

# PLANNING APPLICATION NUMBER:P10/0041

Type of approval sought	Full Planning Permission
Ward	HALESOWEN SOUTH
Applicant	Rebecca Baddeley, The Dressing Rooms
Location:	<b>24, MANOR LANE, HALESOWEN, B62 8QB</b>
Proposal	<b>SITING OF TEMPORARY UNIT IN REAR CAR PARK FOR USE AS SEWING ROOM ASSOCIATED TO EXISTING BRIDAL SHOP</b>
Recommendation Summary:	<b>APPROVE SUBJECT TO CONDITIONS</b>

## SITE AND SURROUNDINGS

1. The site measures 0.07 hectares and comprises one half of a pair of semi detached buildings, which have been converted to a bridal shop on the corner of Manor Lane and Shenstone Avenue. The site has associated car parking located to the front and rear of the site. The other half of the pair of semi detached building (No. 26) operates as a hairdressers. The site is located within a mixed use area comprising a terrace of shops located at No.s 2-22 Manor Lane, Royal Oak PH to the East of the site, and residential dwellings to the front and rear of the site.

## PROPOSAL

2. The proposal seeks temporary planning permission for 3 years for the siting of a temporary unit in rear car park for use as sewing room associated to the existing bridal shop. The unit would measure 9.6m in length, 2.75m in width and 2.4m in height. It would be located 1m from the rear boundary fence and side boundary with No.26. The mobile unit would comprise a profiled steel sheet construction, to include 3 doors and 5 windows with shutters.
3. The existing access points to the site would remain. The proposal would reduce the number of off-street car parking spaces from 16 to 12.

4. The proposal would not result in an increase in the number of employees.

## HISTORY

APPLICATION No.	PROPOSAL	DECISION	DATE
97/51401	CHANGE OF USE OF FIRST FLOOR FROM OFFICES TO LIVING ACCOMMODATION (CLASS C3).	Approved with Conditions	04/11/97

## PUBLIC CONSULTATION

5. Direct notification was undertaken, to which there were 6 objections received on the following grounds:
- Parking restrictions on one side of Shenstone Avenue, means that there is a constant row of vehicles parked on the unrestricted side of Shenstone Avenue, therefore there is no parking for the shoppers using Manor Lane. The proposal would increase parking problems.
  - The area is already an eyesore with broken glass, litter and vehicles causing damage to the pavements in the area. The unit may attract vandalism and would not be beneficial to the surrounding residential area.
  - The area is becoming a commercial area rather than a suburban area.
  - The temporary structure should be made to blend with the existing building, rather than having the unsightly appearance of a portable cabin of the type used on industrial sites.
  - The opening hours of the existing bridal shop is too late (9pm for 2 nights) with staff remaining on site until 11.00 pm, which causes disturbance to residents.

- The unit would have a detrimental impact upon residential amenity, causing loss of visual amenity and increased noise disturbance.
- How temporary would the building be.

## OTHER CONSULTATION

6. Group Engineer (Development): The total gross floor area (including the proposed unit) is to be 95.4sq.m and the parking requirement for A1 non food retail is 1 space for every 20sq.m = 4.77 spaces. Even though the proposed unit will mean a loss of 4 parking spaces, there are already sufficient spaces on the site car park and so this loss of parking will not create a highway issue. As the unit will only be sited temporarily, no transport infrastructure contribution will be required. Therefore, no objections with this application.

## RELEVANT PLANNING POLICY

7. Unitary Development Plan
  - DD1 Urban Design
  - DD2 Mixed Use
  - DD4 Development in Residential Areas
  - DD6 Access and Transport Infrastructure
  - DD7 Planning Obligations
  - AM14 Parking
8. The site is not designated for any particular use within the Adopted Dudley Unitary Development Plan (2005).
9. Supplementary Planning Document(s)
  - Parking Standards and Travel Plans

## ASSESSMENT

### Key Issues

- Appearance and residential amenities
- Impact upon the existing car park and highway safety
- Planning Obligations

### Appearance and Residential Amenities

10. The proposed unit would be located in a position which is behind the existing two storey building and 13m from the side highway. The unit would be positioned within a metre of the 1.8m high closed board boundary fence, therefore not more than 0.6m of the unit would be visible over the fencing. The site is situated within a mixed use area. It is thus considered that the unit would not form a visually prominent structure, nor appear as an incongruous addition within the street scene, therefore it would not visually detract from the character and appearance of the area, in accordance with Policies DD1 & DD4 of the adopted Dudley Unitary Development Plan (2005).

11. The adjacent neighbouring property operates as a hairdressers. The proposed unit would be located 25m from the nearest dwelling houses. It is considered that the proposed use of the new unit would be a relatively low key use within a mixed use area, which would not include any increase in staff numbers. It is therefore considered that it would not be likely to have an adverse impact on residential amenity, subject to condition to limit the proposed hours of operation, in accordance with Policy DD4 of the adopted Dudley Unitary Development Plan (2005).

### Impact upon the existing car park and highway safety

12. There are no objections from the Group Engineer (Development) to the proposal. The application is for a 26 square metre temporary unit on the car park of the existing bridal shop. The total gross floor area (including the proposed unit) is to be 95.4sq.m and the parking requirement for A1 non food retail is 1 space for every



20sq.m = 4.77 spaces. Even though the proposed unit will mean a loss of 4 parking spaces, there are already sufficient spaces on the site car park and so this loss of parking will not create a highway issue. The proposal would therefore comply with Policy AM14 of the Adopted Dudley Unitary Development Plan (2005) and the Parking Standards and Travel Plans SPD.

### Planning Obligations

13. The proposed unit would require a temporary permission, therefore there would be no requirement to provide planning obligations to mitigate against planning loss to the community.

## CONCLUSION

14..The proposed temporary unit would not visually detract from the character and appearance of the area and would not have an adverse impact upon residential amenity, or highway safety. The proposal would therefore be in accordance with Policies DD1, DD4, DD6 and AM14 of the adopted Dudley Unitary Development Plan (2005) and the Parking Standards and Travel Plans SPD.

## RECOMMENDATION

15. It is recommended that the application be approved subject to the following conditions:

### Reason for approval

The proposed temporary unit would not visually detract from the character and appearance of the area and would not have an adverse impact upon residential amenity, or highway safety. The proposal would therefore be in accordance with Policies DD1, DD4, DD6 and AM14 of the adopted Dudley Unitary Development Plan (2005) and the Parking Standards and Travel Plans SPD

The decision to grant planning permission has been taken with regard to the policies and proposals in the adopted Dudley UDP (2005) and to all other relevant material considerations.

The above is intended as a summary of the reasons for the grant of planning permission. For further detail on the decision please see the application report.

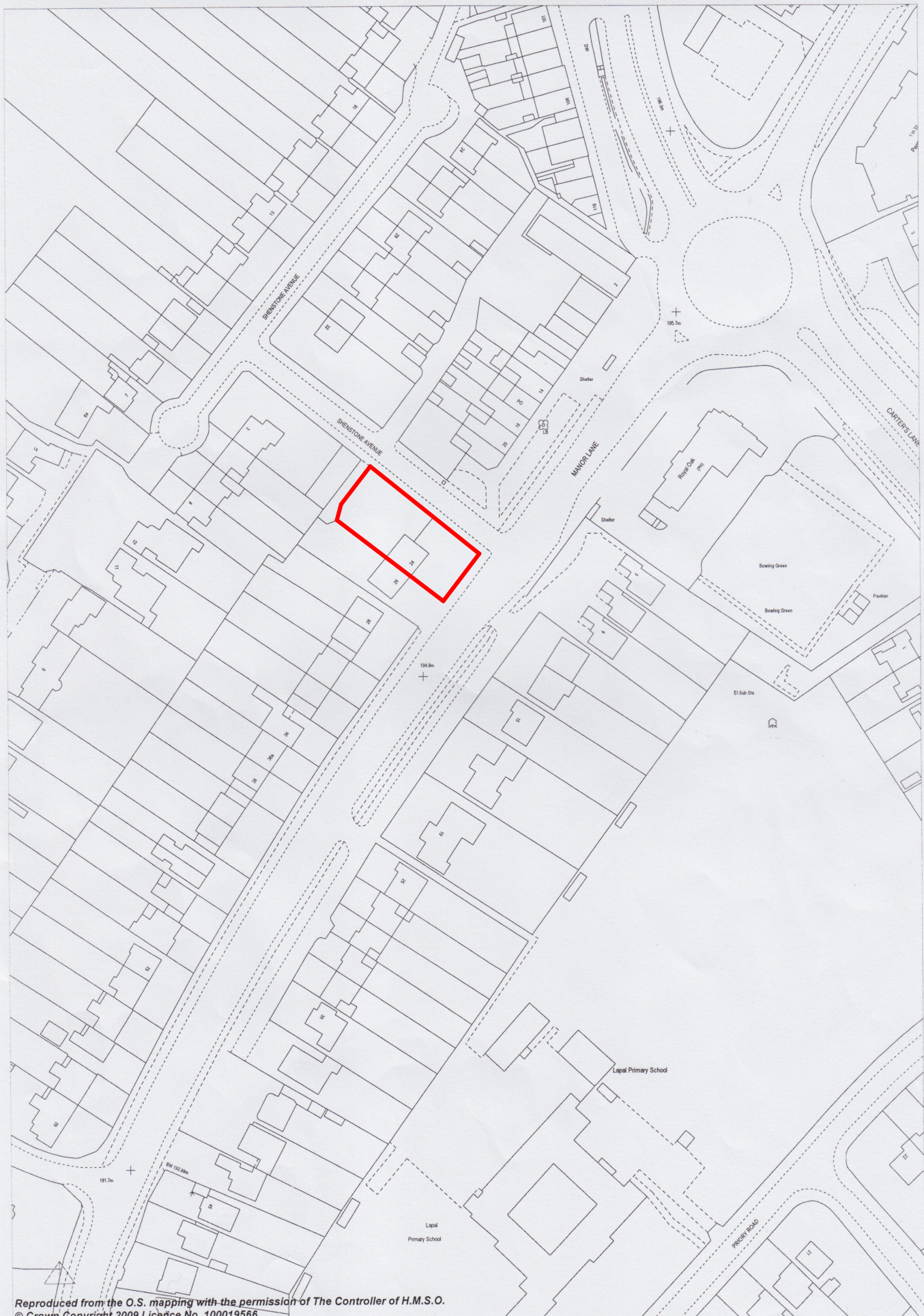
Note to Applicant

The development hereby permitted shall be built in accordance with the approved plans received on 22 January 2010, unless otherwise agreed in writing by the Local Planning Authority.

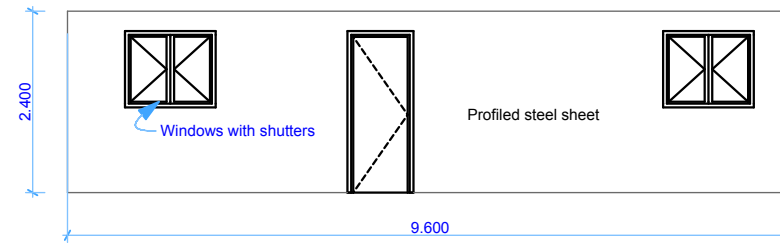
Conditions and/or reasons:

1. The temporary unit hereby permitted shall cease on or before 16 March 2013.
2. Development shall not begin until details of the colour of materials to be used in the external elevations have been submitted to and approved by the local planning authority
3. The temporary unit hereby approved shall not be operated before 0900 hours or after 1900 Monday to Saturday, before 1000 hours or after 1600 hours on Sundays and Public Holidays.

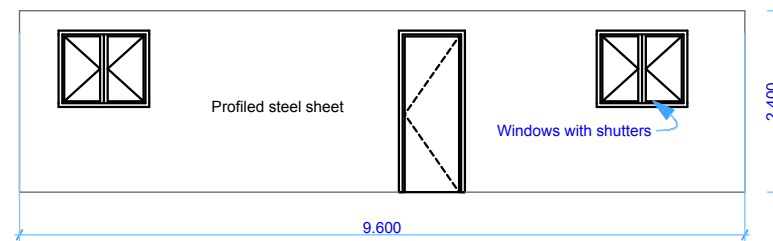




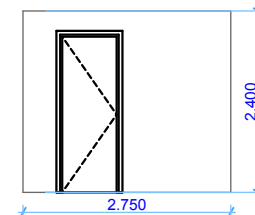




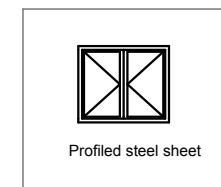
***Proposed Side Elevation 1.***



***Proposed Side Elevation 2.***



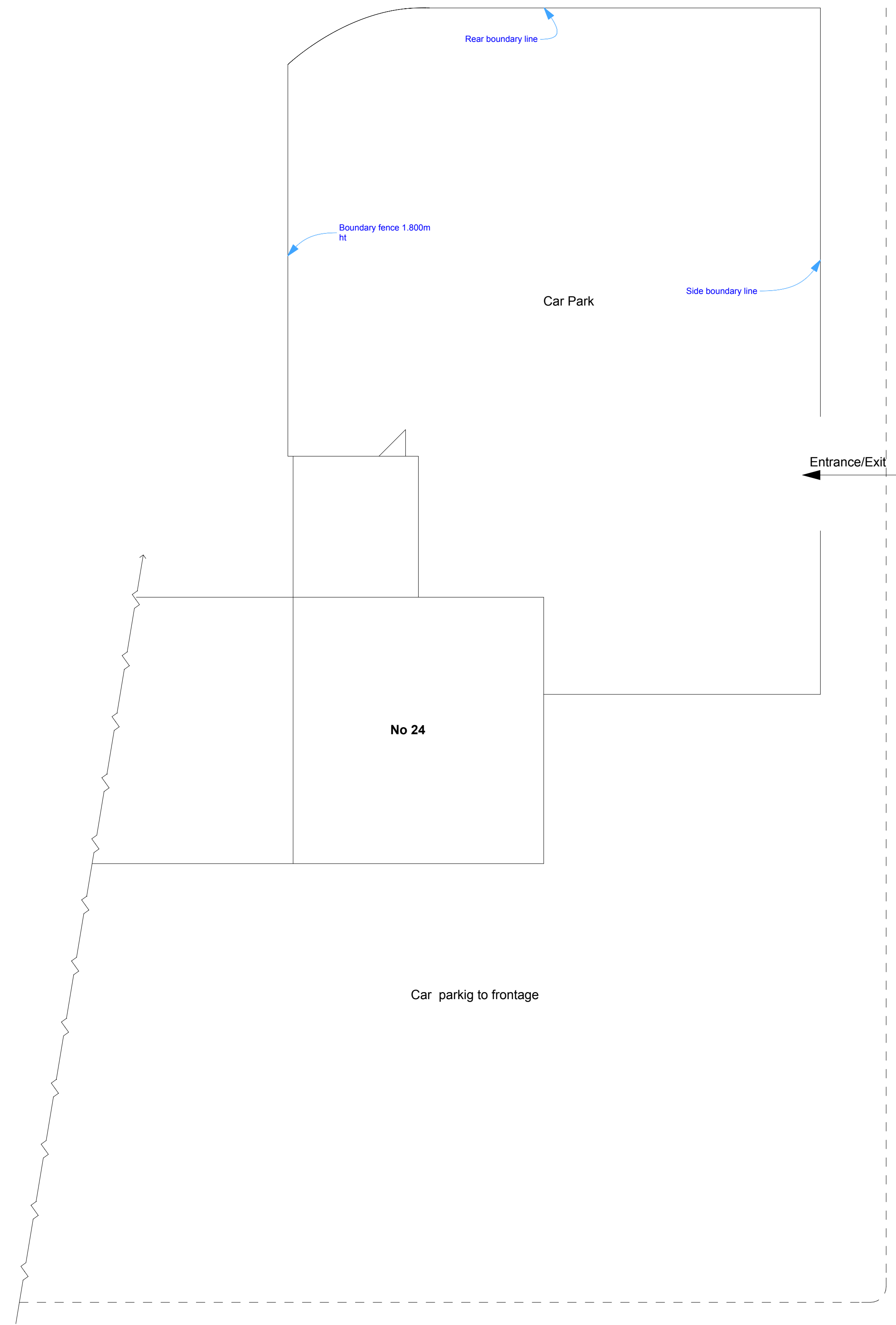
***Proposed End Elevation 3.***



***Proposed End Elevation 4.***

***Paper Size = A3.***

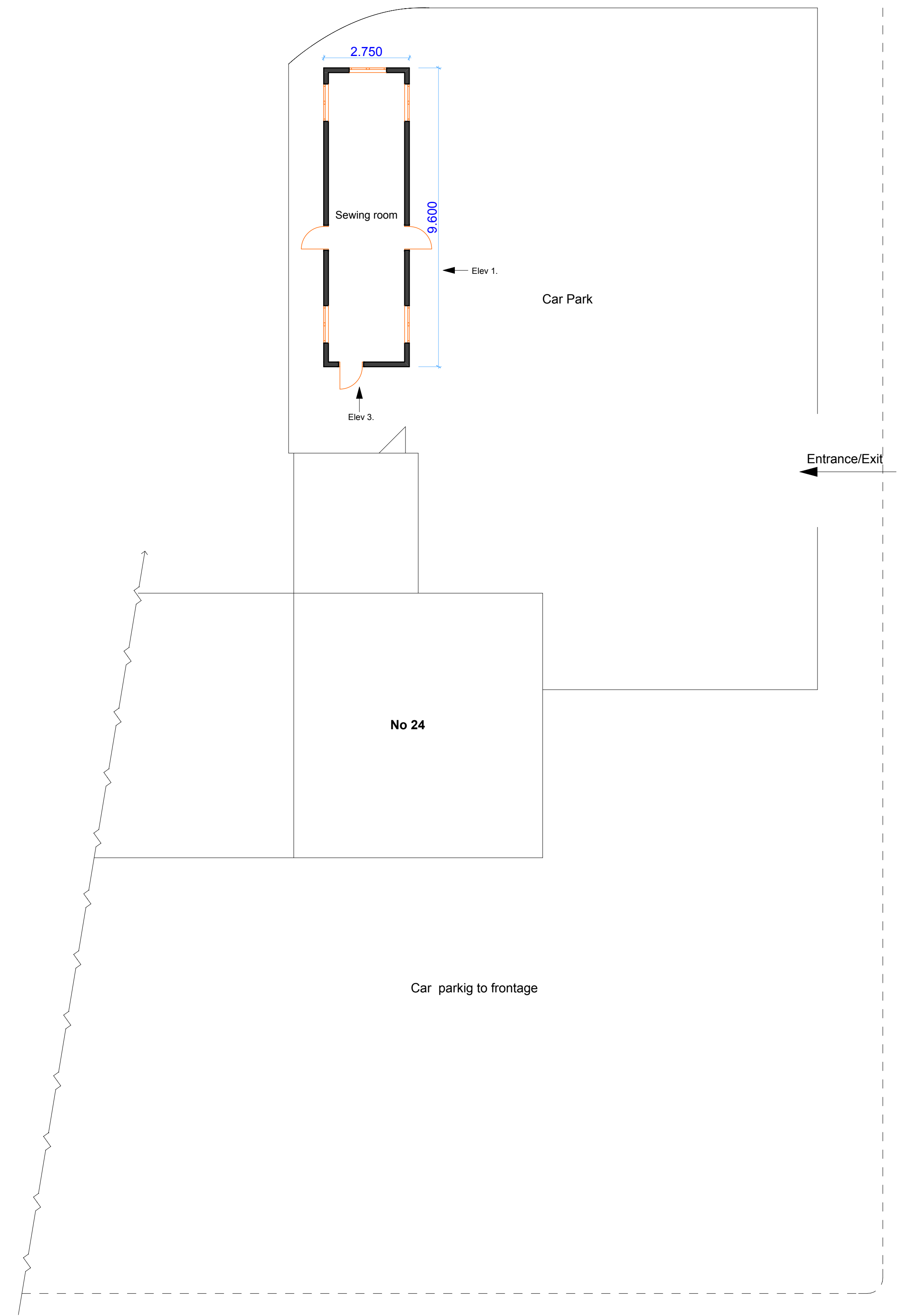
***The Dressing Rooms  
24 Manor Lane,  
Halesowen  
Proposed Temporary Sewing Room.  
Scale - 1:100.  
Drg No - 02.***



**Plan As Existing.**

**Manor Lane**

**Shenstone Avenue**



**Plan As Proposed.**

**Manor Lane**

**Shenstone Avenue**

**Paper Size = A1.**

***The Dressing Rooms  
24 Manor Lane,  
Halesowen  
Proposed Temporary Sewing Room.  
Scale - 1:100.  
Drg No - 01.***