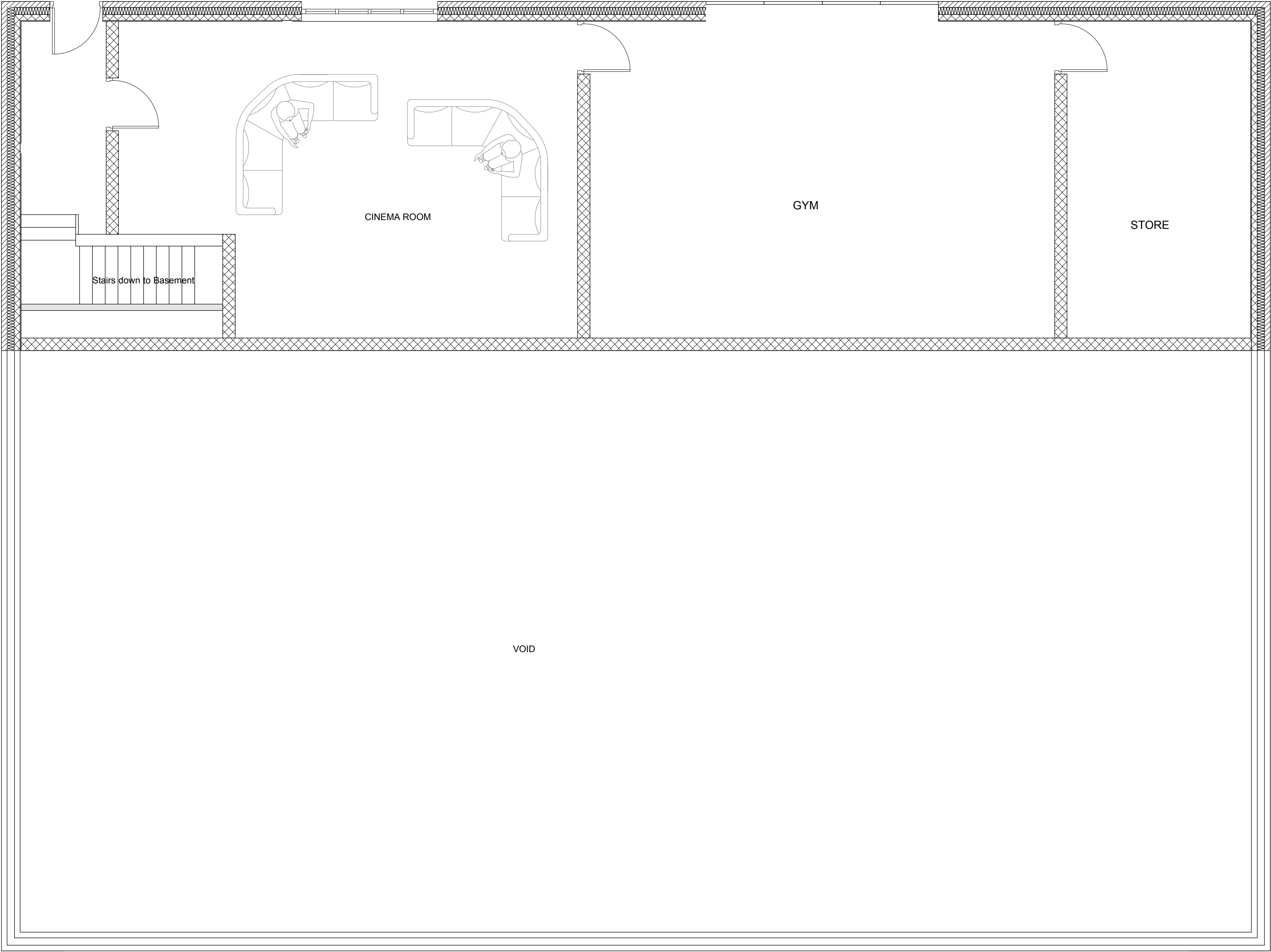
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EXISTING ELEVATIONS

Client Name/Organisation  
-

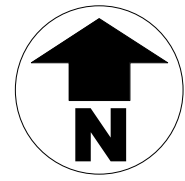
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Drawing Number  
100/1512- 02

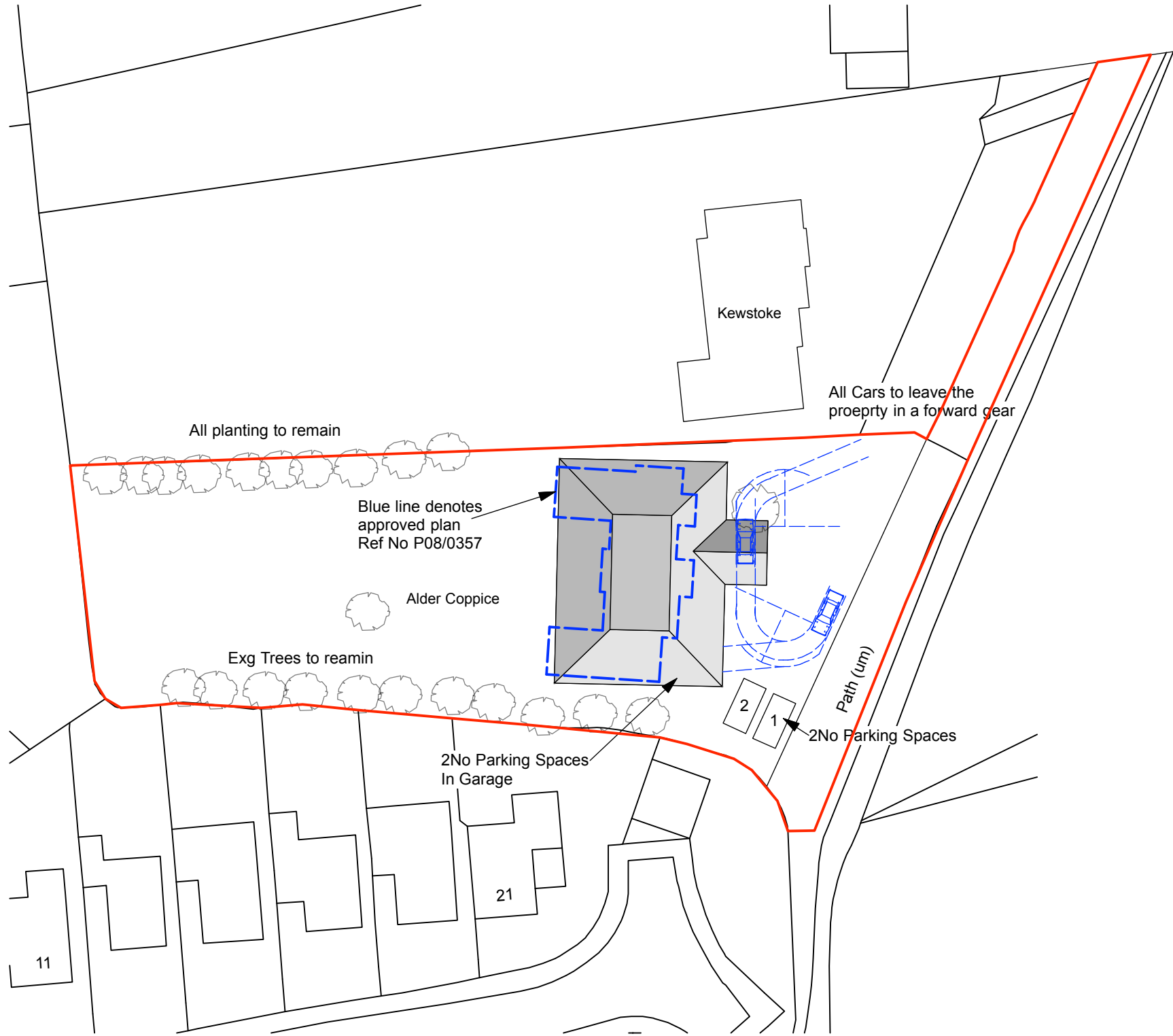
Original Paper Size  
A1 Landscape



PROPOSED GROUND FLOOR PLAN  
Scale 1:50



OS MAP  
Scale 1:1250



OS MAP  
Scale 1:1250



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Project Address  
GREENLEIGHS, SEDGLEY, DY3 3RZ

Drawing Title  
PROPOSED BASEMENT AND LCOATION PLAN

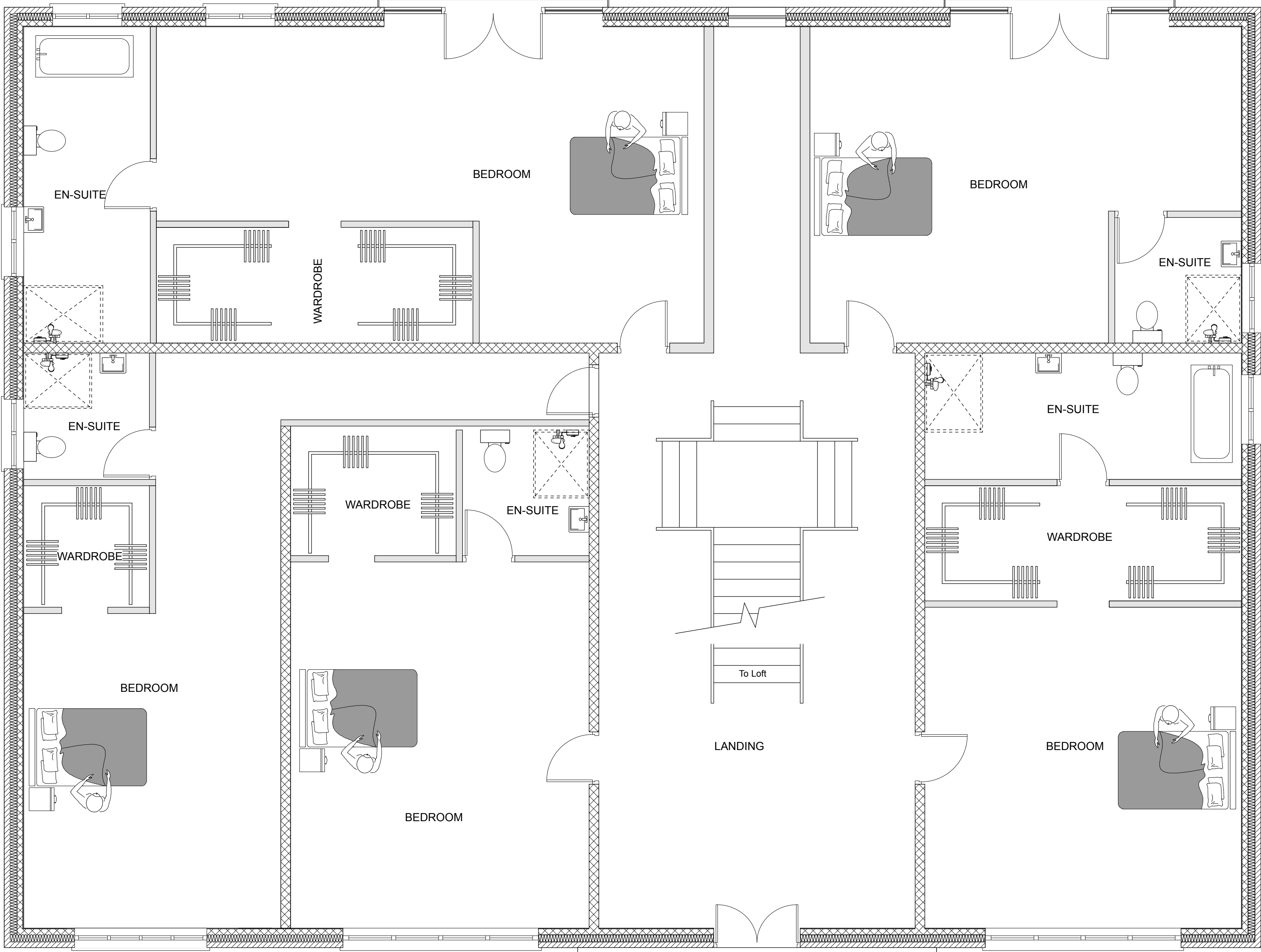
Client Name/Organisation  
- Scales  
1:50 @ A1

Drawing Number  
100/1512- 03 Original Paper Size  
A1 Landscape



| Rev                           | Date | Comments | Rev                 | Date | Comments |
|-------------------------------|------|----------|---------------------|------|----------|
| Project Address               |      |          |                     |      |          |
| GREENLEIGHS, SEDGLEY, DY3 3RZ |      |          |                     |      |          |
| Drawing Title                 |      |          |                     |      |          |
| PROPOSED GROUND FLOOR PLAN    |      |          |                     |      |          |
| Client Name/Organisation      |      |          | Scale               |      |          |
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| Drawing Number                |      |          | Original Paper Size |      |          |
| 100/1912- 04                  |      |          | A1 Landscape        |      |          |





PROPOSED FIRST FLOOR PLAN  
Scale 1:50



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Project Address

GREENLEIGHS, SEDGLEY, DY3 3RZ

Drawing Title

PROPOSED FIRST FLOOR PLAN

Client Name/Organisation

-

Drawing Number

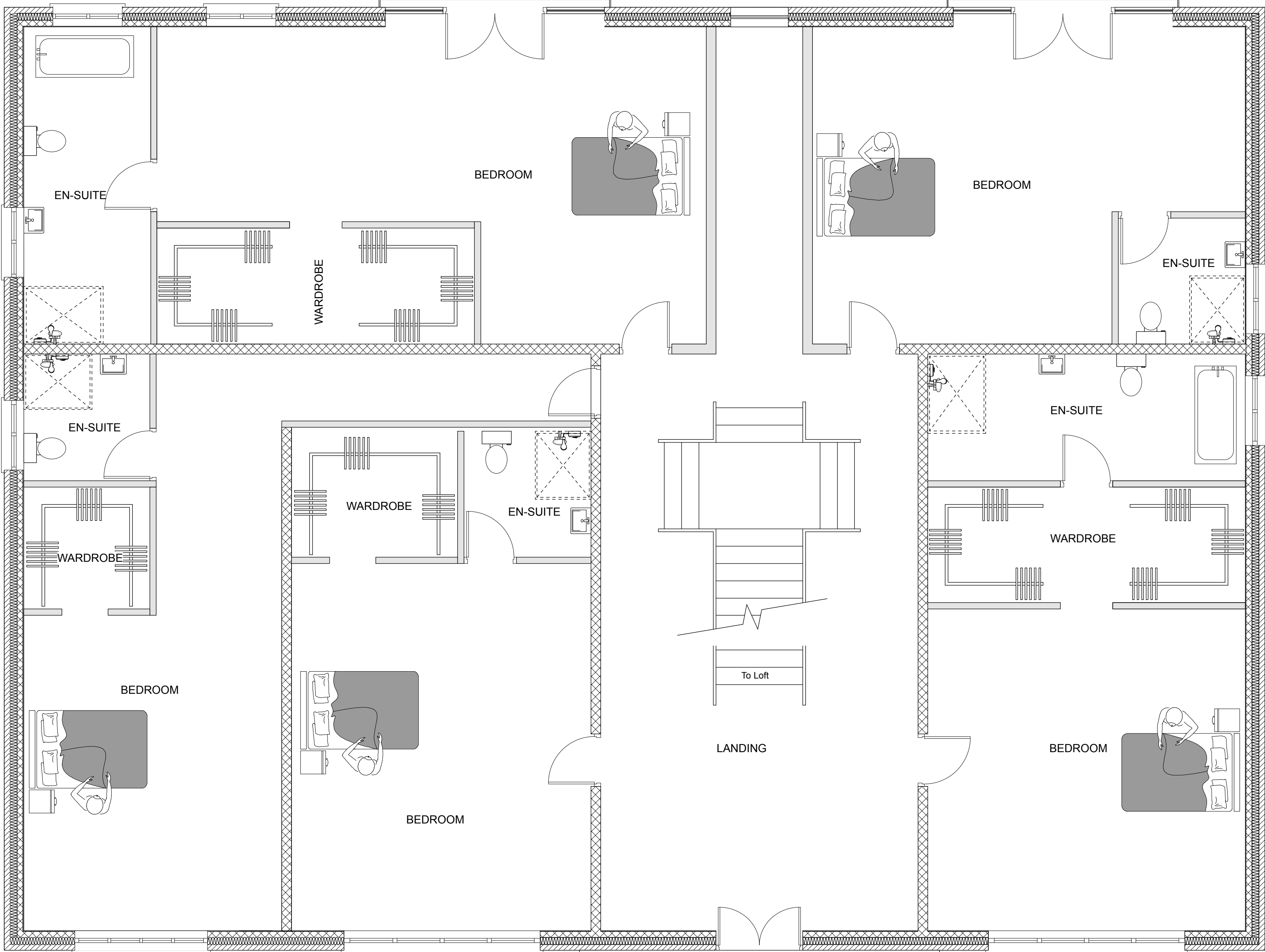
100/1512- 05

Original Paper Size

A1 Landscape

Scales

1:50 @ A1



PROPOSED FIRST FLOOR PLAN  
Scale 1:50



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| Rev | Date | Comments | Rev | Ch |
|-----|------|----------|-----|----|
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Project Address

GREENLEIGHS, SEDGLEY, DY3 3RZ

Drawing Title

PROPOSED FIRST FLOOR PLAN

Client Name/Organisation

-

Scale

1:50 @ A1

Drawing Number

100/1512- 05

Original Paper Size

A1 Landscape



PROPOSED FRONT STREET SCENE ELEVATION  
Scale 1:50



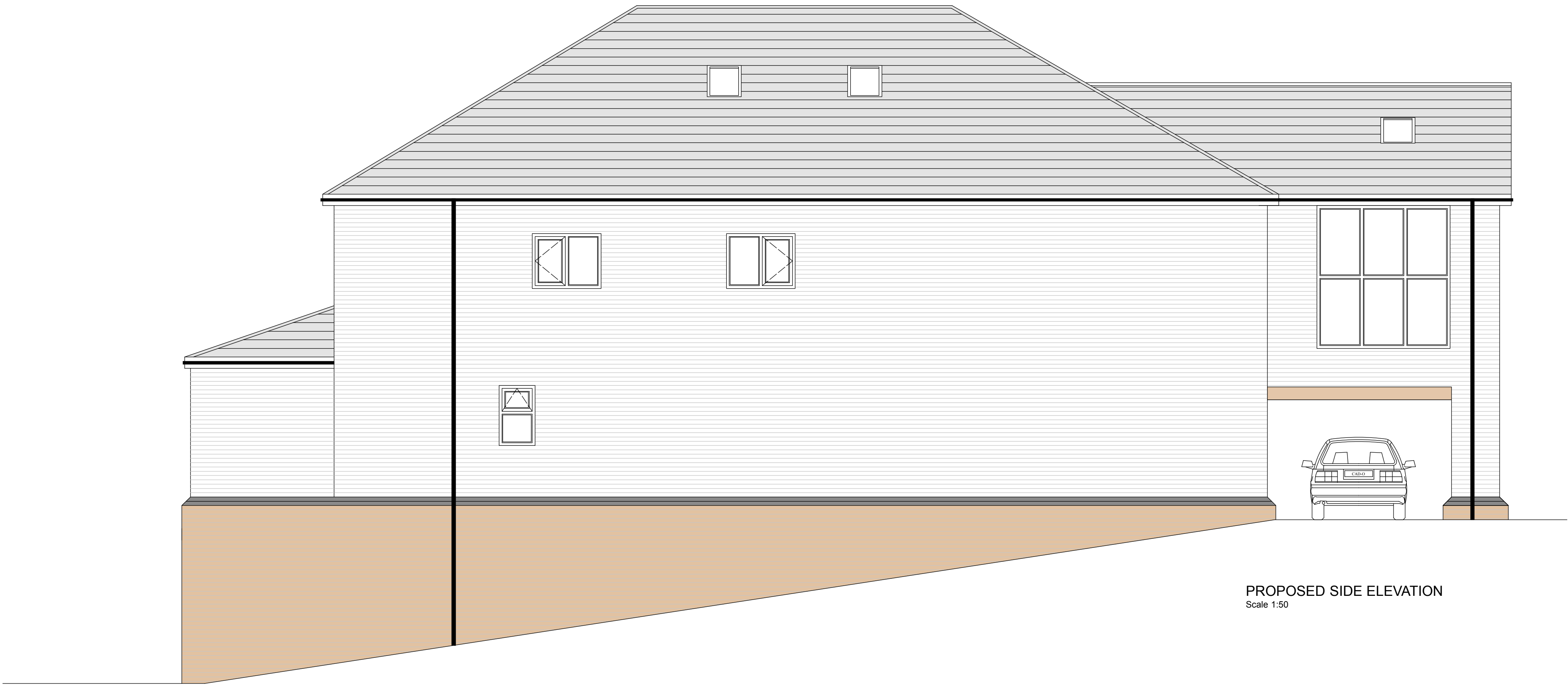
PROPOSED REAR ELEVATION  
Scale 1:50



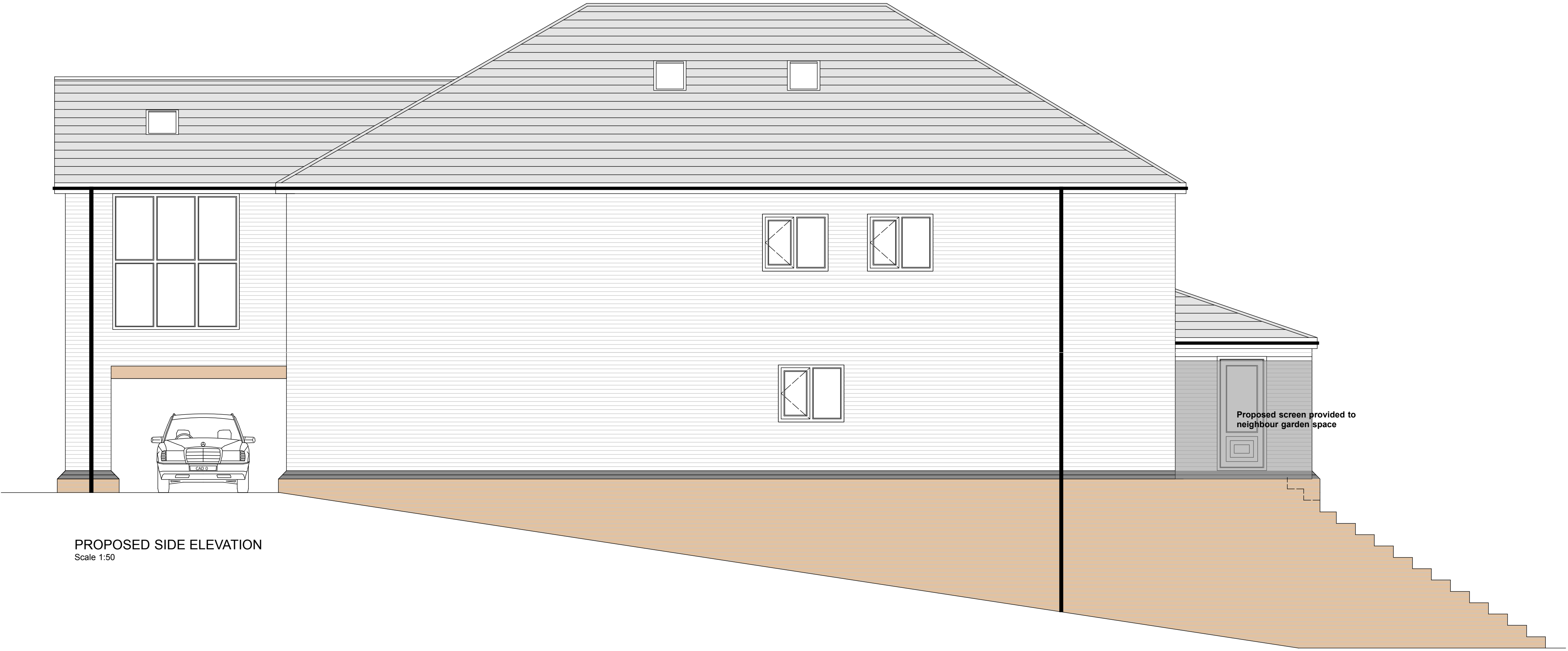
**SPECTOR  
DESIGN**  
ARCHITECTURE AND SURVEYING  
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| Rev                                | Date | Comments | Rev                 | Ch |
|------------------------------------|------|----------|---------------------|----|
| Project Address                    |      |          |                     |    |
| GREENLEIGHS, SEDGLEY, DY3 3RZ      |      |          |                     |    |
| Drawing Title                      |      |          |                     |    |
| PROPOSED FRONT AND REAR ELEVATIONS |      |          |                     |    |
| Client Name/Organisation           |      |          | Scales              |    |
| -                                  |      |          | 1:50 @ A1           |    |
| Drawing Number                     |      |          | Original Paper Size |    |
| 100/1512- 07                       |      |          | A1 Landscape        |    |





PROPOSED SIDE ELEVATION  
Scale 1:50



PROPOSED SIDE ELEVATION  
Scale 1:50



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|-------------------------------|------|----------|---------------------|----|
| Project Address               |      |          |                     |    |
| GREENLEIGHS, SEDGLEY, DY3 3RZ |      |          |                     |    |
| Drawing Title                 |      |          |                     |    |
| PROPOSED SIDE ELEVATIONS      |      |          |                     |    |
| Client Name/Organisation      |      |          | Scales              |    |
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| Drawing Number                |      |          | Original Paper Size |    |
| 100/1512- 08                  |      |          | A1 Landscape        |    |