

PLANNING APPLICATION NUMBER: P15/0117

Type of approval sought	Full Planning Permission
Ward	Belle Vale
Applicant	PSB Homes Limited
Location:	64-65, LODGEFIELD ROAD, HALESOWEN, B62 8AR
Proposal	FIRST FLOOR EXTENSION
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. 64-65 Lodgefield Road is located on the corner of Badgers Croft and Lodgefield Road within a mixed residential and industrial area in Halesowen. The unit is located at the end of a row of industrial and commercial premises and is set back a minimum of 11.5m from the back of the highway. The site consists of a large unit in two sections, being a two storey building of facing red brick with a hipped pitched roof, five front facing windows and an entrance door and one section having a flat roof and large roller shutter doors. To the rear there is a large steel portal frame building with fibre cement sheet cladding providing the manufacturing building. The frontage with the roller shutter doors is set back slightly further from the highway and there is a low boundary wall separating the parking area to the front of the two sections.
2. The current floor space of the unit measures 900sqm. The premises sit in a slightly elevated position in relation to the highway and the site is bounded to the north by a line of high trees and shrubbery, which separate the site from the residential street of Badgers Croft. A row of terraced proposed are opposite the site and there are further industrial and commercial units to the rear and south. There is currently parking for approximately 8-10 cars on the frontage to the premises. Parking appears limited along Lodgefield Road due to parking restrictions and the volume of traffic.

PROPOSAL

3. This application seeks approval to construct new office accommodation at the first floor of approximately 102sqm, built over the existing single storey storage area. The proposed extension will be constructed from insulated aluminium sheet cladding to match the existing and will feature a flat roof. Four windows to serve the office will feature along the southern elevation of the proposed extension. The proposal will involve internal alterations to the existing building with office accommodation at ground floor level being moved to the new extension allowing the manufacturing facility to be extended at the ground floor. As the extension is intended to consolidate the business operations into one site, the staff levels will be increased to the equivalent of 13 full time members of staff.
4. This proposal will not change the existing or previous use of the premises which have operated as a B2 use with an element of office use.

HISTORY

APPLICATION	PROPOSAL	DECISION	DATE
95/51704	Addition of pitched roof to existing flat roofed two storey office building	Approved with conditions	15/01/96
95/51313	Re-grading of forecourt including laying out of parking spaces, planting beds and new boundary fence	Approved with conditions	10/11/95
P00/51289	Change of use from highway land to industrial erection of 2.1m high paladin security fence	Refused	02/07/01

PUBLIC CONSULTATION

5. The application was advertised by way of 27 neighbour notification letters being sent to the occupiers of neighbouring properties and units within close proximity to the site, plus the display of a site notice. The latest date for comments was the 12th March 2015. Nine written letters of objection were received to the proposal.

6. The main reasons of objection were as follows:

- The manufacturing processes carried out in the premises may be noisy and create fumes which could adversely affect the occupiers of nearby residences.
- The development is underway and currently the pavement to the front of the premises is in a bad state of repair due to the building works
- The frontage to the unit currently has a large metal container positioned and this should be removed before the building is occupied
- The office extension will allow overlooking and loss of privacy for the residents in Badgers Croft
- The area suffers from a lack of parking due to the number of industrial and commercial units and the consolidation of the business into one unit will bring more employees into the locality and the parking problems will be exacerbated.
- If cars and vans accumulate along Lodgefield Road, the larger vehicles such as buses may not be able to gain access up the road and this may result in the bus service being discontinued.

OTHER CONSULTATION

Group Engineer – Highways

This is a pragmatic proposal to accommodate car parking at the maximum requirement under the SPD which is also at a level that would achieve off street car parking for all proposed staff. Cycle storage would further mitigate any potential impacts.

No objection on balance subject to conditions relating to the provision of onsite cycle and car parking.

Head of Environmental Health and Trading Standards

No objection.

RELEVANT PLANNING POLICY

Black Country Core Strategy (2011)

- CSP1 The Growth Network
- ENV 3 Design Quality

Saved Unitary Development Plan Policies (UDP) (2005)

- DD1 Urban Design
- DD4 Development in Residential Areas
- DD5 Development in Industrial Areas

Supplementary Planning Documents / Guidance

- Parking Standards Review SPD

ASSESSMENT

7. The proposed development must be assessed firstly to ascertain whether the principle of the development is acceptable. The proposal must also be assessed with regard to design and compatibility with the existing premises and character of the surrounding area, in terms of potential impact on the amenity of neighbouring uses and car parking provision.
8. The key issues are
 - Principle of Development
 - Design and Visual Amenity
 - Neighbour Amenity
 - Parking Provision

Principle of Development

9. Core Strategy Policy CSP1 sets out how the Growth Network, which includes the Regeneration Corridors and Strategic Centres, will be the focus for growth, regeneration and land use change up to 2026. This Policy aims to help deliver the Core Strategy spatial objectives where sustainable development and the re-use of

land and buildings is an important element. The application site is located within 'Regeneration Corridor 14, Combeswood – Halesowen' which has a focus on high quality employment. Nos. 64-65 Lodgefield Road falls within a wider area recognised as having importance for high quality employment to be retained or assembled as appropriate.

10. The application site has an established use for B2 with an element of B1 office use and this application is not proposing a change of use. Therefore the principle of this proposed use would be considered acceptable in this location. The proposed extension will not adversely affect the operations of nearby industrial units and employment activities and can be perceived as positive economic improvement which will help combat decline of manufacturing industries and the reuse of vacant buildings.

Design and Visual Amenity

11. Policy ENV3 of the Core Strategy states that development proposals across the Black Country should feature high quality design that stimulates economic, social and environmental benefits. This approach is supported through Saved UDP Policy DD1, Urban Design which requires all development to apply the principles of good urban design including consideration of crime prevention measures.
12. The site lies outside any town centre boundary and does not fall within a Conservation Area or a Townscape Heritage Area. The surrounding uses are mainly light industry/commercial uses and residential properties. No external alterations are proposed to the frontage of the building and the character of the building is comparable with the industrial and residential surroundings. It is proposed to finish the driveway and service area at the front of the premises to provide a parking area for the employees and this will enhance the visual appearance within the street scene.
13. The proposed extension will be constructed from similar materials to the existing steel metal frame and will feature a flat roof. The proposed extension will not be

viewed from the street along Lodgefield Road and will run parallel to Badgers Croft, the residential street situated to the north and will be screened from the properties in Badgers Croft by the high level trees along the boundary.

14. The proposed use will not feature signage or external advertising. In this respect, the design and visual amenity of the building would not affect the street scene or be contrary to the character of the area.

Neighbour Amenity

15. The majority of the objections received were from occupiers of nearby residential properties in close proximity to the site. The issues raised included concerns about potential noise and fumes arising from the intended operations at the application site. However, as the site is located within a mixed industrial and residential area and the proposed use is not changing from the previous established use, measures to mitigate any potential noise impact have not been considered necessary and no other environmental health concerns have been noted by the Head of Environmental Health and Trading Standards.
16. Further concerns raised in the objections related to loss of privacy for the residents in Badgers Croft, however, the proposed windows in the extension will be south facing away from and not be overlooking the properties in Badgers Croft which are to the north. Additionally, there are high trees and bushes along the boundary between the application site and Badgers Croft which effectively screens the proposed extension from view. It is therefore unlikely that t
17. It is therefore considered that in terms of neighbour amenity the proposal would be compliant with Policies DD1, DD4 and DD5 in the Adopted UDP.

Car Parking

18. The site boundary shown on the submitted plans (Block Plan Rev A) indicates the open area to the front of the premises to be utilised for car parking and additional spaces provided within the building. At the narrowest point, this parking area measures over 11m in width between the building frontage and the highway which is

sufficient for two cars to be parked in tandem. A total of 7 spaces can be provided on this frontage along with cycle storage, and a further 6 spaces within the building. The internal spaces have been provided in order to avoid any potential restriction to the access and service area.

19. As parking on Lodgefield Road and the surrounding residential streets is limited, with cars parked on the pavements, potential on-street parking for the future employees at the application site is not considered appropriate. The applicant has therefore proposed the provision of internal parking spaces to accommodate car parking at the maximum requirement under the Parking Standards SPD. At this level, the proposal would satisfactorily achieve off street car parking for all proposed employees and the cycle storage would further mitigate any potential impacts. The internal space within the building will also maintain provision for larger service vehicles and manoeuvring space which will allow the space in-front of the roller shutters to be used solely for access and egress. This has been shown on revised plans to avoid detriment to road users, highway safety and residents.
20. The majority of the objections received referred to concerns about potential loss of parking spaces and the over abundance of cars which may potential park on the surrounding residential streets when the premises are in operation. It is considered on balance, that the additional spaces within the premises will address the concerns raised in the objections and, the surrounding residential properties are unlikely to suffer from additional parking congestion in the vicinity.
21. It is considered that the car parking provision and cycle storage provided on site will be sufficient to serve the proposed development consistent with the Parking Standards SPD.

CONCLUSION

22. The proposed development for an extension to the existing building will enable the reuse of the premises to provide an economic use within this area, consistent with the Core Strategy spatial objectives. It is unlikely that the proposed use would cause any adverse impact to the occupants of residential properties or to the future

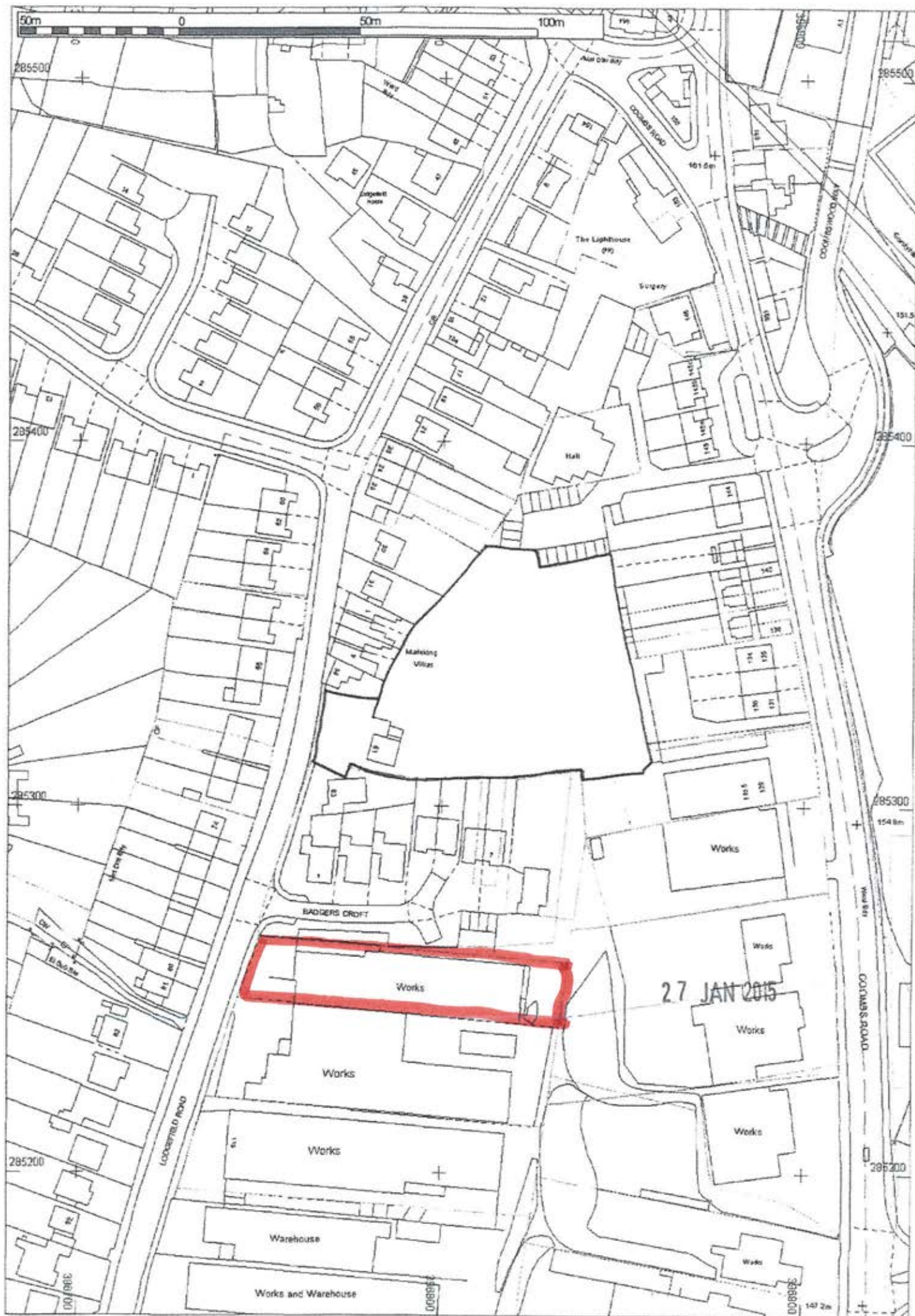
operations of nearby industrial premises as there will be no overlooking, overshadowing or loss of privacy due to the positioning of the proposed windows and the boundary treatment around the site. As the proposal will not involve a material change of use from the established B2 use, there is no requirement for mitigation against potential noise or other environmental matters. The proposed car parking provision is considered on balance, to be a pragmatic proposal to accommodate car parking at the maximum requirement under the SPD, which is also at a level that would achieve off street car parking for all proposed staff. On this basis, it is considered that the proposed development is appropriate in this location and is in compliance with the relevant policies.

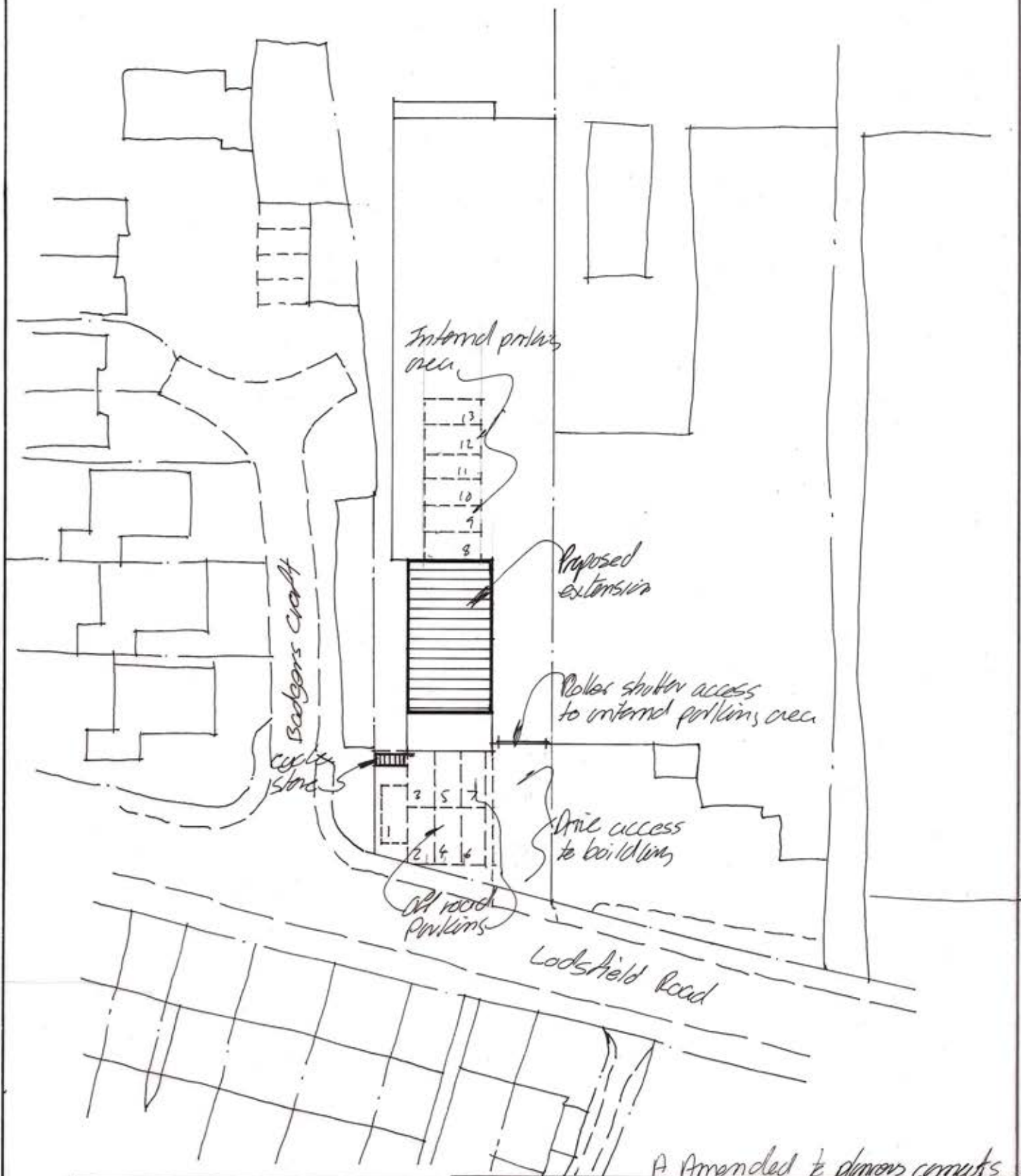
RECOMMENDATION

23. 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.
2. The development hereby permitted shall be carried out in accordance with the following approved plans: [Location Plan, SH/14/100B, Block Plan Rev A]
3. The building shall not be occupied until the area shown for car parking/loading and unloading/manoeuvring on the plan numbered [Block Plan, Rev A] has been graded, levelled, surfaced, drained and marked out in accordance with the agreed scheme and that area shall not thereafter be used for any other purpose unless otherwise agreed in writing with the Local Planning Authority.
4. The building shall not be occupied until secure cycle parking and shower facilities are installed in accordance with approved plan [Block Plan Rev A] and the Authority's Parking Standards SPD. The cycle parking shall thereafter be made available at all times and be maintained for the life of the development.

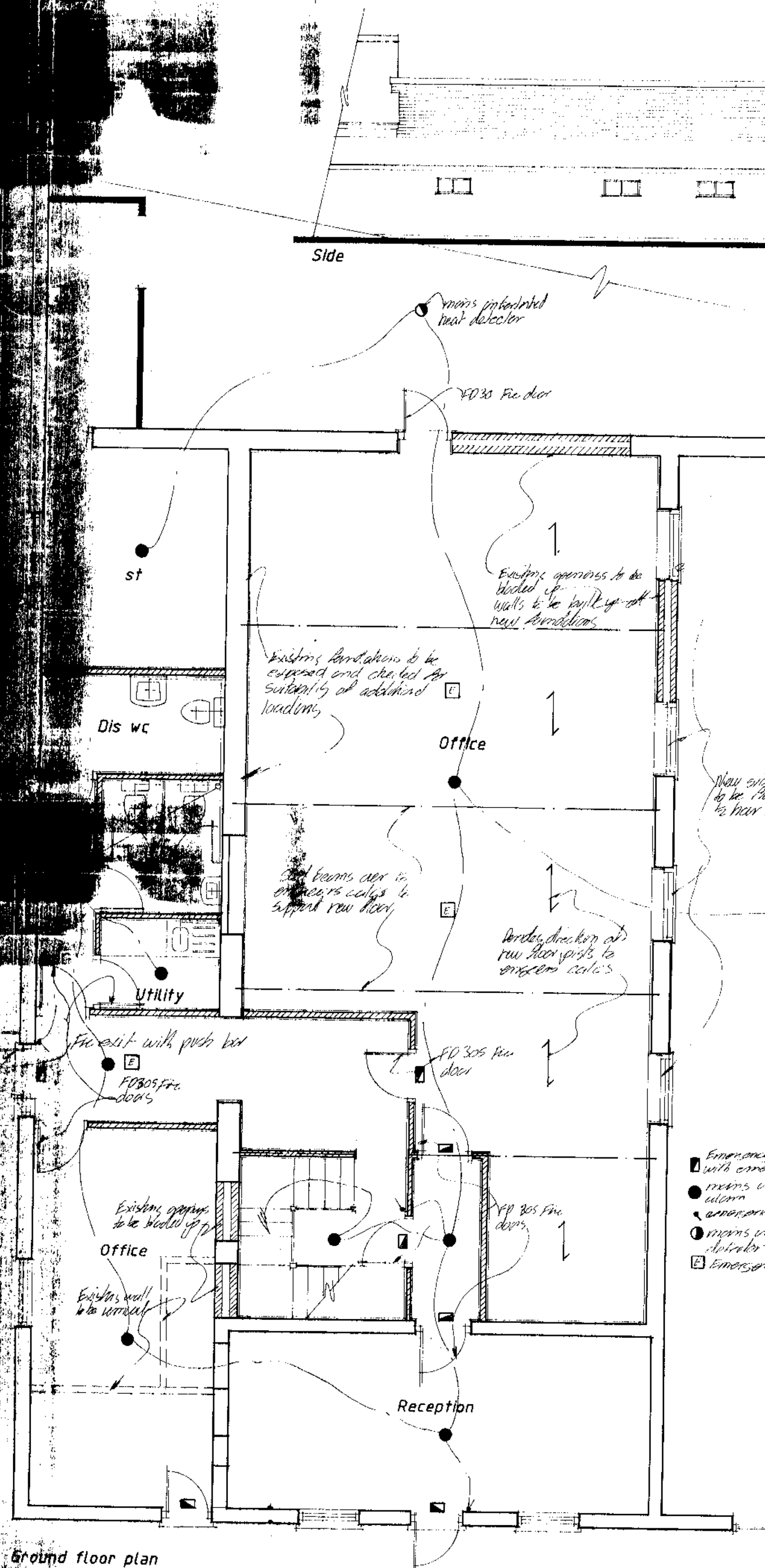




A Amended to previous comments 3/16

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JOB TITLE 64-65 Lodsfield Rd. Halesowen		DRAWING TITLE Block Plan	
ORIGIN 1:500	DATE Feb 2015 A	JOB NO	DRAWING NO



Ground floor plan

Rainwater Goods

100 mm half round rainwater gutter to discharge into new 68 mm down pipes as indicated on plan, to discharge into existing drains or soakaways min 5m from dwelling.

Windows

All new windows to be double glazed to have vertical and horizontal reveals closed with 100 mm Thermabate cavity closer (or similar). Safety glass to be provided to doors, adjoining windows and roof lights (glazing up to 1500mm above FFL in door panel) to BS: 6206:1981. All new windows to comply with part L of the building regulations 2010. Upvc doors and windows to have double glazed units to be 6mm Pilkington Optifloat outer 16mm cavity to be Argon filled with Pilkington K 6mm inner to provide min u-value not to exceed 1.6 w/m² C.

Main Roof

RubberBond fleeceback EPDM welded membrane roof finish or similar laid in accordance with manufacturer's instructions on 60mm Kingspan flat roof insulation Kooltherm K11 with 75mm Kingspan packer board to provide min u-value of 0.18W/m² K in accordance with manufacturer's details on vapour control layer on 18mm plywood decking on diminishing strips laid to fall min 1:40, on 50x170mm C16 grade timber flat roof joists at max 600mm cts with steel beams at max 3.5m cts to engineer's calc's. Gable steel straps at max 2m cts at ceiling level to hold down 75x100mm timber wallplate in accordance with BS 5268 part 3 1985.

Fire Requirements

12.5mm fireline board (2 layers of 12.5mm plasterboard) to structural steel work to provide 1/2 hour fire resistance. Mains operated smoke alarms to be provided at ground floor level to be interlinked as indicated on plan and connected to existing fire alarm system to be grade A Category 1102 in accordance with BS 5839-6:2004. Emergency lighting and exit signs to be installed as indicated on plans. Side facing windows to loading bay at ground floor level to provide 1/2 hour fire resistance and be fixed none opening.

Electrical

Light switches to be at a height no more than 1350mm, socket outlet to be min 450mm above finish floor level. Energy efficient lighting to be fitted to min 3 number rooms, outlet that only take lamps having a luminous efficiency greater than 40 lumens per circuit-watt. The new electrical installation is to be tested in accordance with I.E. wiring regulations and part P of the building regulation. A certificate of safety for the electrical installation is to be provided to building control.

Ventilation

Mechanical ventilation to be provided, we and utility area to have extract fan to provide 15l/s ventilation with 15 minute over run to work in conjunction with light switch. All extractors to terminate at external air and to be fitted with condensation traps. Rapid ventilation to be provided to 1/20th of the floor area. Trickle ventilators to be fitted to windows to provide min 8000mm² background ventilation for habitable rooms, and to provide 4000mm² background ventilation to others.

Note:

All external facing materials to match existing as closely as possible. Before any work commences on site it is the builder's responsibility to visit site and check all relevant information. Party Wall Act. If the extension is close to a party wall of boundary you may be required to enter into a party wall agreement with adjoining owners. Advice should be sent from a party wall surveyor to check if you need to enter into a party wall agreement.

Access specification

Ramp

The ramp surface to be slip resistant, especially when wet. The surface of the ramp should contrast visually with the landings so that its presence is distinguishable by visually impaired people. A minimum up stand of 100mm is required on the edge/open side of the ramp to prevent wheelchair users from falling. The up stand to contrast visually with the surface of the ramp/landing.

Handrails

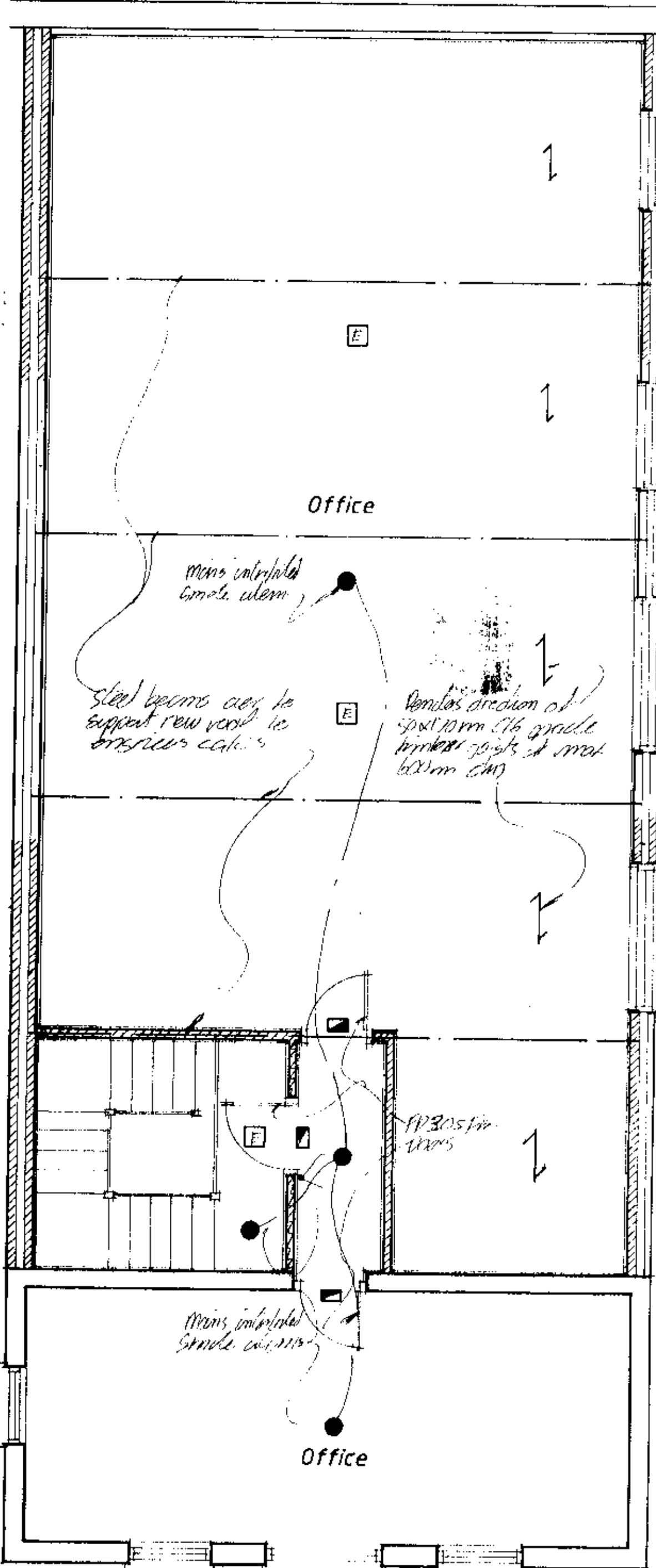
Handrail to be provided both sides of ramp (for people with weakness on one or both sides) ensuring that not less than 1500mm width is provided between handrails. The handrails should contrast visually against its background and not be cold to the touch. Handrails to extend at least 300mm horizontally at the bottom of the ramp.

Steps

Step approach max. rise of each step should be between 150mm and 170mm. Each step nosing to be made apparent by using a permanently colour contrasting material 55mm wide on the tread and the riser, to help people with a visual impairment identify individual steps and the size of the stair. To give advance warning of a flight of steps for people with a visual impairment a 'corduroy' hazard warning surface should be provided at the top and bottom of the flight in accordance with the Access for All SPD.

Entrance Door

Entrance doors to provide for a minimum clear opening width of 800mm to allow wheelchair users access for at least one leaf. To ensure people can easily access the doors, the opening force of the leading edge should be no greater than 30N.



First floor plan

100mm (up) rain, all in gutter

50x170 C16 grade timber roof joists at max 600mm cts

22mm T+G floor boards on timber floor joists to engineers calc's

100mm insulation girth kind between floor joists with 10.5mm floor boards to U/S

Section

Foundations

Building area to be stripped of all vegetable soil and existing concrete works. New 600x600mm trench fill foundations to be taken down to the same depth, to the satisfaction of local Building control.

Drainage

All drains to be in accordance with CP801 and BS5572. Concrete lintel over drains passing through walls. Drains passing under floor to be encased in 150mm of granular fill. Drainage from WC to discharge into new 110 mm upvc SVP's, to have access hatch at floor level for rodding to terminate at external air through roof tile vent, to discharge to existing foul drain, 32mm diam waste pipe with 50mm deep trap to basins and shower. 100mm diam waste pipe from we with 75mm deep trap, to BSC P.305.

Damp Proofing

1200g polythene D.P.M. with joints taped and taped dressed and sealed around pipes, dressed under d.p.c. to BS 743, d.p.c. at min height of 150 mm above ground level to all loadbearing walls. Window and door reveals to be closed horizontally and vertically by 100 mm Thermabate cavity closers (or similar) cavity trays to be provided over all openings with weep holes at 450 mm cts.

Ground Floor

75mm sand/cement screed on 100mm loadbearing celotex floor insulation or similar to be returned up perimeter of external wall to prevent cold bridging on 1200g polythene D.P.M. on existing concrete floor slabs. All brickwork below d.p.c. to be class B semi engineering bricks laid to manufacturer's latest instructions.

External Walls

300 mm cavity wall construction, 100 mm brickwork outer leaf to match existing, 100 mm cavity with stainless steel double twist wall ties (250mm horizontal cts 450mm vertical cts) and to have 100mm rockwool insulation batts (or similar to fill cavity), inner leaf 100mm lightweight concrete blockwork, Celcon or similar, plaster finish to inner side, total u-value not to exceed 0.28 w/m² C. Where new cavity wall and existing meet, cantilever stronghold wall connector to be used (to manufacturer's details). Where walls meet cavity is to be continuous.

Lintels

Galvanized steel combined lintels (cantilever or similar) insulated along full length to prevent cold bridging, min 150 mm end bearing. New steel beam to have 1 layers of 12.5 mm Fireline board and skin to provide 1 hour fire resistance, to be supported on concrete padstones to engineer's details.

New Staircase

Staircase min going 250mm, rise between 150mm-170mm. Min 2m headroom to be provided full length of staircase, handrail to both sides of stair max 900mm above step level and 1000mm above finish floor level at landing level, with balustrade at max 99mm cts to stairs and landing. Each step nosing to be made apparent by using a permanently colour contrasting material 55mm wide on the tread and the riser, to help people with a visual impairment identify individual steps and the size of the stair.

B. Approved to building control standards
P. Details specified

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JOB TITLE
**64-65 Lodgefield Road
Halesowen
B68 8AR**

27.10.2015

SCALE
1:50 ~ 1:100

DATE
June 2014

DRAWING TITLE
**Proposed first floor extension
to form office and wc at
ground floor**

JOB NO.
SH/14/1008

DRAWING NO.