

PLANNING APPLICATION NUMBER:P07/2216

Type of approval sought	Full Planning Permission
Ward	KINGSWINFORD SOUTH
Applicant	Hyperion Homes
Location:	SELWFORD, BROADFIELD CLOSE, KINGSWINFORD, DY6 9PY
Proposal	DEMOLITION OF BUNGALOW AND ERECTION OF 3 NO. DETACHED DWELLINGS (RESUBMISSION OF WITHDRAWN APPLICATION P07/1274)
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The site measures 0.1 hectares and comprises a detached hipped roofed bungalow built in the 1950's. The bungalow has an integral garage with vehicular access into the site provided to the east. The existing bungalow is vacant. The boundaries of the site comprise a low boundary wall with a mature hedge planted behind. The site is relatively flat and is situated on a corner plot.
2. The site is located either side of two detached two storey dwellings also built in the 1950's with no. 2 Broadfield Close (Kendal House) located to the west and 'Attwood' situated to the north. Broadfield Close is characterised by twenty-nine detached properties of varying traditional styles all built in the 1950's. The site is situated within a mature residential area with mature hedgerows and dwarf walls forming the front boundaries to properties. There is a mature tree situated at the top of Broadfield Close positioned centrally within the highway as Broadfield Close is approached via Stream Road.

PROPOSAL

3. The proposals seek the demolition of the existing bungalow and erection of 3 no. detached two storey dwellings. The dwellings would result in the creation of a staggered building line with the two plots immediately adjoining Kendal House extending forwards 1.8 metres from this dwelling. The dwelling closest to Stream Road would sit forwards 3 metres from Kendal House or 1.2 metres forwards of the adjoining proposed dwellings.
4. The two dwellings closest to Kendal House would be L-shaped with a forward facing gable and partial integral garage. The proposed corner plot would comprise a hipped roof with a single attached garage to the side of the dwelling. Each of the rear gardens serving each of the dwellings would be 12.6 metres long.
5. The application is accompanied by a design & access statement.

HISTORY

APPLICATION No.	PROPOSAL	DECISION	DATE
BH/54/1509	Erection of a bungalow	Approved with conditions	20/01/55
P07/1274	Demolition of bungalow and erection of 3 no. detached dwellings	Withdrawn	09/08/07

6. The previous application was withdrawn following concerns regarding the design, appearance; scale and massing of the proposed dwellings in relation to their context. Concerns were also expressed by Group Engineer (Development) with respect to the lack of off street parking spaces within the proposed development.

PUBLIC CONSULTATION

7. The application was advertised by way of neighbour notification letters being sent to the occupiers of forty-eight properties within close proximity to the site. The latest date for comments was the 25th December 2007. Twenty letters of objection have been received raising the following material planning considerations:

- The existing bungalow should be re-used.
- Lack of off street parking spaces resulting in the displacement of vehicles onto Broadfield Close raising highway safety concerns.
- Plot 3 extends beyond the building line being detrimental to the character of the area.
- Existing dwelling is accessed from private drive off Broadfield Close serving Sewlford, Attwood and Chopin. The proposed development would all be accessed from Broadfield Close resulting in an increase in congestion.
- Density is too high. The scheme should be two houses and not three.
- Plots 1 and 2 – the garages are unusable due to the stairwell intrusion.
- Loss of privacy and intrusion into Attwood.
- Design and style of the proposed dwellings does not reflect the architectural style of the existing dwellings in Broadfield Close and would be out of keeping.
- Broadfield Close is characterised by well spaced dwellings set within large plots, the proposed development would therefore be out of character.

8. A number of letters have raised concerns that the existing island at the top of Broadfield Close would be removed by the proposed development. The island and the associated mature tree would be unaffected by the proposals and would remain as a traffic calming measure and a landscape feature within the existing street scene.

OTHER CONSULTATION

9. Group Engineer (Development): No objections following the submission of amended plans which have addressed previous concerns.
10. Head of Public Protection: No adverse comments.

RELEVANT PLANNING POLICY

- Unitary Development Plan
 - S2 Creating a more Sustainable Borough
 - DD4 Development in residential areas
 - DD6 Access and Transport Infrastructure
 - H3 Housing Assessment Criteria
 - H6 Housing Density
 - AM14 Parking
11. The site is not designated for any particular use within the Adopted Dudley Unitary Development Plan.
 - Supplementary Planning Document(s)
 - Parking standards and travel plans
 - New Housing Development: Establishing Local Context
 - Supplementary Planning Guidance
 - PGN3 New housing development

- Regional Spatial Strategy

QE3 Creating a high quality built environment for all

- National policy documents

PPS3 Housing

Manual for Streets

ASSESSMENT

Key Issues

- Principle
- Density
- Layout
- Design and Appearance
- Impact on Residential Amenity
- Parking and Access

Principle

12. The site comprises previously-developed land as defined by PPS3 since it contains an existing dwelling and its associated garden space. The government seeks the delivery of new housing development on previously-developed land in the interests of creating sustainable forms of development. The proposals are therefore in accordance with Policies S2 and H3 of the Adopted Dudley Unitary Development Plan (2005).

Density

13. PPS3 seeks to ensure that new housing development makes an efficient use of land by ensuring that residential development is built at a minimum density of 30 dwellings per hectare. The proposed development would result in a gross density of 33 dwellings per hectare.

14. Broadfield Close is characterised by large detached dwellings set within large plots. 2-10 Broadfield Close, Sewlford, Attwood and Chopin is built at a gross density of 16.6 dwellings per hectare and 1-13 Broadfield Close is built at a gross density of 14 dwellings per hectare.
15. Whilst the proposals would result in a density above that inherent within the immediate area the resultant density is only just above the minimum sought by national planning guidance. Without achieving the minimum density of 30 dwellings per hectare the proposals would make an inefficient use of land and would be contrary to government guidance. If all new housing schemes provided less than 30 dwellings per hectare there would be a danger that the Borough would not meet its strategic housing requirements and would fail to provide sufficient housing in which to meet local need. The proposals are therefore in accordance with Policy H6 of the Adopted Dudley Unitary Development Plan (2005).

Layout

16. The proposed dwellings would retain space around each of the plots with a 1 metre separation distance between each of the plots. The proposed units would be 2 storeys comprising 3 and 4 bedroom units. The height of the proposed dwellings would complement the scale and massing of the dwellings that immediately adjoin the application site as well as other dwellings within Broadfield Close. The ridge height of the proposed dwellings would be 0.2 metres higher than the ridge height of no. Broadfield Close. Whilst this is higher given the separation distance between the proposed dwellings and no. 2 Broadfield Close this would not detract from the visual appearance of the street scene.
17. The proposed development would provide off street parking in the form of an integral and attached garages with parking to the front of these. The off street parking provision would be provided to the front and side of the dwellings. This is in accordance with the arrangement and layout of off street parking provision associated with the existing dwellings within the street.

18. The proposed dwellings would comprise gardens being 12.6 metres in length and approximately 10 metres wide. The size of the gardens significantly exceeds the minimum standards set out within the Council's New Housing Development SPG. Whilst Broadfield Close comprises some detached dwellings set within large plots there are a number of the dwellings that have similar sized gardens to those forming part of the proposed development (15-23 Broadfield Close and 8-14 Broadfield Close). The proposed gardens would therefore not appear out of context.
19. The proposed dwellings would sit forwards of no. 2 Broadfield Close by between 1.8 and 2.5 metres. Plot 3 occupies a corner plot and would sit forwards of Attwood, which adjoins the site to the north, by 11 metres. Plot 2 would also sit forwards of Attwood by some 1.8 metres.
20. The north side of Broadfield Close comprises a variety of individually designed detached dwellings with varying space around the dwellings and different gaps between each of the dwellings. These dwellings do comprise a uniform building line all being set back 9 metres from the back edge of the pavement. Given that the dwellings are all of a unique style with different spaces around the dwellings, despite the building line the character of the street scene is one of an irregular and organic appearance.
21. Plots 1 and 2 would only extend forwards by 1.8 metres from the front elevation of no. 2 Broadfield Close. This is not significant and would not detract from the existing appearance of the street scene. Whilst Plot 3 would extend 2.5 metres forwards of no. Broadfield Close this dwelling would be located far away enough from this property to ensure that there would be no adverse impact on the visual appearance of the street scene. The development would result in a slight staggered building line at the entrance to the cul-de-sac, which would help define the new development and distinguish it from the existing dwellings.
22. The form of the proposed development has regard to the layout of the existing dwellings along Broadfield Close through retaining the space around dwellings, proposing two storey development, respecting the height, massing and proportions of

the existing dwellings within the street, providing off street parking to the front/side of the house, retaining a suitable set back from the highway and providing suitability sized back gardens. The proposals are therefore in accordance with Policy DD4 (Development in Residential Areas) of the Adopted Dudley Unitary Development Plan (2005) and the New Housing Development: Establishing Local Context SPD.

Design and Appearance

23. Whilst Broadfield Close comprises dwellings that were all built during the 1950's the street is made up of a number of individually designed dwellings with the exception of one house type that is common within the street with respect to 5-13, 19-23 and 26 Broadfield Close. The street comprises predominantly two storey dwellings with the exception of the application site being a bungalow and the site opposite (1 Broadfield Close). The two storey dwellings are a mix of hipped and pitched roof properties with forward projecting gables.
24. Plots 1 and 2 would comprise a forward facing gable comprising a feature hipped bay window. The main entrance into the dwellings would be defined by a monopitch roof being placed over the doorway linking the proposed gable with the partial integral garage. Integral garages are not a common feature within the street scene. Whilst this detail would be a specific feature of the new dwellings, the appearance of a partial integral garage is not considered a sufficient reason in which to recommend the refusal of planning permission.
25. Plot 3 would comprise a hipped roof also with a feature hipped bay window and pitched roof canopy over the front door into the dwelling. The dwellings would contain casement windows with reconstituted stone cills and brick splayed headers.
26. Plot 3 would comprise a dual aspect house addressing both the main part of Broadfield Close and the road to the east of the site providing access to Attwood and Chopin. The east elevation would comprise a number of windows on its side elevation thereby providing an active frontage to the street.

27. The proposed dwellings whilst being modern would comprise traditional embellishments with the overall design complementing the appearance of the existing dwellings along Broadfield Close thereby being in accordance with Policy DD4 (Development in Residential Areas) of the Adopted Dudley Unitary Development Plan (2005).

Impact on Residential Amenity

28. Plot 1 would extend 2.8 metres beyond the rear elevation of no. 2 Broadfield Close. This property is set in 1 metre from the boundary and then there is a single garage attached to the side of the house. The main part of the dwelling is therefore set in approximately 4 metres from the boundary of the application site. The separation distance between 2 Broadfield Close and Plot 1 would ensure that despite the proposed dwelling extending beyond the rear of no. 2 Broadfield Close that there would be no contravention of the 45 degree code guidelines and therefore no undue loss of light to habitable rooms within this property as a result of the proposed development.
29. No. 2 Broadfield does not comprise any windows serving habitable rooms within its side elevation. Plot 1 would only comprise windows serving the cloakroom, bathroom and en-suite. These windows would be obscurely glazed and would therefore not result in a loss of privacy to the occupiers of the adjoining property.
30. Whilst Plot 3 would sit forwards of Attwood, the new dwelling would be located 16 metres away from the front elevation of the dwelling. The garage would be closer being within 9 metres from the front elevation of Attwood. The siting of Plot 3 would not contravene the 45 degree code guidelines with respect to its relationship with Attwood. The separation distance coupled with the non contravention of the 45 degree code would ensure that Plot 3 would not result in a significant loss of light or overlooking with respect to Attwood.

Parking and Access

31. Plots 1 and 2 comprise integral garages with an internal dimension of 3m x 6m enabling the provision of three off street car parking spaces per four bedroom

dwelling. The attached garage associated with plot 3 is 6 metres long and 2.4 metres wide. This garage therefore would not constitute a parking space since it is deficient in terms of its internal dimensions and fails to meet guidance set out within Manual for Streets. However, this dwelling would have a 3.2 wide driveway that would be 16 metres long. The driveway is of sufficient dimensions in order to provide parking for 3 vehicles. With respect to plots 1 and 2 the off street parking provision meets the Council's maximum parking standards and plot 3 exceeds the maximum parking standards. The proposed development therefore would provide sufficient off street parking provision to meet the needs of the development in accordance with the Council's Parking Standards and Travel Plans SPD.

CONCLUSION

32. The principle of development is established since the site constitutes previously-developed land as defined by national planning guidance whereby new housing development should be focused in the interests of sustainability. Whilst the density of the development is higher than the existing development within Broadfield Close it is only just above the minimum density sought by national and local planning guidance to ensure that new housing development makes an efficient use of land. The proposed form and layout of the development has regard to the context of the site providing detached dwellings set back from the road frontage with parking located to the front/side of the dwellings and with a reasonably sized rear garden. The external appearance of the proposed dwellings would complement the design of the existing dwellings situated along Broadfield Close comprising a mix of gable fronted and hipped roof designs with hipped bay windows. The siting of the dwellings with respect to neighbouring properties would ensure that there is no adverse impact by way of a loss of light or overlooking to the occupiers of adjoining dwellings, in particular no. 2 Broadfield Close and Attwood.

RECOMMENDATION

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

Reason for approval

The principle of development is established since the site constitutes previously-developed land as defined by national planning guidance whereby new housing development should be focused in the interests of sustainability. Whilst the density of the development is higher than the existing development within Broadfield Close it is only just above the minimum density sought by national and local planning guidance to ensure that new housing development makes an efficient use of land. The proposed form and layout of the development has regard to the context of the site providing detached dwellings set back from the road frontage with parking located to the front/side of the dwellings and with a reasonably sized rear garden. The external appearance of the proposed dwellings would complement the design of the existing dwellings situated along Broadfield Close comprising a mix of gable fronted and hipped roof designs with hipped bay windows. The siting of the dwellings with respect to neighbouring properties would ensure that there is no adverse impact by way of a loss of light or overlooking to the occupiers of adjoining dwellings, in particular no. 2 Broadfield Close and Attwood.

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 numbered 0603/Scheme4/1.01, 0603/Scheme4/1.02 Rev B, 0603/Scheme4/1.03 Rev A, 0603/Scheme4/1.04, 0603/Scheme4/1.05 and 0603/Scheme4/1.06 unless otherwise agreed in writing by the Local Planning Authority.

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. Prior to the commencement of development and notwithstanding the details already submitted details shall be submitted to and approved in writing by the Local Planning Authority of the proposed boundary treatment. The details shall include plans and elevations providing information on the location, height, design and appearance of the proposed boundary treatment. The boundary treatment shall be implemented in accordance with the approved details and retained for the lifetime of the development.
3. Prior to the commencement of development details shall be submitted to and approved in writing by the Local Planning Authority of the type, texture and colour of the materials to be used on the elevations and roof. The dwellings shall then be built in accordance with the approved details and retained for the lifetime of the development.
4. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of the development.
5. All planting, seeding or turfing comprised in the details of landscaping approved in accordance with condition 6 shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development whichever is the sooner; and any trees, hedgerows or plants contained in the approved planting scheme which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.
6. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 or any order revoking and re-enacting that Order) at no time during the life of the development shall the areas approved for landscaping be used for any other purpose.
7. Development shall not begin until a scheme for protecting the proposed dwellings from noise from traffic on Stream Road has been submitted to and approved by the local planning authority, and all works which form part of the scheme shall be completed before any of the permitted dwellings is occupied.
8. The means of access and parking areas shall be completed before first occupation of the dwellings hereby approved.