

## PLANNING APPLICATION NUMBER:P10/1670

Type of approval sought	Full Planning Permission
Ward	KINGSWINFORD SOUTH
Applicant	Kendrick Homes Ltd
Location:	<b>190, BARNETT LANE, KINGSWINFORD, WEST MIDLANDS, DY6 9QA</b>
Proposal	<b>DEMOLITION OF EXISTING DWELLING AND ERECTION OF 6 NO. DWELLINGS, DETACHED GARAGES AND NEW ACCESS ROAD. (RESUBMISSION OF WITHDRAWN APPLICATION P10/0950)</b>
Recommendation Summary:	<b>APPROVE SUBJECT TO CONDITIONS</b>

### SITE AND SURROUNDINGS

1. The 0.35 hectare site is currently occupied by a large, two storey, 1950's dwelling house (C3 Use) set centrally within extensive mature gardens and is known as 'Pinewood'. The dwelling is of facing brick construction, with partial timber cladding to its elevations with pitched roofs over with dormer inserts and chimney detailing. The dwelling currently lies vacant and is falling into a state of disrepair.
2. The site is accessed via a singular width vehicular dirt track positioned off the cul-de-sac turning head of Compton Drive, which runs parallel to and adjacent to the side boundary of the site containing the detached property of No.11 Compton Drive and the frontages of the detached properties of No's. 16 and 17 Compton Drive. The dirt track is positioned to the east of the site and runs to the southern boundary of the site to provide vehicular access to the application property and the secluded, detached property of No. 188 Barnett Lane. A detached timber, pitched roof garage serving the application property is also positioned off the dirt track, to the east and adjacent to the semi-detached property of No.16 Compton Grove. The site also benefits from a pedestrian access via a gate within the existing continuous facing brick wall positioned against the back edge of the pavement fronting Barnett Lane and forming the eastern boundary of the site.

3. The topography of the site is relatively flat; however, the site does occupy an elevated position relative to the Barnett Lane highway to the west, approximately 0.5 metres higher. The sites also contains mature vegetation including not only dense bushes, particularly along the boundary treatments, but also mature trees throughout the site covered by Tree Preservation Orders (TPO's).
4. The site is bounded on 3 sides by an eclectic mix of residential dwellings of differing type and age following established building lines whilst to the north of the site is located the Grade II Listed Building of Broadfield House (The Glass Museum).

## PROPOSAL

5. The development seeks full planning permission for the erection of 6 No.4 bed detached properties all of individual design. The scheme also includes detached garages serving the properties, landscaping, as well as a new access road off Barnett Lane serving 5 plots whilst a 6<sup>th</sup> plot would be served via the existing access off Compton Drive. The house types and layouts have been developed to respect the local vernacular, established building lines and the numerous TPO's on the site to ensure the removal of TPO trees are negated.
6. The application is accompanied by a Design and Access Statement, Ecological Reports, Ground Investigation Reports and Tree Surveys.

## HISTORY

### 7. Site Planning History

APPLICATION No.	PROPOSAL	DECISION	DATE
BH/54/1379	Full planning permission for the erection of a dwelling house	Approved with conditions	22 July 1954
DB/71/9306	Full planning permission for the erection of a double garage	Approved with conditions	17 January 1972
DB/73/12813	Outline planning permission for the erection of a detached dwelling	Refused	09 November

			1973
CC/77/2315	Outline planning permission for the erection of a detached dwelling	Approved with conditions	02 February 1978
P10/0950	Full planning permission for the demolition of the existing dwelling and erection of 7 No. dwellings, detached garages and new access road.	Withdrawn	21 December 2010

## PUBLIC CONSULTATION

8. The application was advertised by way of letters being sent to the occupiers of 31 properties located within close proximity to the site. The final period for comment expires on 20 January 2011.
9. In response to the consultation exercise, correspondence has been received from 2 local residents. The main areas of concern are;
  - loss in property value;
  - noise of construction works;
  - on street parking occurring as a result of the development;
  - increase in traffic on a cycle route;
  - loss of privacy;
  - loss of trees / vegetation will have a direct correlation with the loss of wildlife;
  - the extent of the demolition of the garden wall fronting Barnett Lane;
  - querying restrictive conveyance on access onto Barnett Lane; and
  - development occurring upon garden land, contrary to Government guidance.

## OTHER CONSULTATION

10. **Group Engineer (Development):** No objection raised subject to conditions.
11. **Head of Environmental Health and Trading Standards:** No adverse comments raised.

12. **Nature Conservation Officer:** The Ecology Report from Cotswold Wildlife Surveys appears appropriate and has revealed that there is low probability of significant harm to protected species or wider ecology. Indeed it appears that all harm can be easily mitigated. It is recommended that should planning approval be granted that the recommendations of this Ecology Report are conditioned.
13. **Arboriculturist:** No objection raised subject to conditions.
14. **West Midlands Fire Service:** No objection raised subject to a domestic sprinkler system being fitted to the dwelling occupying Plot No. 3, as the access drive off Compton Drive and serving the dwelling is too narrow for a fire fighting appliance and the dwelling would be positioned in excess of 45 metres from Compton Drive.

## RELEVANT PLANNING POLICY

### 15. Unitary Development Plan

- S1 Social Inclusion, Equal Opportunities and Social Wellbeing
- S2 Creating a more sustainable Borough
- S8 Housing
- S11 Urban Renewal
- S16 Access and Movement
- DD1 Urban Design
- DD4 Development in Residential Areas
- DD6 Access and Transport Infrastructure
- DD7 Planning Obligations
- DD8 Provision of Open Space, Sport and Recreation Facilities
- DD10 Nature Conservation and Development
- DD12 Sustainable Drainage Systems
- AM11 Cycling
- AM12 Pedestrians
- AM14 Parking

AM15 Personal Mobility

H1 New Housing Development

H3 Housing Assessment Criteria

H6 Housing Density

HE1 Local Character and Distinctiveness

HE6 Listed Buildings

NC1 Biodiversity

NC6 Wildlife Species

NC9 Mature Trees

NC10 The Urban Forest

EP6 Light Pollution

16. Supplementary Planning Documents

New Housing Development

Parking Standards and Travel Plans

Planning Obligations

Nature Conservation

17. Supplementary Planning Guidance

No. 3 New Housing Development

No. 6 Highway Considerations in Development

No. 7 The Development of Derelict, Contaminated and Unstable Land

No. 12 The 45 Degree Code

No. 13 Transport

18. Regional Spatial Strategy

CF1 Housing within the Major Urban Areas

CF4 The reuse of land and buildings for housing

QE1 Conserving and Enhancing the Environment

QE2 Restoring degraded areas and managing and creating high-quality environments

- QE3 Creating a high quality built environment for all
- QE7 Protecting, managing and enhancing the Region's Biodiversity and Nature Conservation Resources
- T2 Reducing the need to travel
- T3 Walking and Cycling
- T5 Public Transport

19. National Planning Guidance

- PPS1 Delivering Sustainable Development
- PPS3 Housing
- PPS9 Biodiversity and Geological Conservation
- PPG13 Transport
- PPS23 Planning and Pollution Control
- PPG24 Planning and Noise
- PPS25 Development and Flood Risk

## ASSESSMENT

20. The main issues for consideration in this application are;

- Principle
- Density
- Layout
- Design
- Amenity
- Highways
- Historic Environment
- Protected Trees
- Planning Obligations

## Principle

21. The proposed development would be predominantly located within the private residential garden of No. 190 Barnett Lane, which forms the application site. No. 190 Barnett Lane is of 1950's construction and is not considered to be of sufficient historical interest to meet the criteria for local listing and therefore no objection is raised to the loss of this building, however, national planning policy guidance set out in PPS3 (Housing) has recently been amended (June 2010) so that the definition of previously developed land (pdl) now excludes private residential gardens and therefore this is an important material consideration to take account of as part of this application.
22. The adopted Dudley Unitary Development Plan (2005) states that the Council expects to reach 90% of all its housing completions on pdl. The emerging Core Strategy increases this figure in the Black Country under Policy HOU1 (Delivering Sustainable Housing Growth) which requires that 'at least' **95%** of new housing (gross) be built on pdl. Whilst priority is therefore given to development on pdl in line with PPS3 (Housing), Policy S8 (Housing) and Policy H3 (Housing Assessment Criteria) of the adopted Dudley Unitary Development Plan (2005), this does not preclude all development on garden land but it does lessen the weight that should be given to development of gardens in the balance of considerations.
23. Greater emphasis is now placed on local policies to aid decision making and therefore the Council's adopted Supplementary Planning Document (New Housing Development) (2007) will be utilised to assess what weight should be given to the proposed development. The Supplementary Planning Document (New Housing Development) provides detailed information on implementation of housing policy in respect of design and density, so that local character and distinctiveness are paramount. It is considered that the layout and density of the development, comparable to the previously withdrawn application P10/0950 for the creation of a total of 7 No.4 bed detached dwellings over the site would now be more harmonious with the outer suburban characteristics of the area, in line with the Supplementary Planning Document (New Housing Development).

24. In accordance with Policy H3 (Housing Assessment Criteria) of the adopted Dudley Unitary Development Plan (2005), the proposal is located within an accessible location, within close proximity to Kingswinford District Centre and a Strategic Highway Network, as well as being located adjacent to a Cycle Route. This would ensure the delivery of housing within a sustainable location despite the site being private garden land (non-pdl), other material considerations as acknowledged, demonstrate that housing development on this site represent an efficient and effective use of land to meet sustainability objectives which weigh in favour of the proposal, subject to the proposal being assessed against Policy DD4 (Development in Residential Areas) of the adopted Dudley Unitary Development Plan (20045), to protect the residential amenity, discussed below.

#### Density

25. As stated, Policy H6 (Housing Density) of the adopted Dudley Unitary Development Plan (2005) states that residential development will be encouraged to take into account factors such as the requirements to make full and efficient use of land, the local context, and the principles of good residential design, whilst PPS3 [Annex C] acknowledges that achieving these benefits should have regard to the important characteristics of an area.
26. The development proposes a density of 18 dwellings per hectare. As a direct comparison for the house types proposed, the adjoining residential plots of No. 192 and 192a Barnett Lane as well as No. 16 and 17 Compton Drive, comprising of 4 No. detached dwellings represents a density of 23 dwellings per hectare ( $4 / 0.17=23$ ) whilst the adjoining residential plot of No. 188 Barnett Lane, comprising of a detached dwelling represents a density of 10 dwellings per hectare ( $1 / 0.10=10$ ). The New Housing Development Supplementary Planning Document expands upon density guidance given within national, regional planning and guidance.
27. Supplementary Planning Document (New Housing Development: Establishing Local Context) defines a number of character areas within the Borough in order to ensure



that new development respects local character and context and has regard to the development that surrounds a site. The area is characterised by predominantly low density detached housing and therefore, as stated, is considered to be an outer suburban area.

28. The New Housing Development: Establishing Local Context Supplementary Planning Document sets out a series of development criteria for new housing development within the suburb areas. This includes development being of a similar housing stock to that of the surrounding and respecting the height, massing and layout of surrounding development. The proposed development follows these characteristics, comprising detached housing. The scheme as proposed would make effective use of land, existing infrastructure and services available within the area in accordance with the relevant Policy criteria.

#### Layout

29. The layout has been carefully structured to create a positive development that provides active frontages with all overlooking the street scene whilst not compromising the privacy of existing residential dwellings in the local area. The vehicular access serving Plots No. 1, 2, 4, 5 and 6 would be located off the new access road off Barnett Lane whilst Plot No. 3 would be located off Compton Drive. Integral, as well as detached garages with off street parking also serve the dwellings. The dwellings are all set back within their respective plots to provide gardens to the frontages whilst providing rear / side gardens of a practical and meaningful size. The house types are all individually designed to respect the local vernacular and established building lines. The layout has also taken into consideration the numerous TPO's on the site to ensure the removal of TPO trees are negated and their longevity enhanced.
30. The layout has therefore been carefully structured to provide a continuation of the residential development block, providing active frontages and overlooking of the street scene to provide natural surveillance of the area. Habitable rooms are designed to overlook the street and provide passive surveillance and improve

security in the development. Front garden spaces reflect the context of the site and add to the holistic character of the development by creating a more pleasant environment and underlying defensible spaces, which divides the public and private realms. The scheme would also predominantly retain the existing wall to the sites frontage with Barnett Lane. The scheme as proposed therefore applies the principles of good urban design whilst making a positive contribution to the character and appearance of the area. It is considered that the proposed development satisfactorily achieves the aspirations of Policies H1 (New Housing Development), DD1 (Urban Design) and DD4 (Development in Residential Areas) of the adopted Dudley Unitary Development Plan (2005).

### Design

31. The relationship between the proposed and existing properties would respect the required separation distances in accordance with Policy criteria to ensure privacy between new and existing dwellings. The scale and mass of the scheme reflects the size and shape of the site and mimics that of the adjoining properties. The dwellings are arranged to front the highways / access roads and to respond to the physical constraints of the site including the existing vehicular access serving No. 188 Barnett Lane and the TPO's found upon the site, whilst the two storey massing of the proposed dwellings, articulated roofscapes with hipped and gable detailing and use of materials found in the area reflect local vernacular and helps to blend the development within the existing context. The development as proposed is considered to apply the principles of good urban design whilst making a positive contribution to the character and appearance of the area. It is considered that the proposed development satisfactorily achieves the aspirations of Policies DD1 (Urban Design) and DD4 (Development in Residential Areas) of the adopted Dudley Unitary Development Plan (2005).

### Amenity

32. The site is surrounded by residential properties on 3 sides, to the north, east and south, fronting Barnett Lane, Compton Drive and Compton Grove and therefore the

impact of the development needs to be considered carefully upon these properties. As such, the main outlook is either to the back or front of these dwellings rather than to the side which would be towards the application site. Irrespective of this, whilst the proposed development would be considerably closer to these properties and almost abutting the respective boundaries to the north and east, the depth and siting, and finished floor levels of the proposed dwellings would be fairly similar to the existing properties, whilst respecting the existing building lines and as such the impact would be fairly neutral.

33. Therefore, due to the location, orientation and window fenestration of the adjacent surrounding properties and the uniform building line which they occupy coupled with the proposed layout and window fenestration of the proposed dwellings and the site levels being comparable, there would be no breach of Planning Guidance Note No. 12 (The 45 Degree Code) ensuring no direct overlooking or loss of daylighting would occur to the surrounding occupiers. The development would therefore not prejudice existing amenity levels of the adjacent surrounding occupiers. It is therefore considered that there would be no demonstrable harm to neighbouring properties in terms of loss of light, outlook or privacy as a result of the proposal. The proposal therefore complies with DD4 (Development in Residential Areas) of the adopted Dudley Unitary Development Plan (2005) and Planning Guidance Note No. 12 and 17.

#### Highways

34. Vehicular and pedestrian access into the development of 5 dwellings would be via Barnett Lane whilst the plot to the rear of the development would be served via Compton Drive. The proposed dwellings would benefit from allocated parking spaces. The scheme is considered to provide the prescribed level of car parking for a development of this type, ensuring no additional burden on the existing highway infrastructure through on street parking occurring. The Group Engineer raises no objection to the scheme and this element of the scheme would also comply with the principles of Policies DD4 and DD6 (Access and Transport Infrastructure) of the

adopted Dudley Unitary Development Plan (2005) and the Parking Standards and Travel Plans Supplementary Planning Document.

### Historic Environment

35. The site is within close proximity to the grade II listed Broadfield House (HBSMR No. 948), located in excess of some 40 metres to the north. Under Policy HE6 (Listed Buildings) of the adopted Dudley Unitary Development Plan (2005), the Council has a duty to consider the visual impact of the development upon the setting of the Listed Building. It is considered that the development would have no such impact upon the setting of the grade II listed building due to not only the distances involved between the listed building and the site but also the development being separated by the detached properties of No's. 192a and 192b Barnett Lane and No's. 16 and 17 Compton Drive. The scheme would therefore accord with Policy HE6 (Listed Buildings) of the adopted Dudley Unitary Development Plan (2005).
36. The tall brick wall that demarks the western boundary of the site, adjacent to the back edge of the Barnett Lane highway, is considered to make a considerable contribution to the views up and down Barnett Lane and therefore its retention, in order to preserve local character and distinctiveness in line with Policy HE1 (Local Character and Distinctiveness) of the adopted Dudley Unitary Development Plan (2005) is sought. The applicant states within the submitted Design and Access Statement that it is 'intended to keep as much of the existing wall to Barnett Lane frontage to maintain the existing character of the site whilst ensuring appropriate visibility and highway safety'. This would be controlled through robust conditions.

### Protected Trees

37. The protected trees within the application site are good mature specimens which hold amenity value within the area, as well as making a considerable contribution to the Barnett Lane street scene. The development as proposed, is sited well away from the protected trees ensuring no adverse impact as a result of the proposal and

their retention and longevity are retained. The scheme is therefore considered to comply with Policy NC9 (Mature Trees) and NC10 (The Urban Forest) of the adopted Dudley Unitary Development Plan (2005).

### Planning Obligations

38. Policy DD7 (Planning Obligations) of the adopted Dudley Unitary Development Plan (2005) in conjunction with the Council's adopted Supplementary Planning Document (Planning Obligations) requires applicants to enter into planning obligations where the scale and impact of the development, in accordance with government advice, result in a consequential planning loss to the existing community. Planning Obligations must where appropriate and necessary; make appropriate provision for the infrastructure requirements of the development and ensure that there is no unacceptable adverse impact on the existing environment, nor consequential unacceptable loss to the existing level of services enjoyed by the community. Should permission be granted a Section 106 Agreement would be required in respect of the following contributions for the addition of 5 dwelling houses upon the site (net).

#### *Onsite Contributions:*

The proposal also attracts a requirement for the provision of the following onsite planning obligations:

Nature Conservation - £1760.00

Total Onsite Contribution equates to £1760.00

#### *Offsite Contributions:*

The proposal attracts a requirement for a commuted sum to be paid towards the following infrastructure:

Libraries - £956.95

Open Space, Sport and Recreation - £17473.30

Public Realm - £2392.65

Transport Infrastructure Improvements - £2076.75

Management and Monitoring Charge - £1000.00

Total Offsite Contribution equates to £23899.65

39. The applicant has agreed to the payment of these offsite planning obligations.
40. In addition to the above on site nature conservation enhancement up to £1760.00 would be controlled by planning condition.

## CONCLUSION

41. The redevelopment of the site for housing is acceptable in principle. The scheme applies the principles of good urban design and would make a positive contribution to the character and appearance of the area, with no adverse impact on either the grade II listed Broadfield House, residential amenity or the TPO trees present upon the site. The layout would provide a legible form of development that has addressed the movement of people and vehicles through the development and that defines public and private space. The development is appropriate in scale to the existing transportation infrastructure of the immediate area and makes adequate and safe provision for access and egress by vehicles. The scheme as proposed therefore accords with the relevant Policy criteria.

## RECOMMENDATION

42. It is recommended that the application be approved subject to:
- a) the development shall not be commenced until a scheme for the submission and approval of a planning obligation to guarantee the provision of libraries, public open space, public realm, transport infrastructure and the monitoring, management and implementation costs of £23899.65 has been submitted to and agreed in writing by the Local Planning Authority; and
  - b) The Scheme shall include the method, timing and arrangements including a means to guarantee a financial payment, increased through index linking from

the first April each subsequent year, in accordance with the Council's planning obligations policies.

c)The following conditions, with delegated powers to the Director of the Urban Environment to make amendments to these as necessary;

#### Reason for approval

The redevelopment of the site for housing is acceptable in principle. The scheme applies the principles of good urban design and would make a positive contribution to the character and appearance of the area, with no adverse impact on either the grade II listed Broadfield House, residential amenity or the TPO trees present upon the site. The layout would provide a legible form of development that has addressed the movement of people and vehicles through the development and that defines public and private space. The development is appropriate in scale to the existing transportation infrastructure of the immediate area and makes adequate and safe provision for access and egress by vehicles. The scheme as proposed therefore accords with the relevant Policy criteria.

The decision to grant planning permission has been taken with regard to the policies and proposals in the adopted Dudley Unitary Development Plan (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.

Conditions and/or reasons:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby approved shall not be first commenced until details of the nature conservation enhancement of the site has been submitted to and approved in writing by the Local Planning Authority. The enhancement shall thereafter be provided in accordance with the approved details and provided prior to first occupation of the development. The nature conservation enhancements shall thereafter be retained and maintained for the life of the development.
3. Prior to commencement of development, details of the access roads and parking areas including, lines, widths, levels, gradients, form of construction, cross sections, drainage and lighting will be submitted to and approved in writing by the LPA. Prior to first occupation the access road and parking areas will be implemented in accordance with the approved details whilst under the supervision of the Highway Authority.
4. Prior to commencement of development details of the alterations and retention of the wall fronting Barnett Lane shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved details prior to the occupation and the wall shall be retained and maintained as approved for the lifetime of the development.
5. Prior to the commencement of development details shall be submitted of the proposed type, texture and colour of the materials to be used on the elevations and the type, texture and colour of the proposed roof tiles to be used on the proposed dwellings and garages. Following approval of the materials the dwellings and garages shall be built in accordance with the approved details.
6. The recommendations of the Ecology Report by Cotswold Wildlife Surveys dated 11, 14 and 21 June 2010 should be carried out. Evidence of this should be submitted and approved in writing by the Council before any works proceed. All works must be carried out in accordance to the approved plan and programme.
7. Prior to the commencement of development, details of the landscaping scheme for the site shall be 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 initial occupation of the development and be retained throughout the life of the development.
8. Prior to the commencement of development, details of the boundary treatments to be installed on the whole site shall be submitted to and approved in writing by the Local Planning Authority. These details shall include the location of boundary treatments. The development shall proceed in accordance with the approved details, which shall be installed on site prior to occupation and thereafter maintained for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.
9. The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved by



the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.

10. The development hereby permitted shall be carried out in accordance with the following approved plans labelled Drawing No. '2597-01 (Rev B)', '302-01-02 (Rev B)', '302-01-13', '302-02-01 (Rev A)', '302-01-01', '302-03-01', '302-04-01', '302-05-01', '302-06-01', '302-07-01 (Rev A)' and '302-07-02' unless otherwise agreed in writing by the Local Planning Authority.
11. No development shall take place until there has been submitted, and approved in writing by the local planning authority details of the tree protection measures on site. The details shall include:

- a. A plan showing the location and identification (with reference to a survey schedule if necessary) of all trees on, or directly adjacent to the development site, that are to be retained during construction. These trees are to be marked with a continuous outline.

- b. A plan showing the location and identification (with reference to a survey schedule if necessary) of all the trees on, or directly adjacent to the development site that are to be removed prior to, or during development. These trees are to be marked with a dashed outline.

- c. A plan showing the extent of the Root Protection Area, which is to be protected by physical barriers during development. The extent of the area that is to be protected will be calculated in accordance with Clause 5.2 of British Standard BS: 5837 – 2005 'Trees in Relation to Construction – Recommendations'.

- d. Design details of the proposed protective barriers to be erected around the trees during development. Any protection barriers should be designed and constructed in accordance with the provisions set out in section 9.2 of British Standard BS:5837 – 2005 'Trees in Relation to Construction – Recommendations'.

12. No development or other operations shall commence on site or in connection with the development hereby approved, (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning authority. No development or other operations shall take place except in complete accordance with the approved Method Statement. Such method statement shall include full detail of the following:

Implementation, supervision and monitoring of the approved Tree Protection Plan.

Implementation, supervision and monitoring of the approved Treework Specification.

Implementation, supervision and monitoring of all approved construction works within any area designated as being fenced off or otherwise protected in the approved Tree Protection Plan.

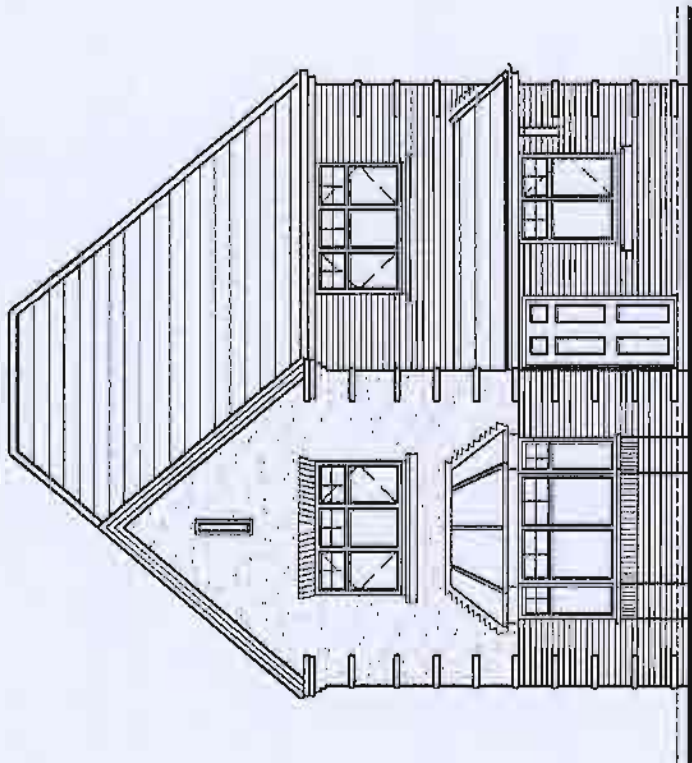
Timing and phasing of arboricultural works in relation to the approved development.

13. No development or other operations shall commence on site or in connection with the development hereby approved, (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed tree felling / pruning specification has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall commence on site until the approved tree felling and pruning works have been completed. All tree felling and pruning shall be carried out in full accordance with the approved specification and the requirements of British Standard 3998 (1989) Recommendations for Tree Work.
14. No development or other operations shall commence on site in connection with the development hereby approved, (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed service (gas, electricity and telecoms) and foul and surface water drainage layout has been submitted to and approved in writing by the Local Planning Authority. Such layout shall provide for the long term retention of the trees. No development or other operations shall take place except in complete accordance with the approved service/drainage layout.
15. No development shall take place until there has been submitted to and approved in writing by the local planning authority technical details of any proposed pathway / hard surfacing / driveway / parking area within 3 metres of the outer canopy spread of any existing tree situated on or off the site. The details of the vehicular access and parking areas shall include existing and proposed ground levels, materials to be used and the relative time of construction within the whole development and must be in accordance with appropriate guidelines, namely BS 5837:2005 'Trees in Relation to Construction' and Arboricultural Advisory & Information Service Practice Note 'Driveways Close to Trees' (1996). Any driveway / parking areas within the Root Protection Areas of existing trees must be constructed using "no-dig"

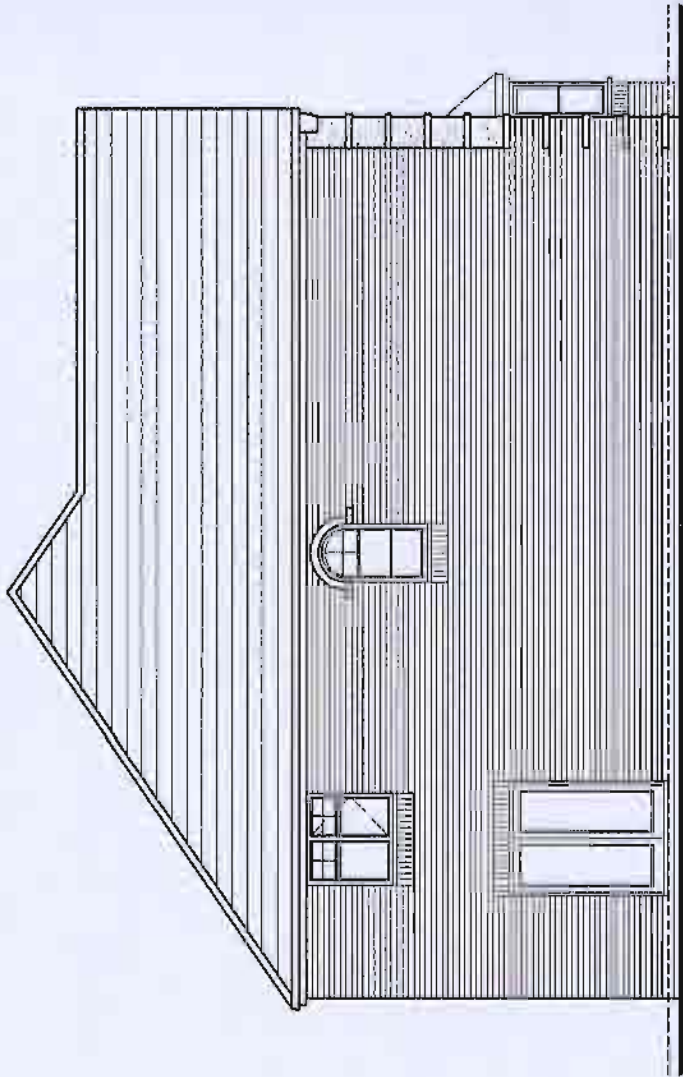
techniques incorporating appropriate surfaces to avoid damage to trees and to prevent any potential direct or indirect damage caused by trees.

16. No development shall take place unless an obligation under Section 106 of the Town and Country Planning Act 1990 between the local planning authority and all persons interested in the land within the application site has been executed, such obligation to secure the following:
- (1) the payment of £956.95 to Library Facilities
  - (2) the payment of £17,473.30 to Open Space, Sport and Recreation Contributions
  - (3) the payment of £2,392.65 to Public Realm
  - (4) the payment of £2076.75 to Transport Infrastructure Improvement
  - (5) £1000.00 for the monitoring, management and implementation of the above obligations

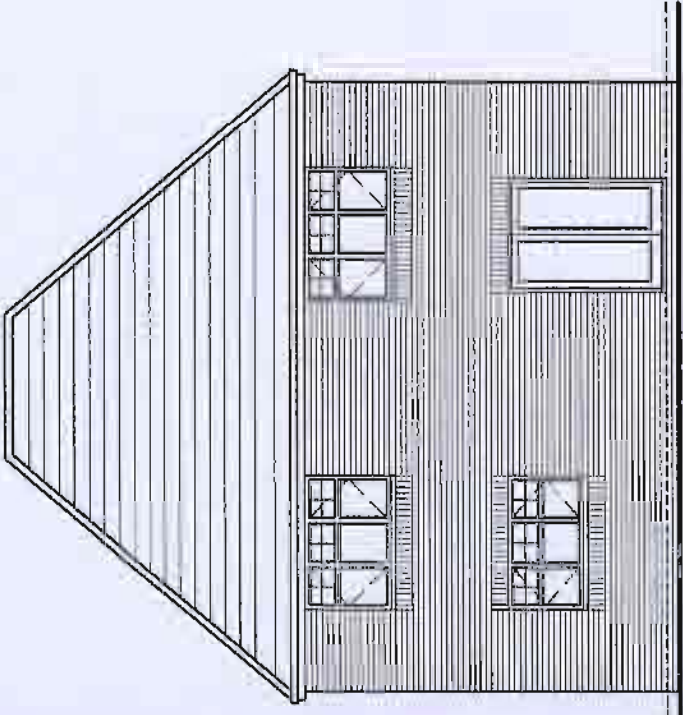




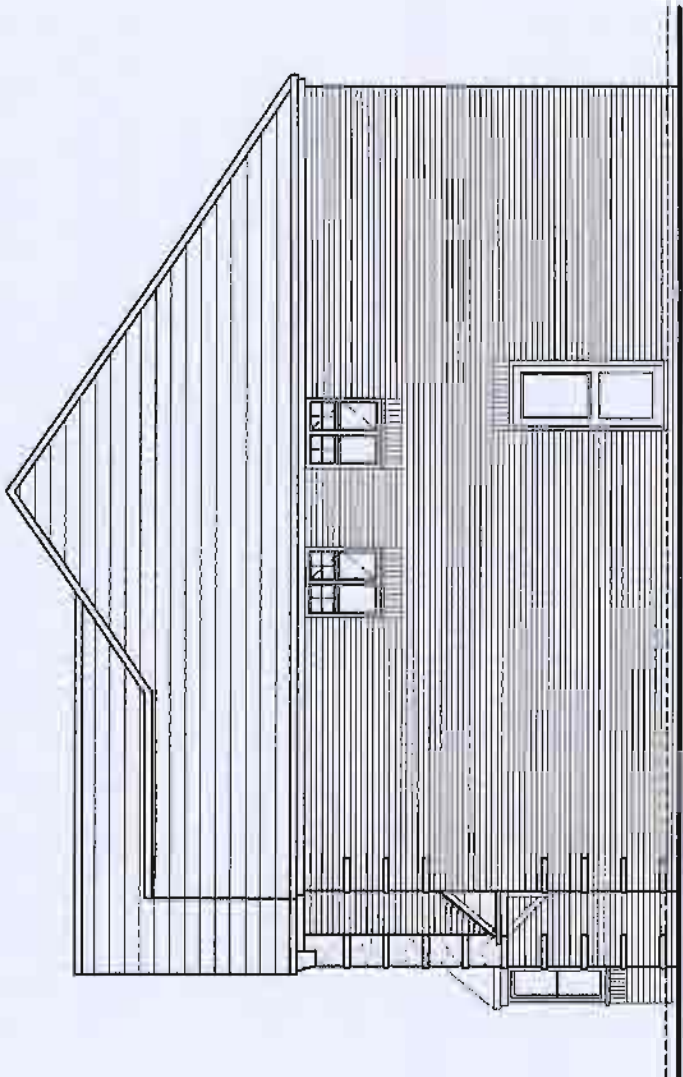
FRONT ELEVATION



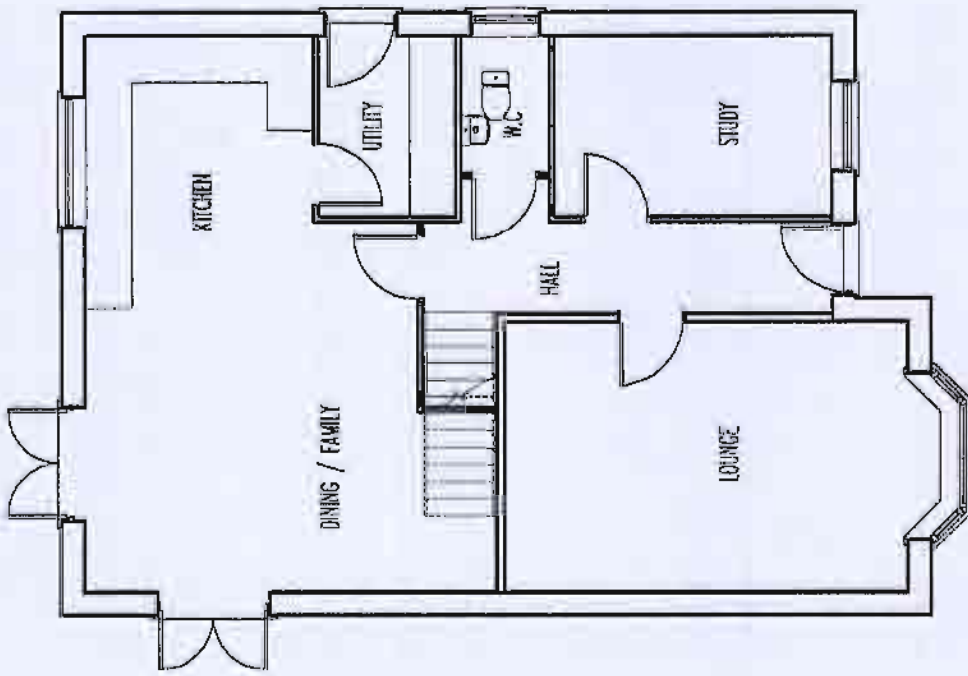
SIDE ELEVATION



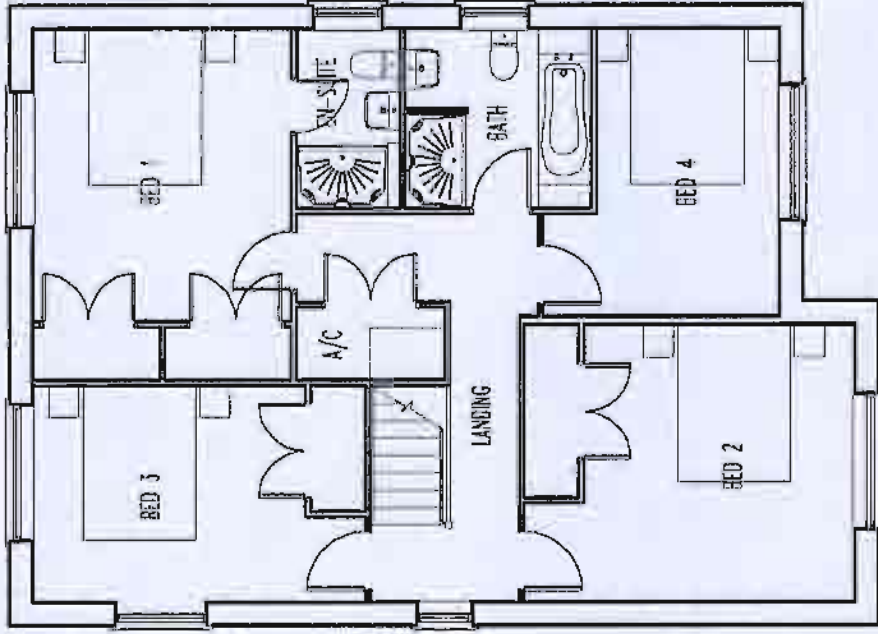
REAR ELEVATION



SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN  
77.5 m<sup>2</sup> / 834.2 ft<sup>2</sup>  
TOTAL - 155 m<sup>2</sup> / 1668.4 ft<sup>2</sup>  
AREA PLANS

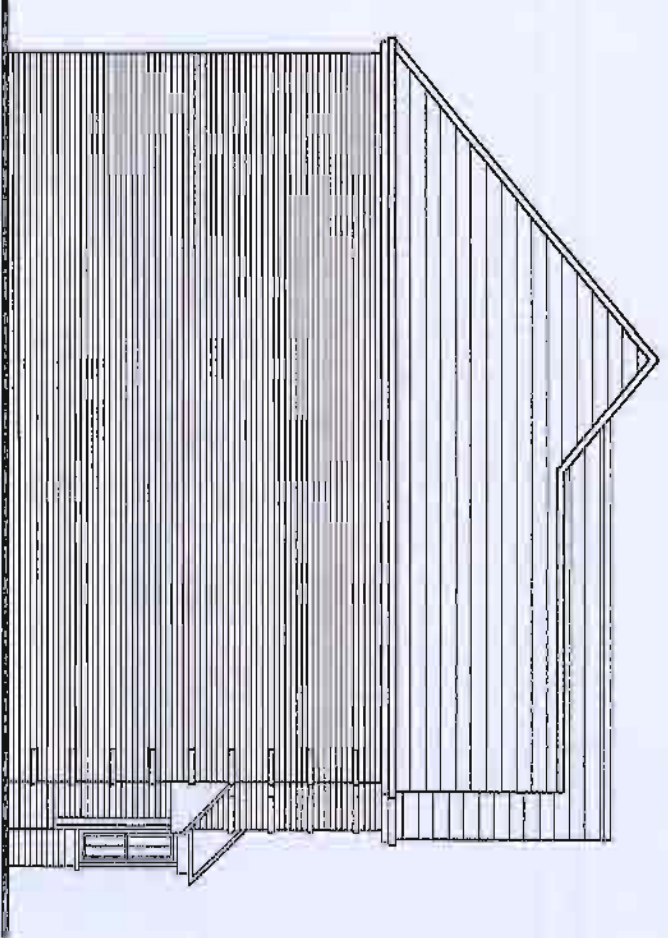


FIRST FLOOR PLAN  
77.5 m<sup>2</sup> / 834.2 ft<sup>2</sup>  
21 DEC 2010

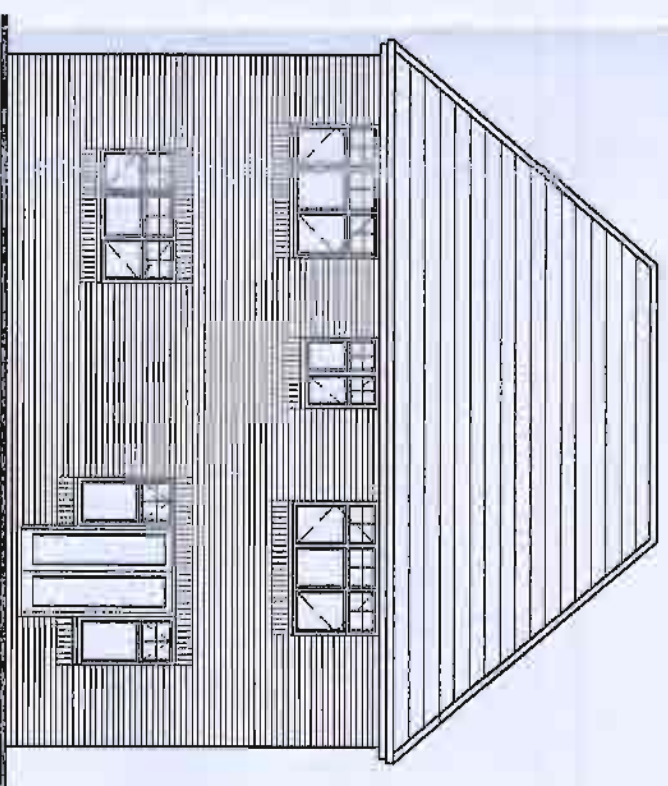




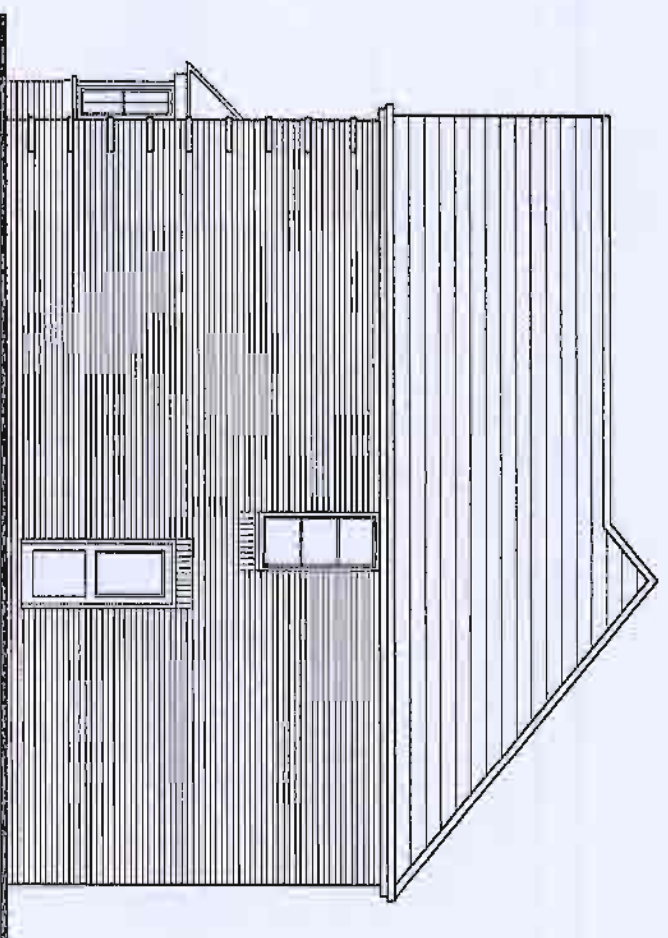
FRONT ELEVATION



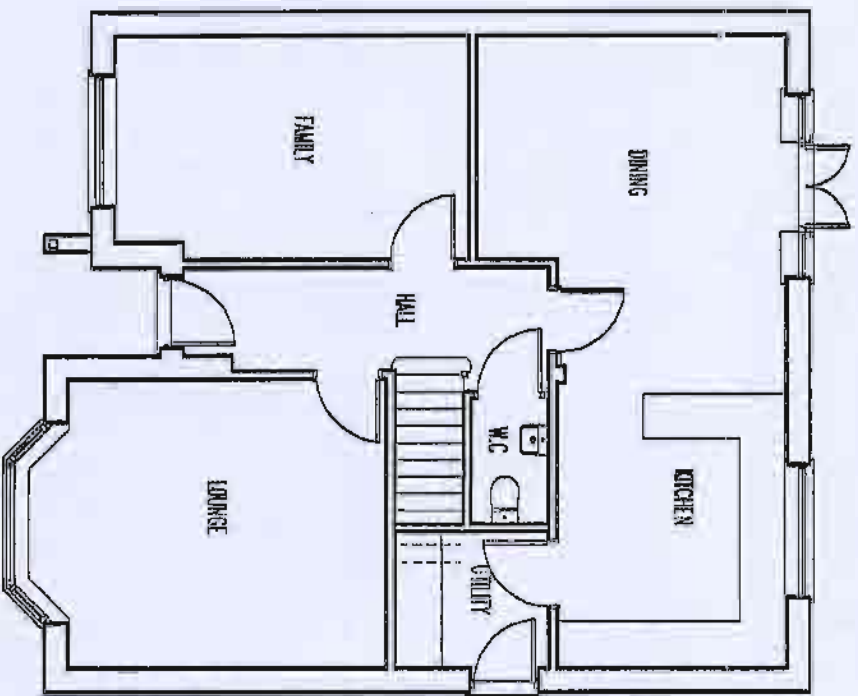
SIDE ELEVATION



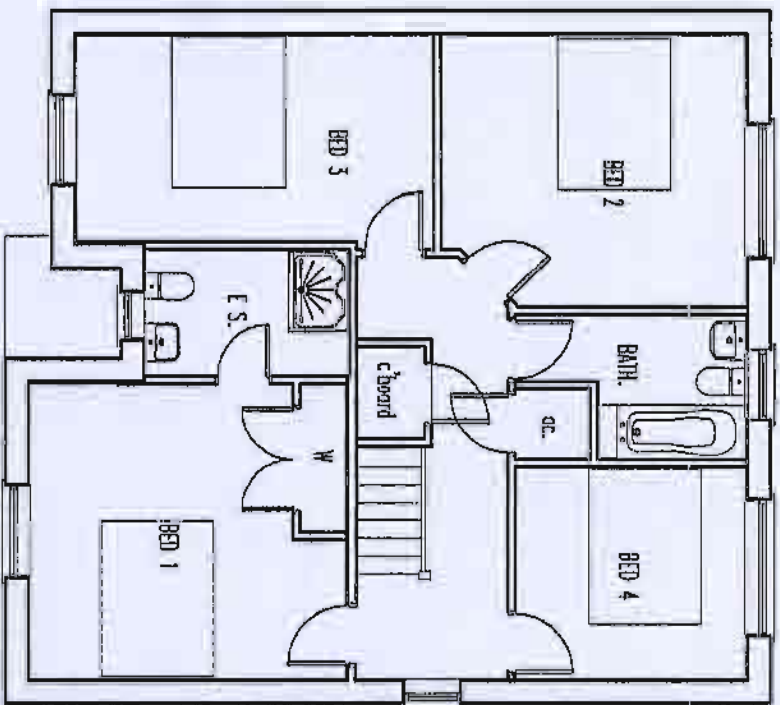
REAR ELEVATION



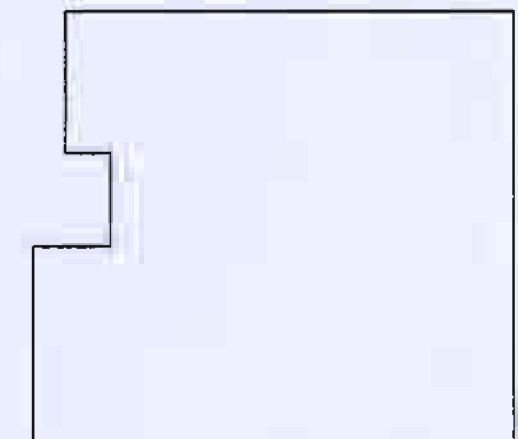
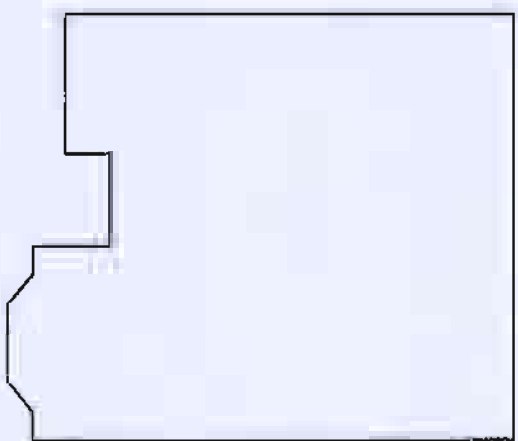
SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN  
77 m<sup>2</sup>

FIRST FLOOR PLAN  
75.9 m<sup>2</sup>

TOTAL - 152.9 m<sup>2</sup> (1648.8 sqft)  
AREA PLANS

Rev. 6 DEC 2010

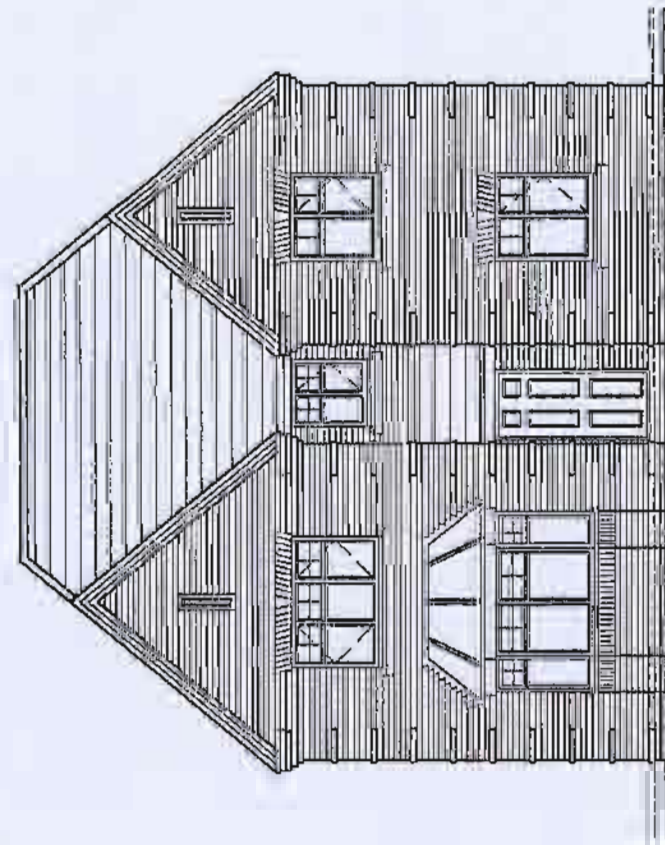
21 DEC 2010

Plot 3 House Type (B)

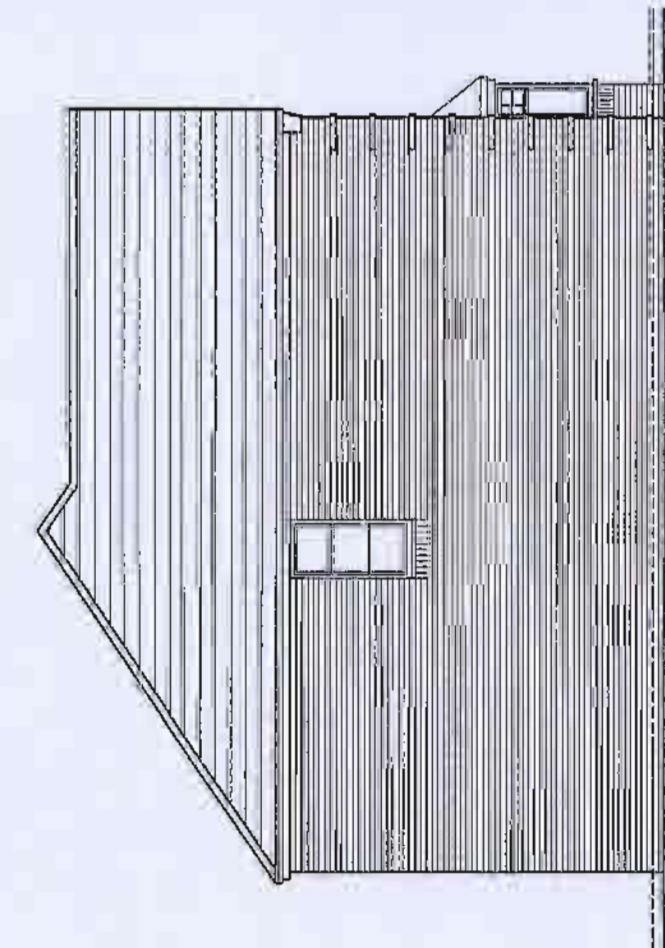
Plot 670



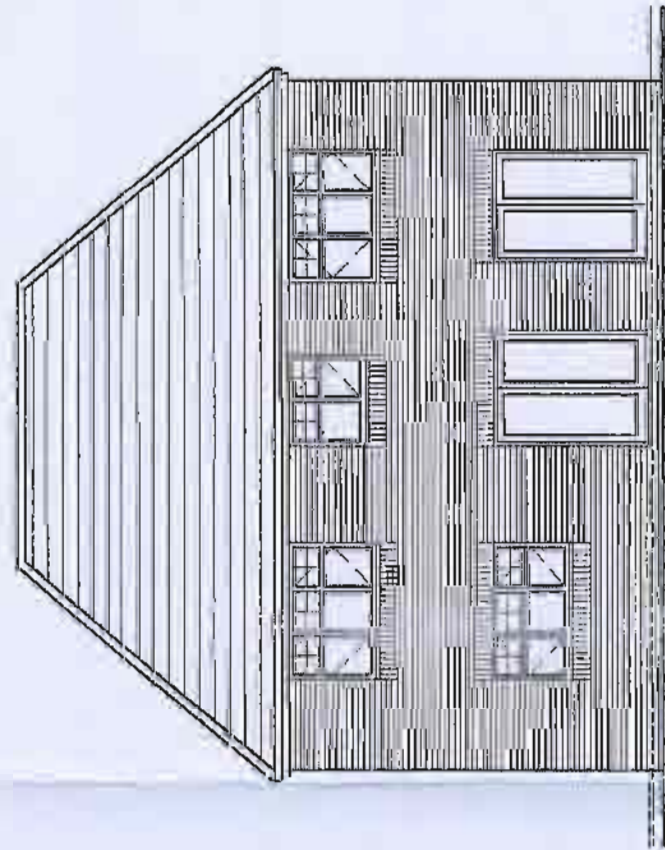
21 DEC 2010



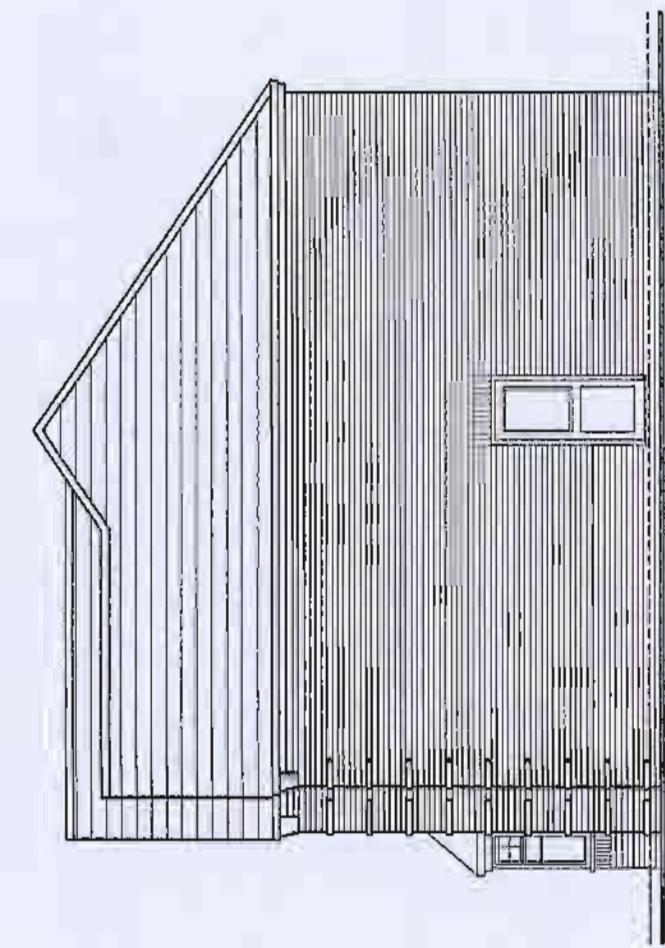
FRONT ELEVATION



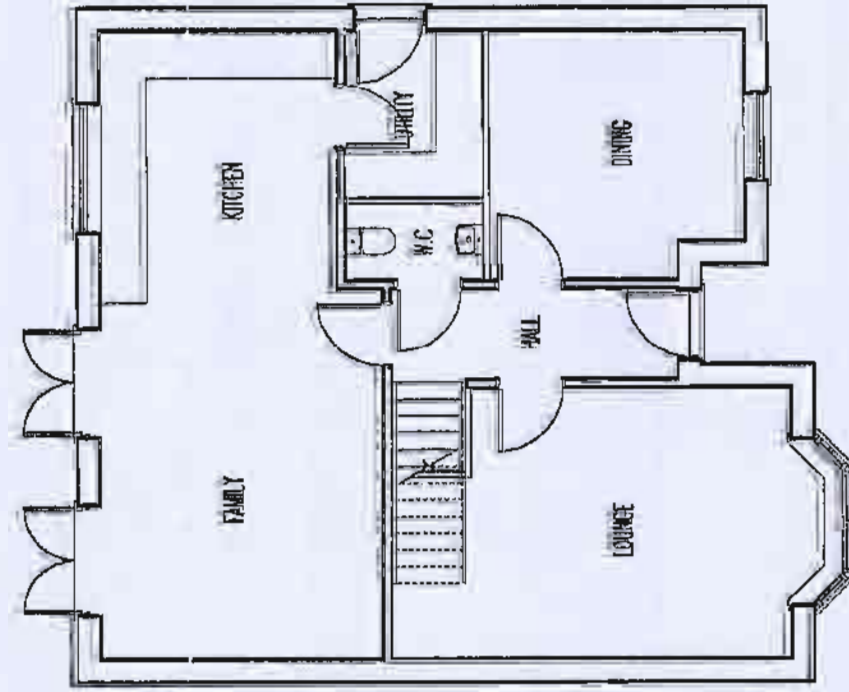
SIDE ELEVATION



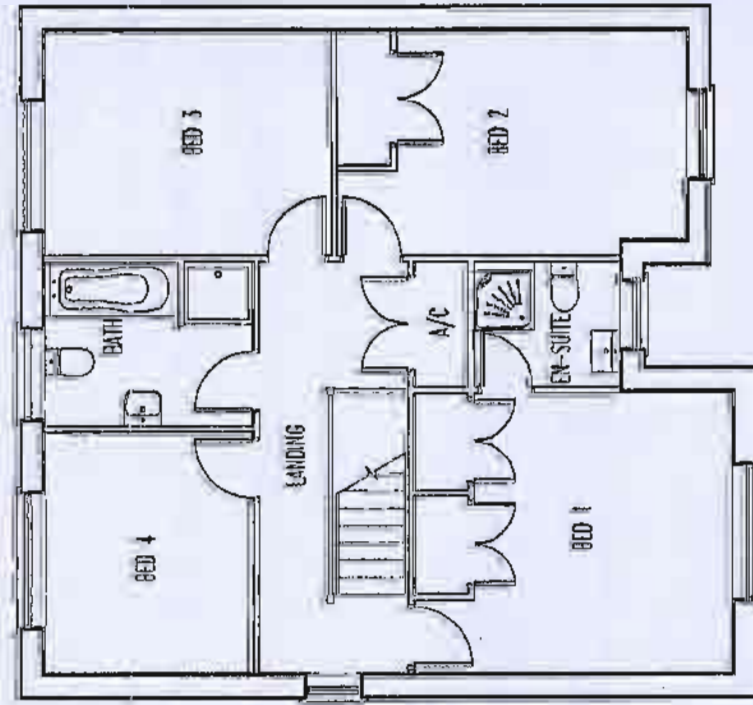
REAR ELEVATION



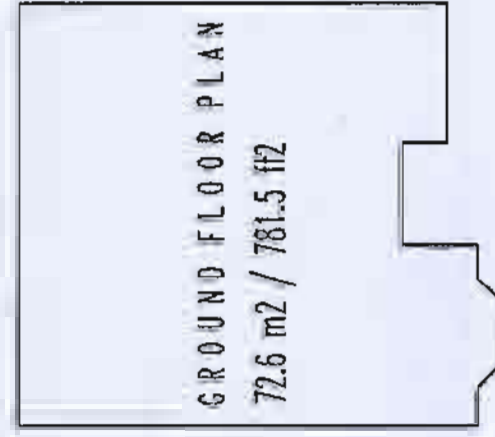
SIDE ELEVATION



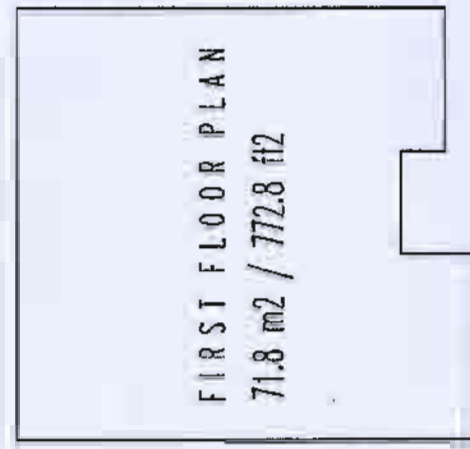
GROUND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN  
72.6 m<sup>2</sup> / 781.5 ft<sup>2</sup>



FIRST FLOOR PLAN  
71.8 m<sup>2</sup> / 772.8 ft<sup>2</sup>

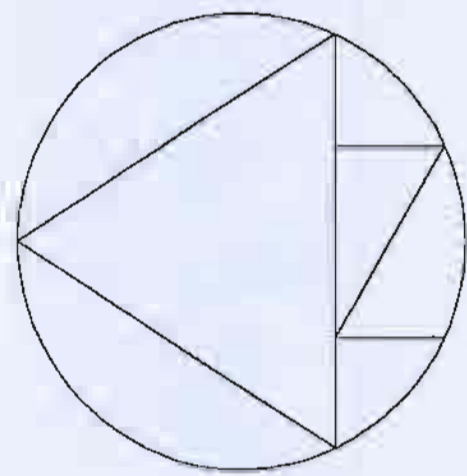
TOTAL - 144.5 m<sup>2</sup> / 1554 ft<sup>2</sup>

AREA PLANS





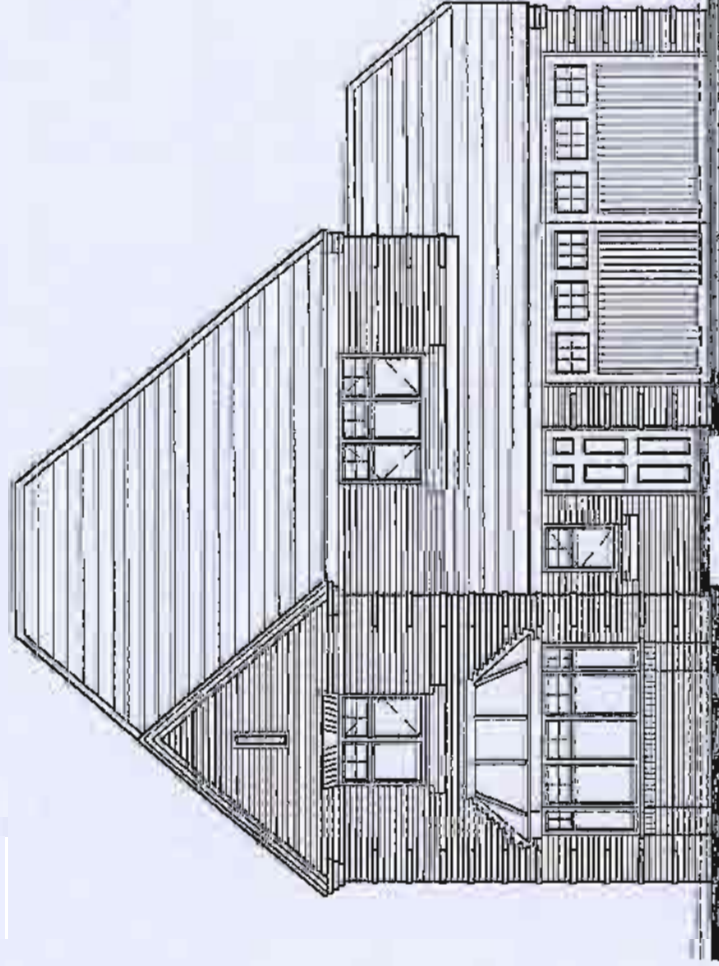
Station	Easting	Northing	Level
SN05	234.730	237.761	48.995
SN06	234.600	256.968	48.011
SN07	237.455	233.293	48.075
SN11	237.388	233.293	48.595
SN12	236.988	177.735	49.323



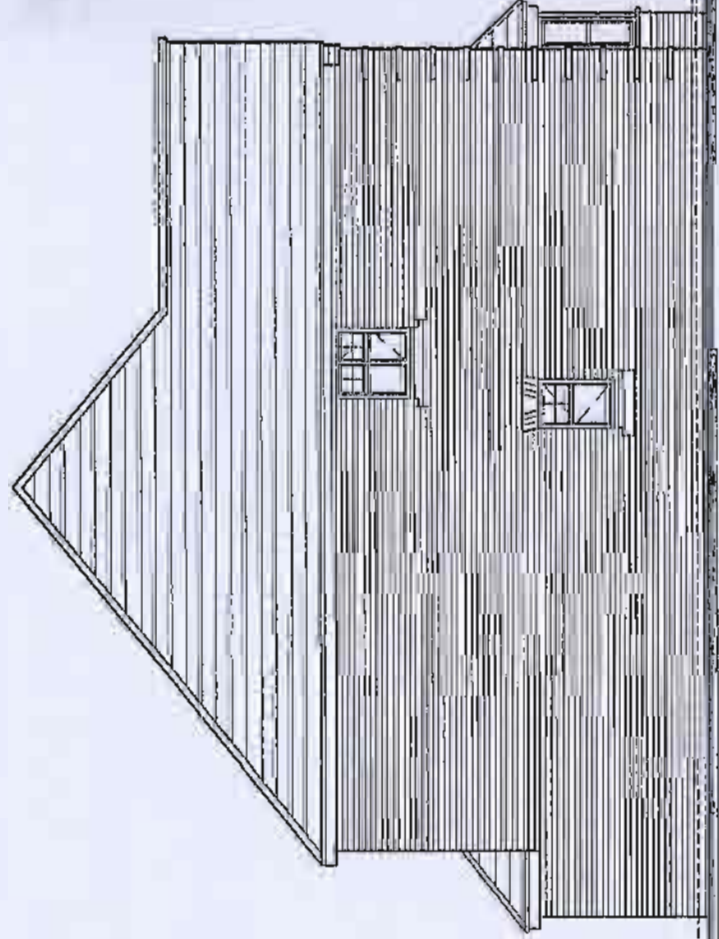
6 DEZ 2010

REVIEWS	157/18 SURVEY UNITED 25/6/10 ROAD RETAIL ORDER
NOTES	LEVELS RELATIVE TO MANHOLE COVER NEAR BOUNDARY WALL AS INDICATED. ARBITRARY VALUE 50.00m
PROJECT	190 BARNETT LANE, KINGSWINFORD.
CLIENT	KENDRICK CONSTRUCTION
DRAWING	LAND SURVEY
 <p><b>OAKLEY</b> BUILDING SURVEYORS 1 BARNETT LANE, KINGSWINFORD, W. S. 11 1JN TEL: 0121 358 6172</p>	
SCALE	1:200 (A1)
DATE	DEC 09
DRG NO	2597-01
REV	B

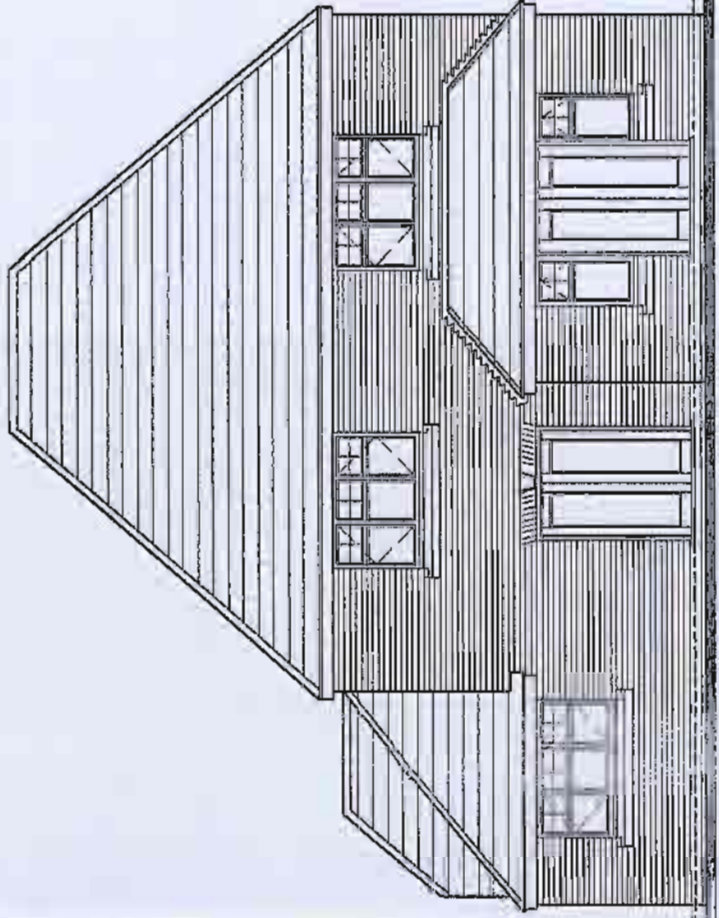




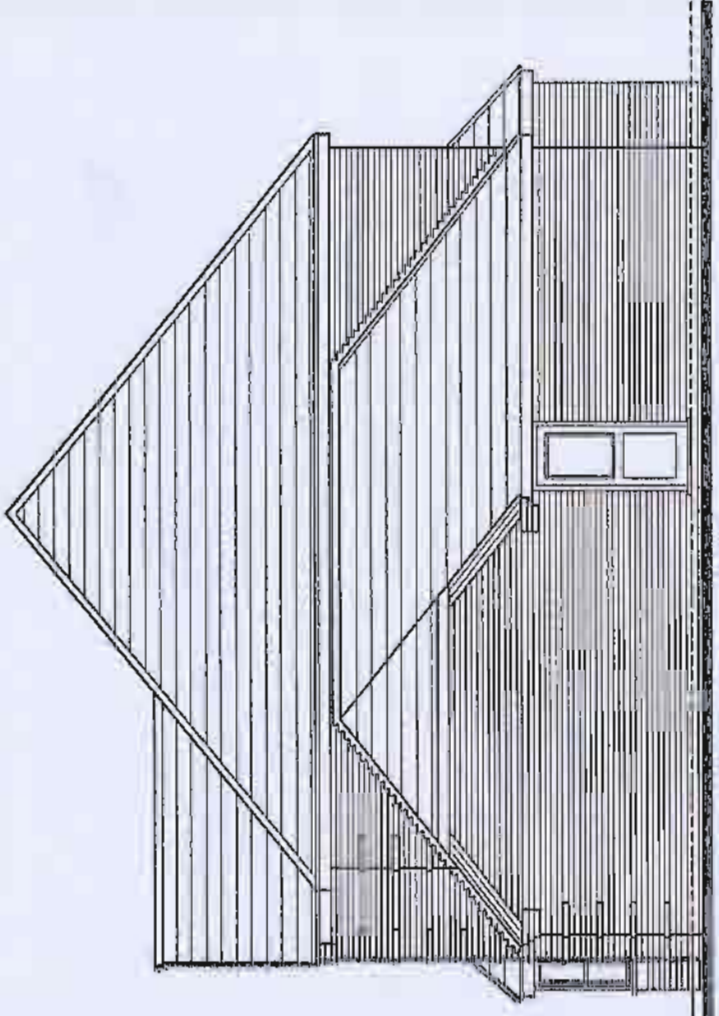
FRONT ELEVATION



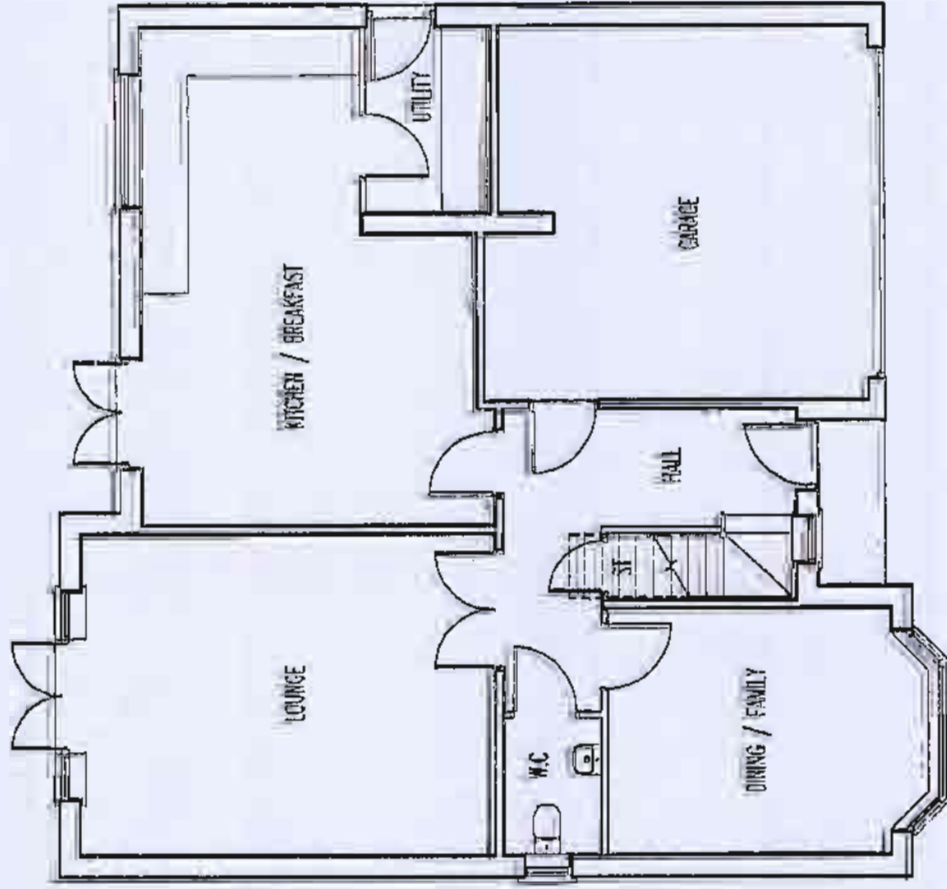
SIDE ELEVATION



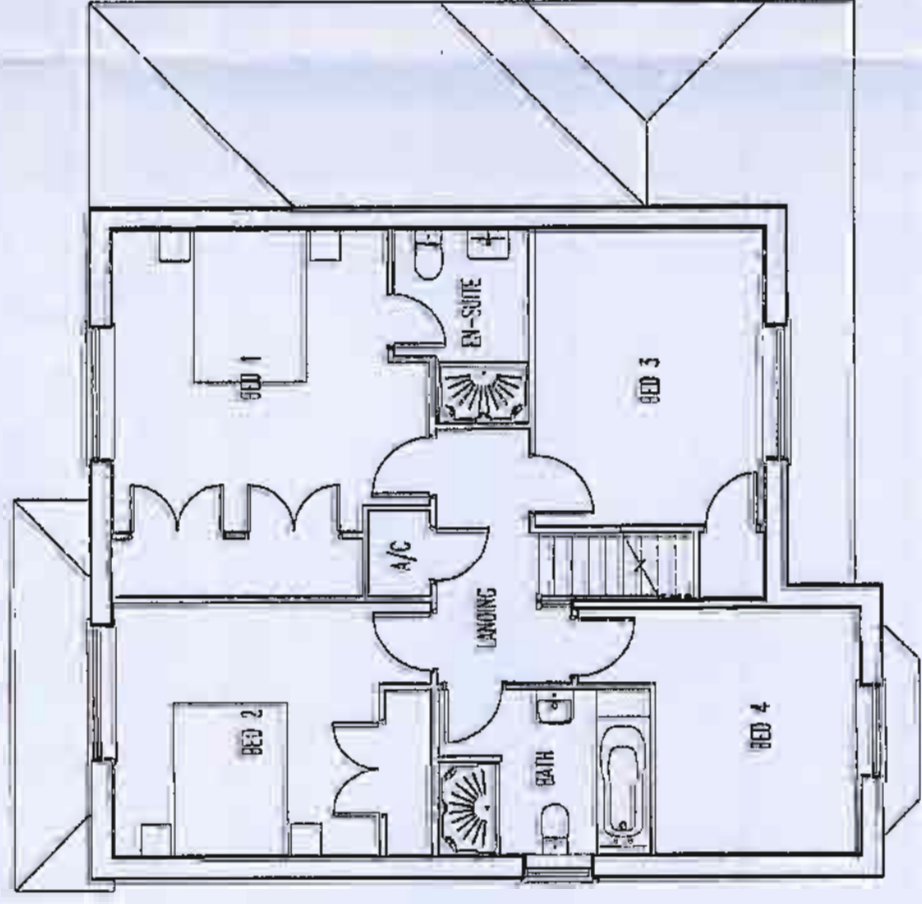
REAR ELEVATION



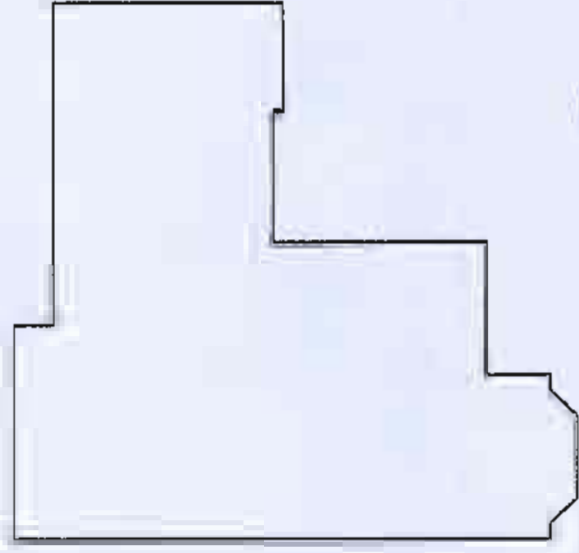
SIDE ELEVATION



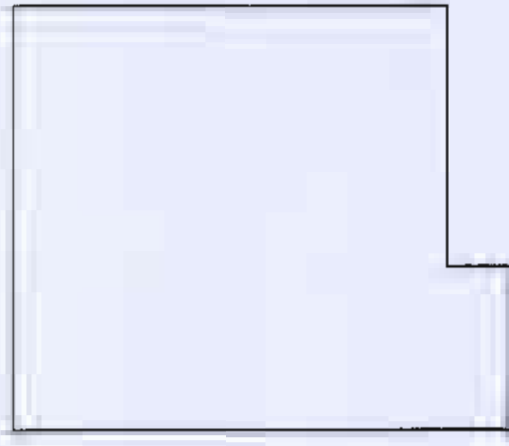
GROUND FLOOR PLAN.



FIRST FLOOR PLAN



GROUND FLOOR PLAN  
81.7 m<sup>2</sup> / 879 ff<sup>2</sup>



FIRST FLOOR PLAN  
74.7 m<sup>2</sup> / 804 ff<sup>2</sup>

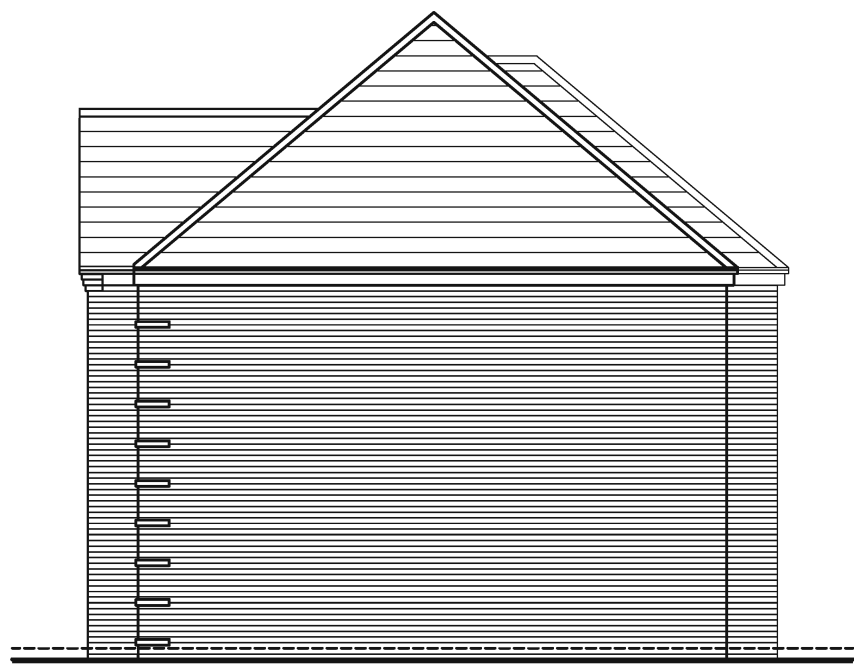
21 DEC 2010

TOTAL - 156.4 m<sup>2</sup> / 1683 ff<sup>2</sup>





FRONT ELEVATION



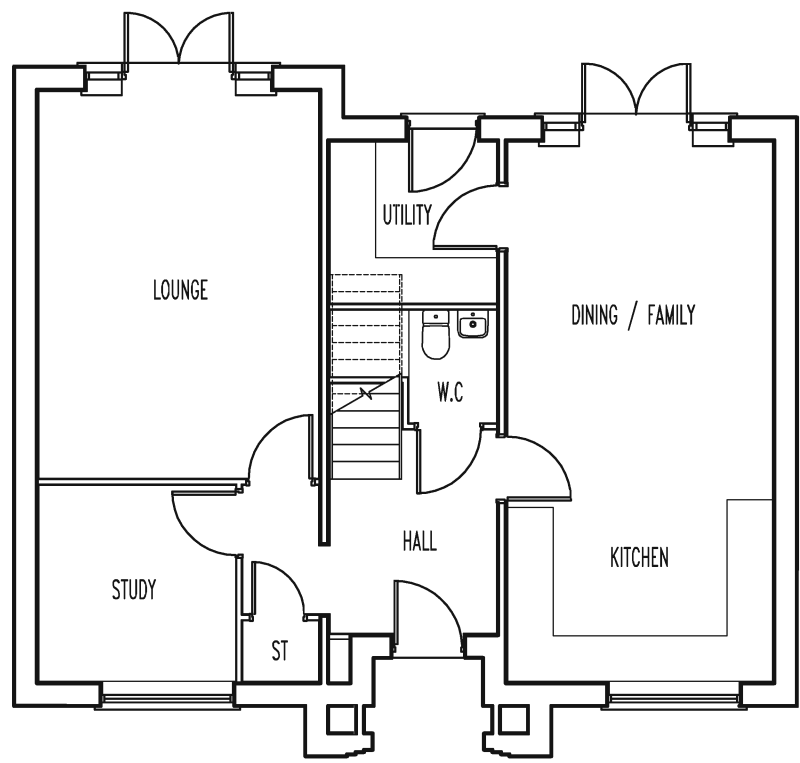
RIGHT SIDE ELEVATION



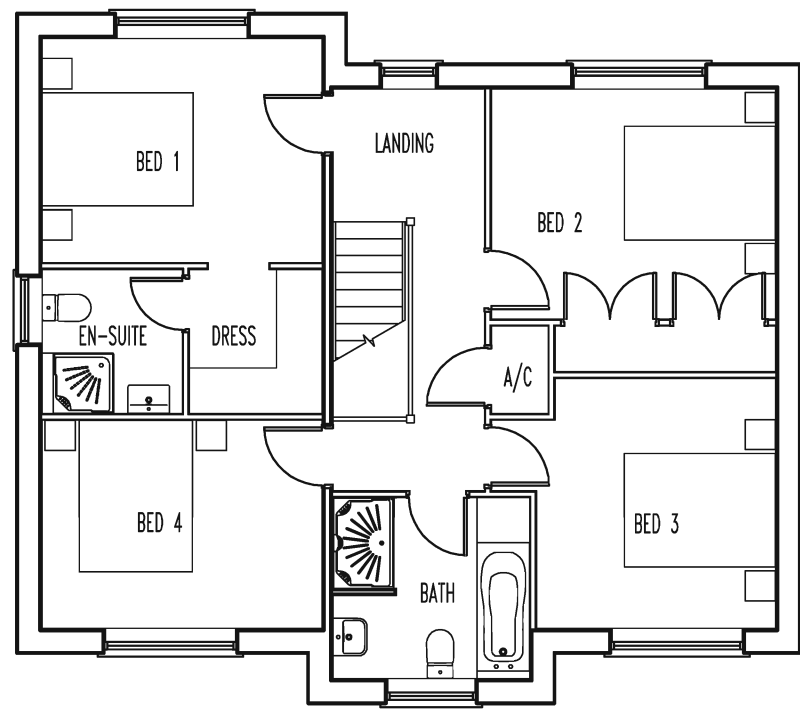
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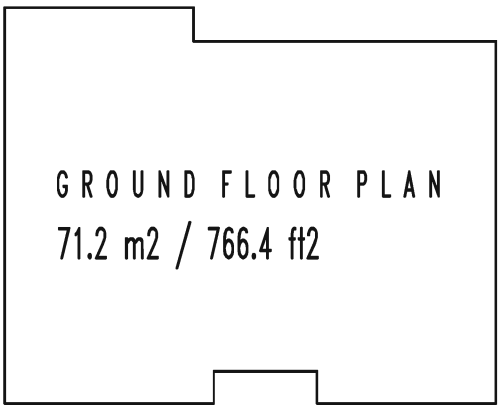
LEFT SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN  
71.2 m2 / 766.4 ft2



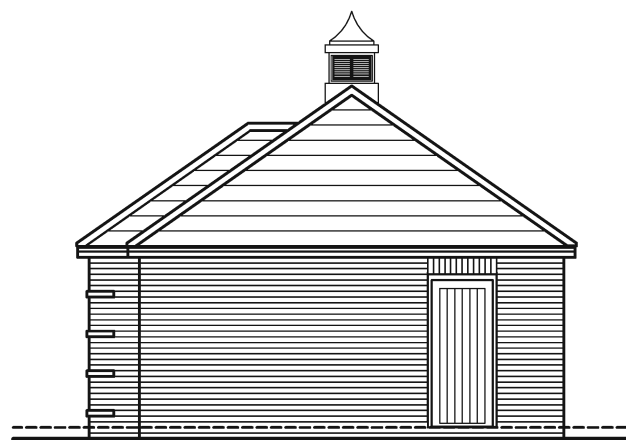
FIRST FLOOR PLAN  
74.3 m2 / 799.8 ft2

TOTAL - 145.5 m2 / 1566.2 ft2

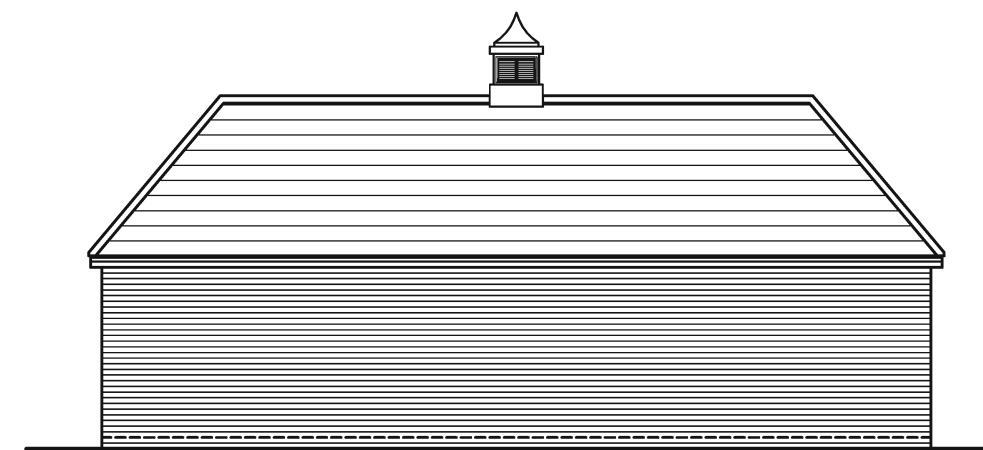
AREA PLANS



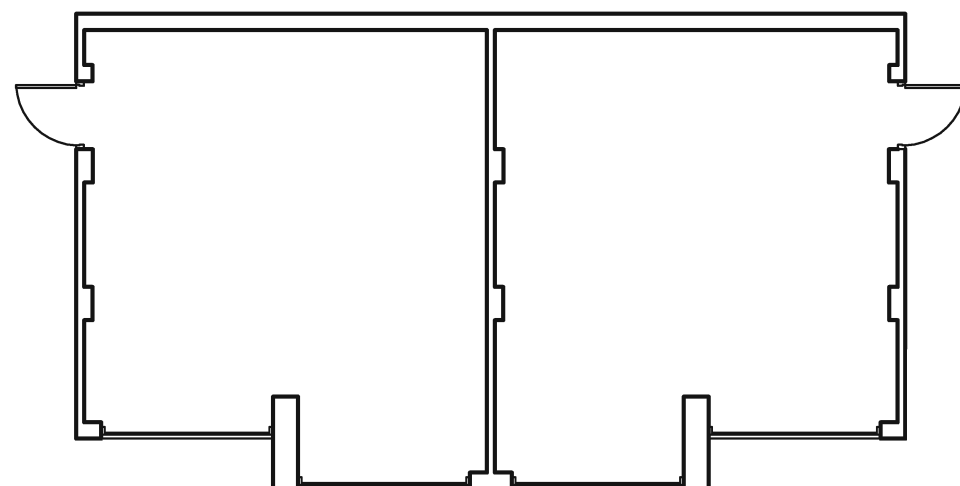
FRONT ELEVATION



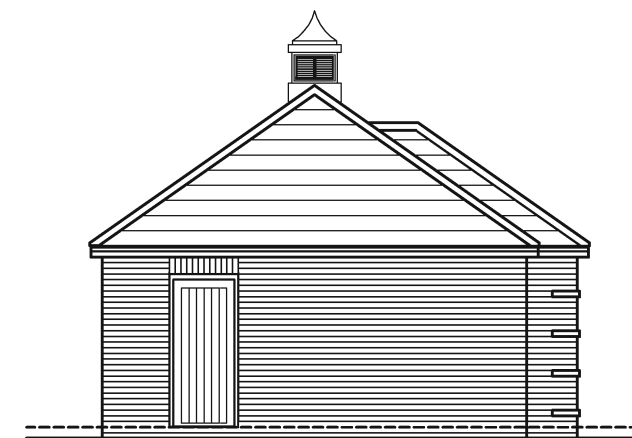
RIGHT SIDE ELEVATION



REAR ELEVATION



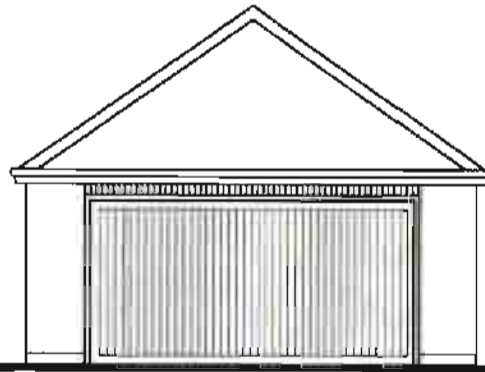
PLAN



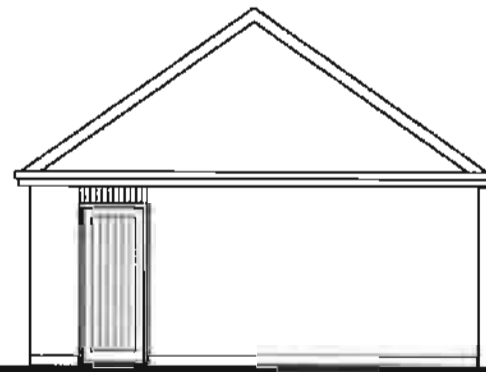
LEFT SIDE ELEVATION

A3

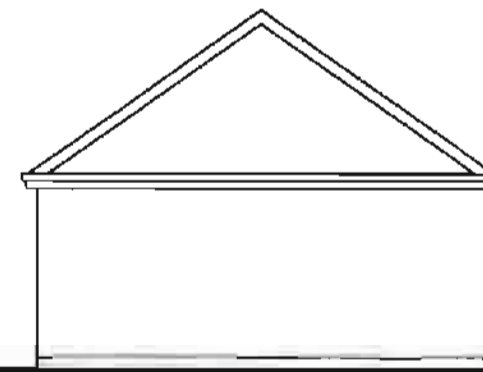
P1 011670  
Proposed garages (A3)



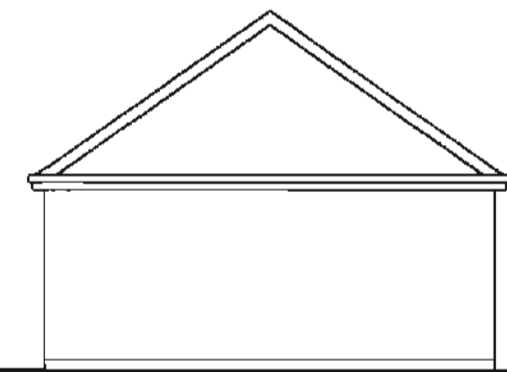
FRONT ELEVATION



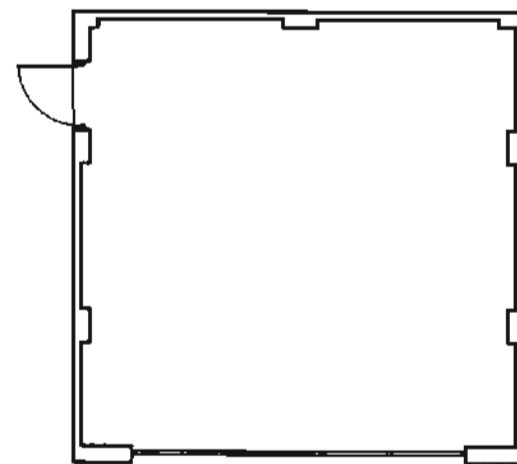
SIDE ELEVATION



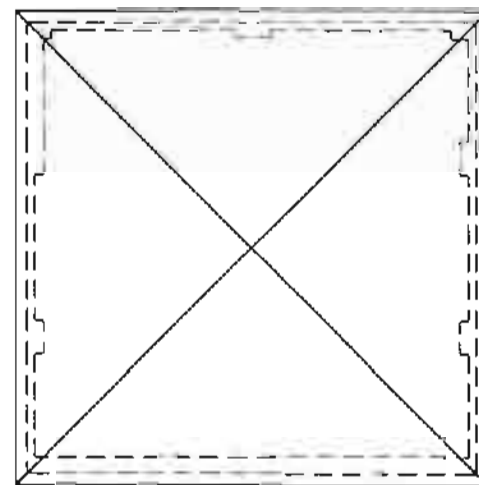
REAR ELEVATION



SIDE ELEVATION




FLOOR PLAN



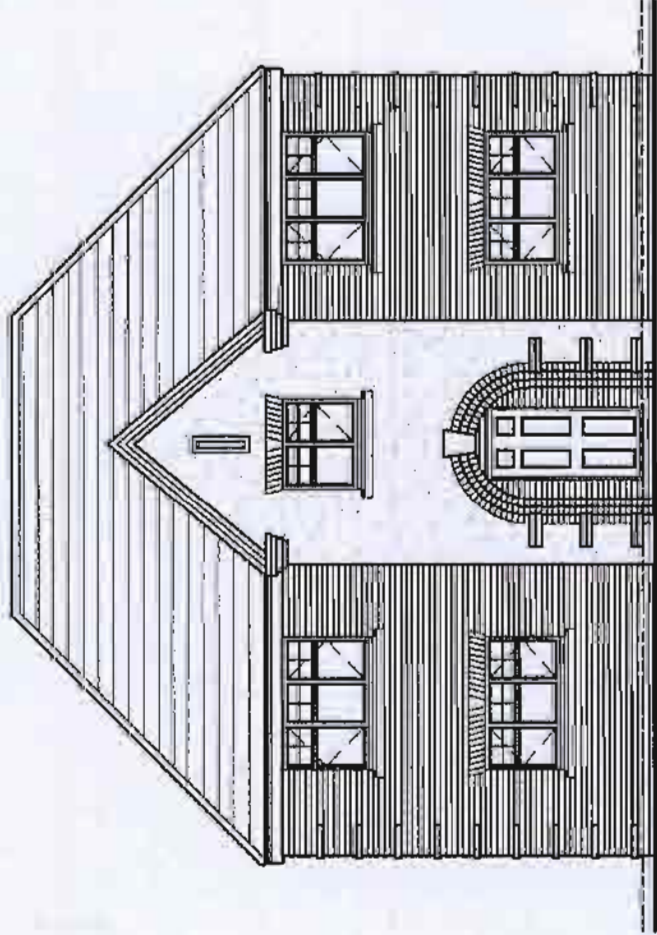
ROOF PLAN

21 DEC 2010

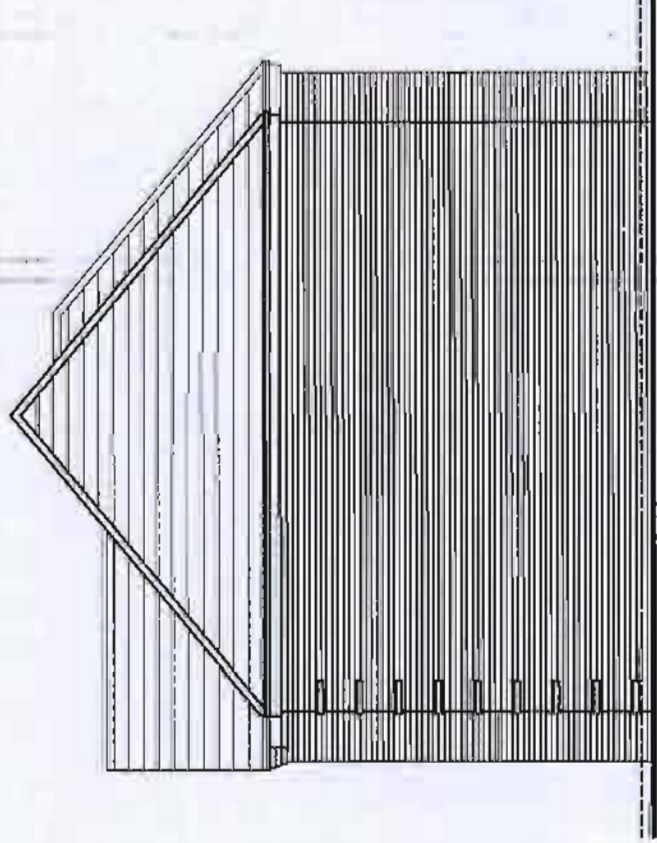
21 DEC 2010

Rev.	Description	Date
 <p><b>KENDRICK HOMES</b></p> <p><small>KENDRICK HOMES LTD. TACKER STREET, WALBALL, WEST MIDLANDS WS1 3NW TEL: 01927 651111 FAX: 01927 651112 E-MAIL: info@kendrick.co.uk WEBSITE: WWW.KENDRICK.CO.UK</small></p>		
<p>Job:</p> <p><b>BARNETT LANE KINGSWINFORD</b></p>		
<p>Type:</p> <p><b>DOUBLE GARAGE</b></p>		
Drawn:	SD	Drawing No: <b>302-07-02</b>
Date:	DEC '10	
Scale:	1:100	
<p>COPYRIGHT © 2010 AD KENDRICK HOMES LTD.</p>		

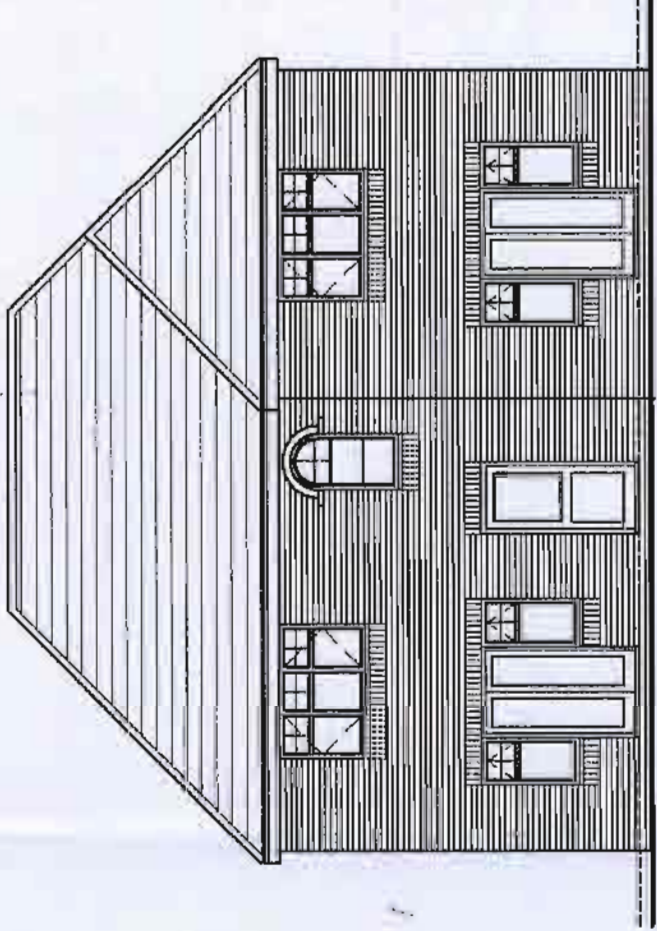




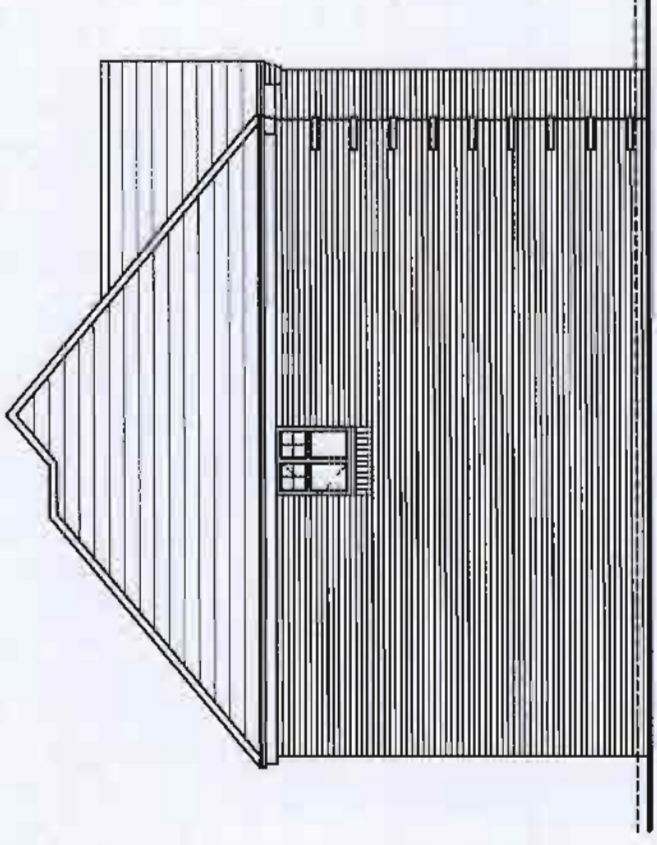
FRONT ELEVATION



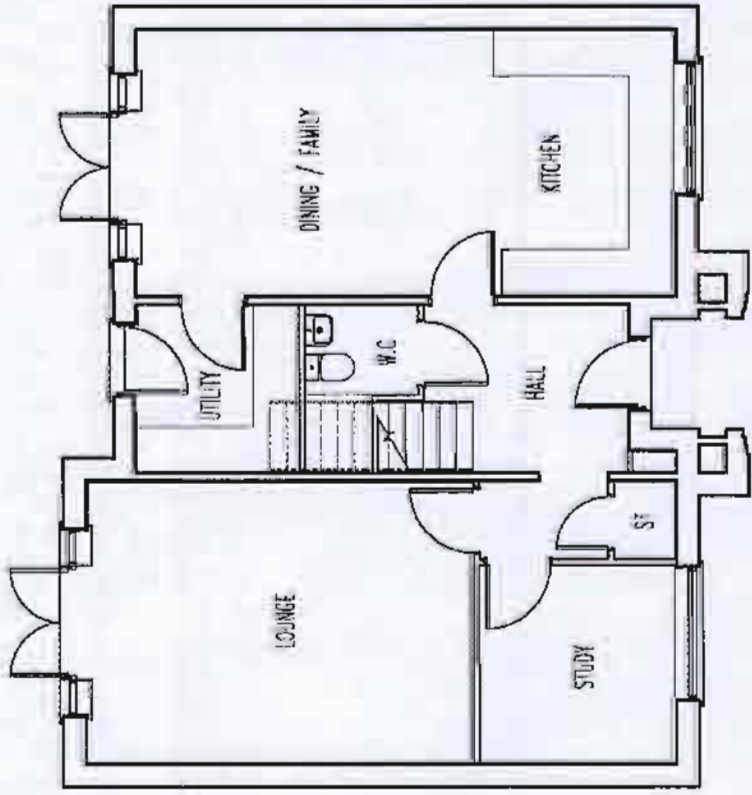
RIGHT SIDE ELEVATION



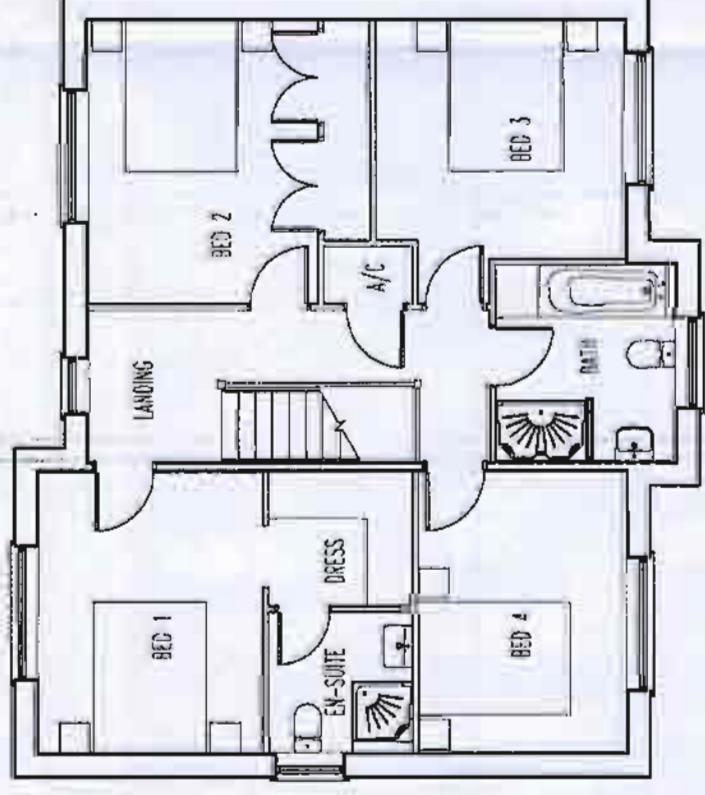
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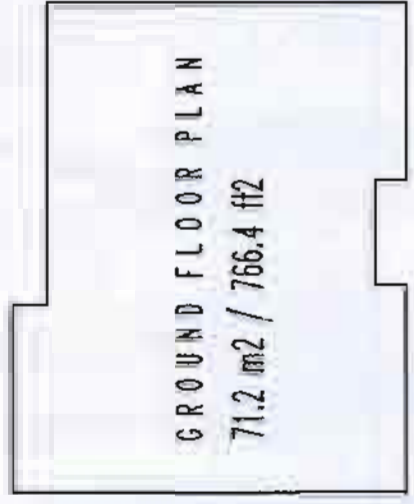
LEFT SIDE ELEVATION



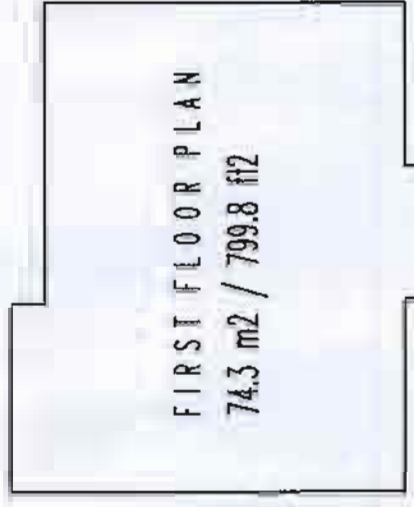
GROUND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN  
71.2 m<sup>2</sup> / 766.4 ft<sup>2</sup>



FIRST FLOOR PLAN  
74.3 m<sup>2</sup> / 799.8 ft<sup>2</sup>

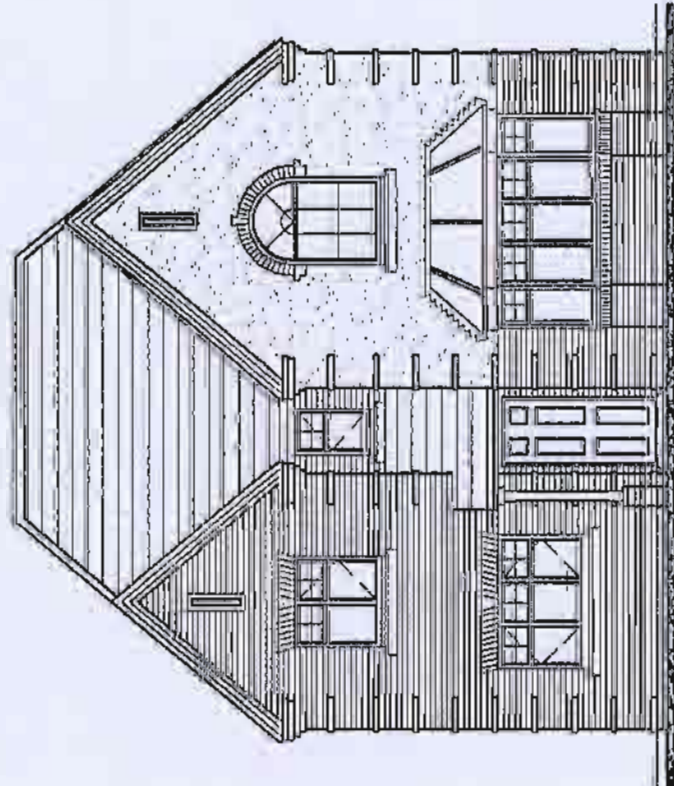
TOTAL - 145.5 m<sup>2</sup> / 1566.2 ft<sup>2</sup>

AREA PLANS

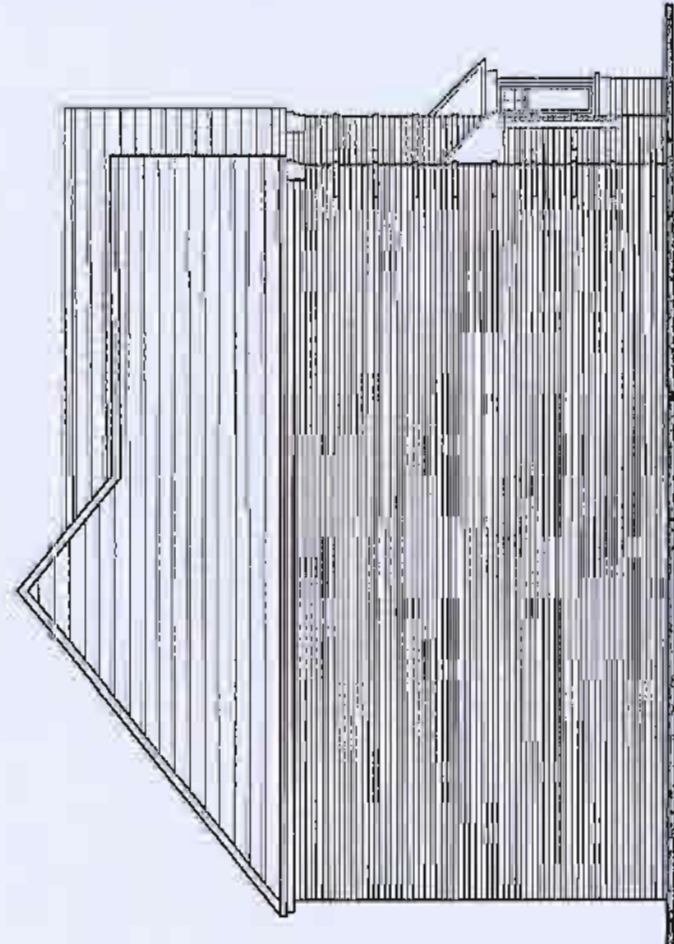
21 DEC 2010



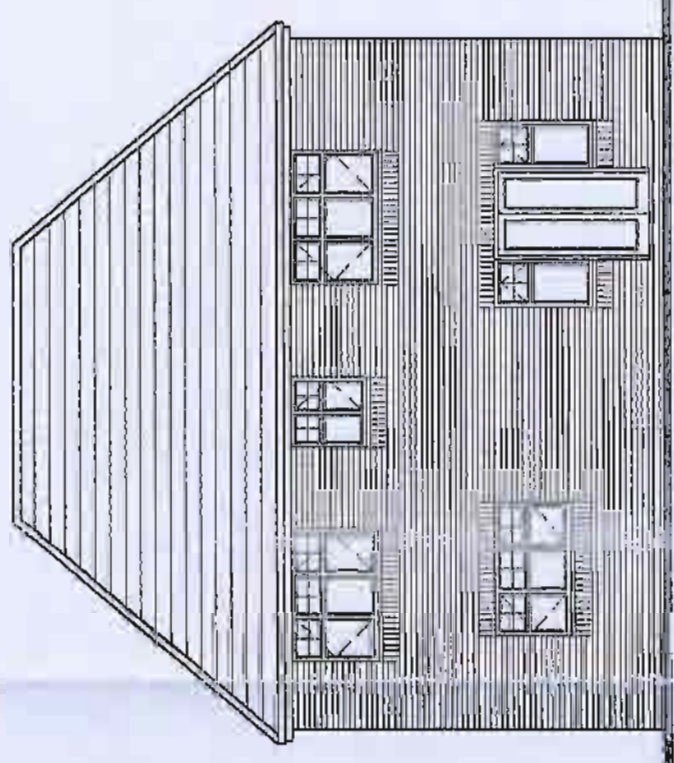
21 DEC 2010



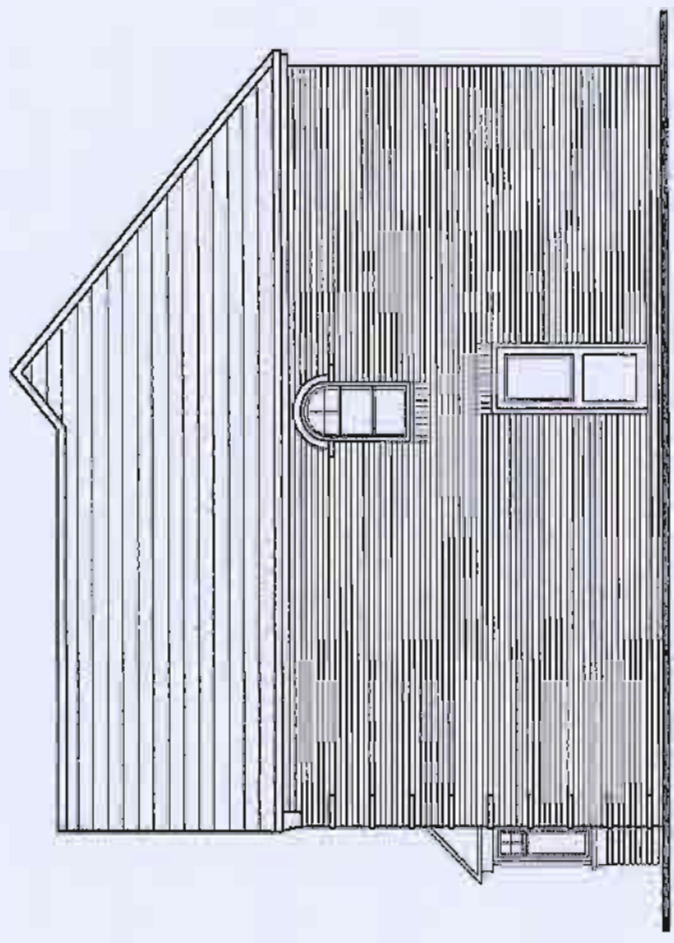
FRONT ELEVATION



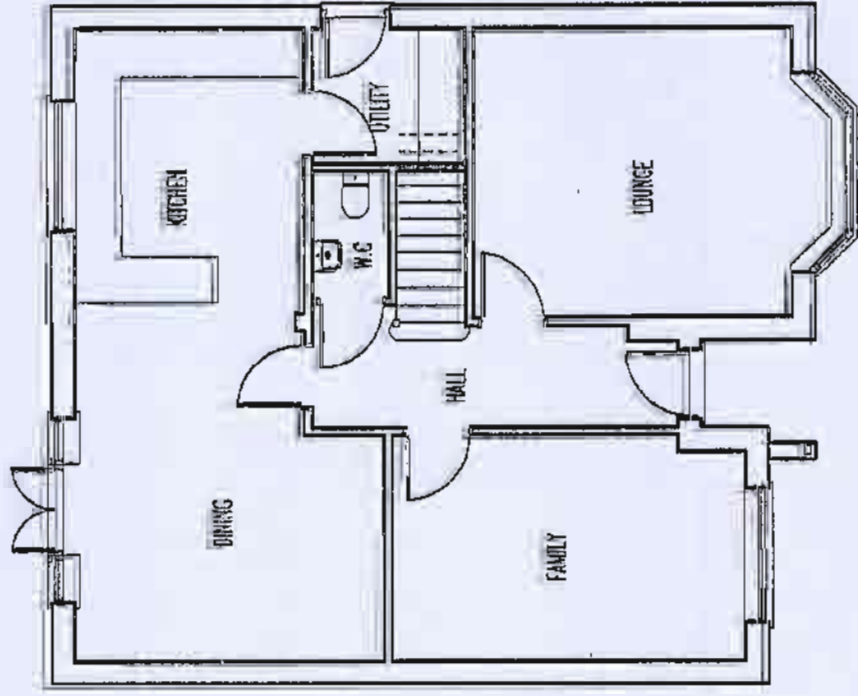
SIDE ELEVATION



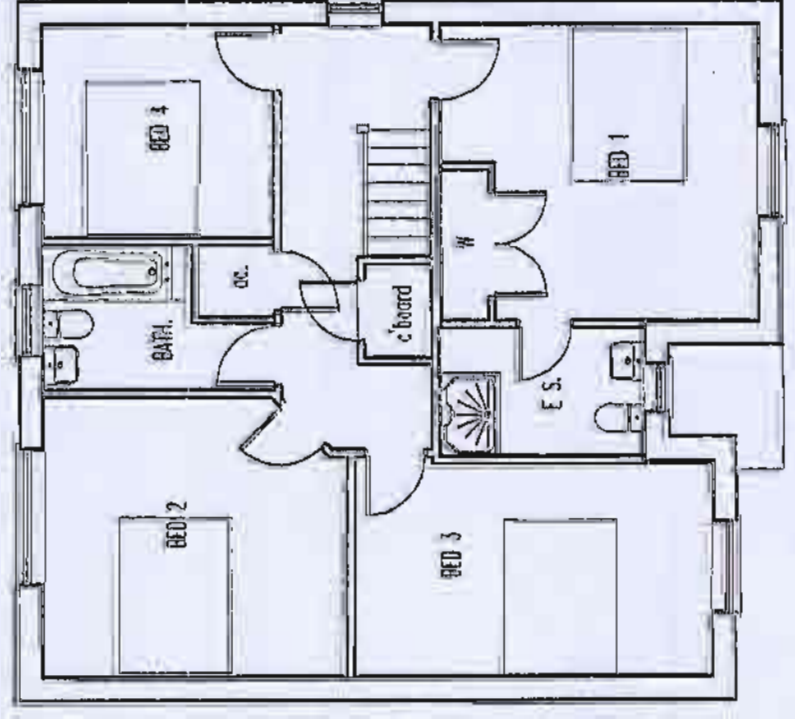
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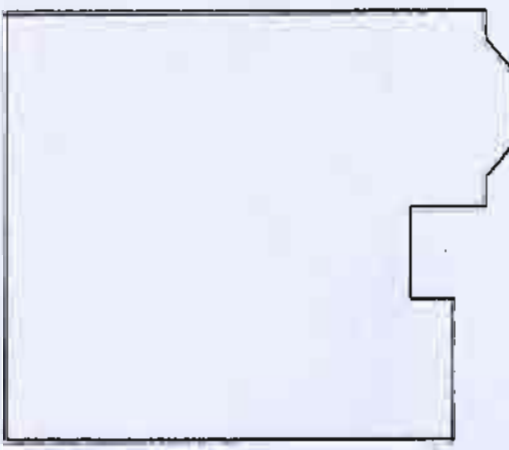
SIDE ELEVATION



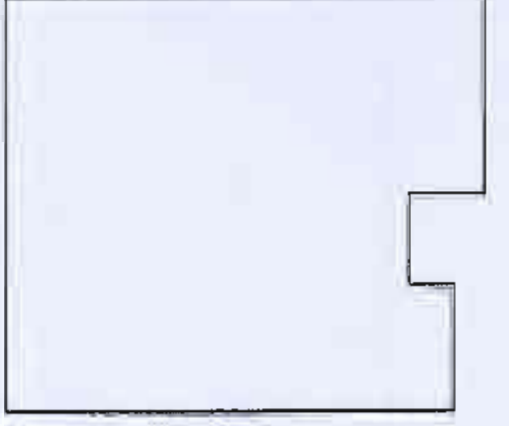
GROUND FLOOR PLAN



FIRST FLOOR PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

77 m<sup>2</sup>

75.9 m<sup>2</sup>

TOTAL ~ 152.9 m<sup>2</sup> (1645.8 sqft)

AREA PLANS

1000 330 8 -

KENDRICK HOMES LTD.  
TASER STREET  
WALSALL  
WEST MIDLANDS  
W81 3JW  
TEL: (01922) 622263 FAX: (01922) 614821  
E-MAIL: DESIGN@KENDRICK.CO.UK  
WEB SITE: WWW.KENDRICK.CO.UK



Job: BARNETT LANE, KINGSWINFORD

Title: PLOT 6

Date: 15/11/10 Drawing No: 302-06-01

Scale: 1:100 Drawn: DW

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A3

1

BARNETT LANE

A

A

8.8m

PINE

DØ.8

R10.30m

Width Varies  
minimum 4.1m

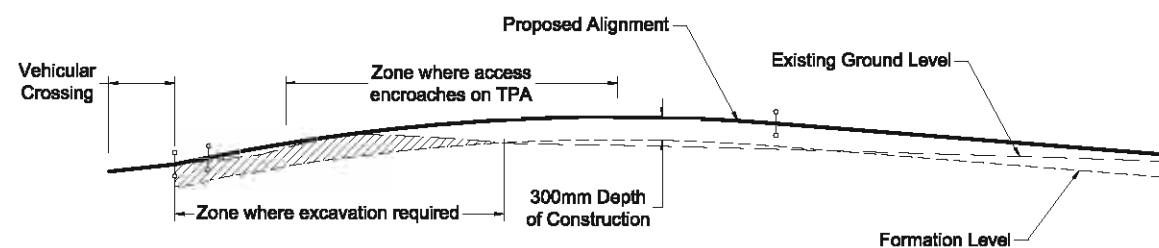
To be used outside root protection zone  
Concrete edging kerbs 150mm x 50mm  
on 250mm x 100mm base with haunching

50mm Thick layer  
of 6mm washed aggregate

Terram 1000  
MembraneTerram 1000  
MembraneOutside Root Protection Zone  
200 mm Type 1 Road Stone

60mm PLASPAVE Sixty Permi.8 pavours  
Laid in a herringbone pattern  
(Colour TRADITIONAL BRINDLE)

50mm Thick layer  
of 6mm washed aggregate

Terram 1000  
MembraneWithin Root Protection Zone  
Bodcell 220/200 infilled  
with Type 1 Road StoneTerram 1000  
Membrane

DATUM 48.000

CHAINAGE		0.000	1.743	2.640	4.268	4.874	5.000	7.953	8.409	10.000	10.454	13.354	13.457	15.000	17.640	20.000	20.064	28.243
EXISTING GROUND LEVEL		49.515								49.916						49.776		49.647
ALIGNMENT LEVEL		49.515	49.612	49.701		49.911				50.184	49.916	50.237	50.224		50.151	50.057		49.727
VERTICAL ALIGNMENT			G= 5.55% 1: 18.0	G= 10% 1: 10	L= 15.000 KF= -1.07143										G= -4.000% 1: -25.0			
HORIZONTAL ALIGNMENT						R= 7.250					R= 30.000							

## ACCESS DRIVE

8.8m  
Minimum distance from trunk

Detail to be used within tree root protection zone  
350mm x 32mm Treated SW Edging kerb fixed with  
galvanized nails to 38 x 38 x 450mm long pegs  
at 1500mm centres

Existing ground level

Existing ground level  
under tree canopy  
to be retained within  
the 1.0m zone

## TYPICAL ACCESS DRIVE CONSTRUCTION

(Taken at point Section A-A)  
Scale 1:10

## NOTES FOR CONSTRUCTION IN ROOT PROTECTION ZONE

- Excavate, if necessary, to required formation depth and lay Terram 1000 Geo-membrane in accordance with the manufacturer's specification.
- The appropriate edge restraints are to be installed as per the detail.
- Bodcell 220/200 retainment system to be installed as per supplier's specification
- No construction plant is to run over unprotected existing ground until Type 1 road stone has been applied placed into Bodcell retainment system.
- Once the Type 1 has been placed a layer of Terram 1000 is to be laid over Bodcell.
- 50mm depth of 6mm washed aggregate is to be laid directly onto the Terram 1000.
- Permeable block paving to be laid and fixed in position.

Revn.	Description.	Date.
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KENDRICK HOMES LTD TARKER STREET, WALSALL, WEST MIDLANDS WS1 3QW  
TEL: (01822) 622263, FAX: (01822) 721632  
E-MAIL: DESIGN@KENDRICK.CO.UK, WEB SITE: WWW.KENDRICK.CO.UK

Job:

BARNETT LANE  
KINGSWINFORD

Title:

ACCESS DRIVE  
LONG-SECTION

Drawn: REH

Date: JAN '11

Scale: H 1:200 V 1:100

Drawing No:

302-01-13

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