

PLANNING APPLICATION NUMBER:P07/0552

Type of approval sought	Full Planning Permission
Ward	Halesowen South
Applicant	Mr & Mrs Evans
Location:	TO THE REAR OF 49, GRANGE ROAD, HALESOWEN, B63 3EF
Proposal	ERECTION OF 1 NO DETACHED BUNGALOW
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The application site is a rectangular plot of land measuring 22 metres x 10 metres, formerly used as amenity area for 49 Grange Road. The garden area is enclosed by a 1.8 metre high boundary fence.
2. The plot of land is accessed via a private drive (Greenleas Gardens) that serves 4 bungalows and 51 Grange Road.
3. The plot is adjacent to 1 Greenleas Gardens. 1 Greenleas Gardens has a garage and driveway nearest to the proposed bungalow.
4. The character of the immediate streetscene within the private drive is that of modern bungalows in varied styles, plot shape and size. Grange Road is an established residential area that is characterised by older detached and semi detached dwellings.

PROPOSAL

5. Planning permission is sought for the erection of a two bedroom detached bungalow.

6. A 2m high fence would be built between the new dwelling and 49 Grange Road. A 0.9 metre high dwarf wall would be erected at the front of the property.
7. The dwelling would be set back from the private drive. Vehicular access would be directly from the private drive to a 5.4 metre length driveway that would provide 2 car parking spaces.
8. Amended plans have been requested to insert a North facing window to provide additional daylight in the rear bedroom. These will be appended to the pre-committee notes.

HISTORY

9.

APPLICATION No.	PROPOSAL	DECISION	DATE
98/50237	Rear single storey extension to provide enlarged sitting room	Approved with conditions	3.4.98

PUBLIC CONSULTATION

10. Neighbours adjacent to/nearby the site were consulted and as a result two letters of objection were received, one of which contained 6 signatures. The objections raised were on the grounds that:
 - Greenleas Gardens was a narrow private drive unadopted by the Council. Development of the site would increase risk of damage to services when lorries were brought on site.
 - Parking on the private drive would block driveways and was already an issue that would be increased by construction vehicles and a new dwelling.
 - Only 5 properties should be served by an unadopted highway.

OTHER CONSULTATION

11. **The Head of Environmental Protection:** No objections
12. **Group Engineer, Development:** No objections subject to conditions.

RELEVANT PLANNING POLICY

13. Adopted Dudley Unitary Development Plan (2005)
 - Policy DD1 (Urban Design)
 - Policy DD4 (Development in Residential Areas)
 - Policy DD6 (Access and Transport Infrastructure)
 - Policy H3 (Housing Assessment Criteria)
 - Policy H6 (Housing Density)
14. Supplementary Planning Guidance
 - Planning Guidance Note 3 (New Housing Development)
 - Parking Standards and Travel Plans
15. PPS3 - Housing

ASSESSMENT

16. The key issues are
 - Impact on the character of the area
 - Impact upon residential amenity

Impact on the character of the area

17. The proposed dwelling would be accessed from Greenleas Gardens, which is a narrow driveway. The layout of the existing dwellings means that none of them are visible from Grange Road, therefore the new dwelling would not have any impact on the character of the wider area, in accordance with policies DD1 (Urban Design) and policy DD4 (Development in Residential Areas) of the adopted Dudley Unitary Development Plan (2005).
18. The character of the immediate surrounding area is that of modern bungalows, but is mixed in terms of plot widths and layout, with direct road access. The building line of the proposal and plot size would be comparable with 1 Greenleas Gardens, while the siting of the proposed bungalow, in terms of habitable room windows relative to boundary treatments, would be comparable with 3 Greenleas Gardens. Design of the proposal would be compatible with the other 4 bungalows in the private drive, therefore the proposal would be compatible with the character of the immediate area, in accordance with policies DD1 (Urban Design) and policy DD4 (Development in Residential Areas) of the adopted Dudley Unitary Development Plan (2005).
19. The proposal would make effective use of land, existing Infrastructure and services available within the area, this would support policies H3 (Housing Assessment Criteria), H6 (Housing Density) of the adopted Dudley Unitary Development Plan (2005) and PPS3 (Housing).

Impact upon residential amenity

20. The windows of the proposed bungalow would be 22 metres from the nearest facing windows at 49 Grange Road and windows at 4 Greenleas Gardens are at such an angle that overlooking would not occur. The proposed amendment to insert an additional window in the rear bedroom would not overlook the rear garden of 47 Grange Road, because it would be facing a 2 metre high fence, therefore there would be no adverse impact on privacy in accordance with Policy DD4 – Development in Residential Areas of the adopted UDP (2005) and PGN 3 New Housing Development.

21. The proposed bungalow would be in line with 1 Greenleas Gardens, therefore there would be no adverse impact on daylight to the neighbouring property. Thus, the proposal would comply with Policy DD4 – Development in Residential Areas of the adopted UDP (2005) and PGN 3 New Housing Development.
22. The existing and proposed dwellings would provide garden amenity length of 11 metres and over 84 square metres area, well in excess of the Council's policy guidelines. Therefore the proposal would be in accordance with Policy DD4 – Development in Residential Areas of the adopted UDP (2005) and PGN 3 New Housing Development.
23. It is considered that the provision of two car parking spaces would be 1 space in excess of policy guidelines, which would create some off street parking for visitors. Siting and visibility of the parking area adjacent to the 2 metre high fencing is comparable with that of 1 Greenleas Gardens. The parking at 49 Grange Road would remain unchanged, therefore the proposal would comply with Policy DD6 (Access and Transport Infrastructure) and the Council's SPD Parking Standards and Travel Plans.
24. The issues relating to the adoption of the highway and possible damage to services are not material planning considerations. Before any approval could be constructed, permission would have to be sought from the other residents of the private drive and the necessary building regulations would need to be satisfied.

CONCLUSION

25. It is considered that the proposal would be compatible with the existing dwellings and surrounding area and would not have an adverse impact on visual and residential amenity. Therefore the proposed development would comply with policies DD1 (Urban Design), DD4 (Development in Residential Areas), DD6 (Access and Transport Infrastructure), H3 (Housing Assessment Criteria), H6 (Housing Density) of the adopted Dudley Unitary Development Plan (2005), Planning Guidance Note 3

(New Housing Development), Parking Standards and Travel Plans and PPS3 – Housing.

RECOMMENDATION

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

Reason for Approval of Planning Permission

It is considered that the proposal would be compatible with the existing dwellings and surrounding area and would not have an adverse impact on visual and residential amenity. Therefore the proposed development would comply with policies DD1 (Urban Design), DD4 (Development in Residential Areas), DD6 (Access and Transport Infrastructure), H3 (Housing Assessment Criteria), H6 (Housing Density) of the adopted Dudley Unitary Development Plan (2005), Planning Guidance Note 3 (New Housing Development), Parking Standards and Travel Plans and PPS3 – Housing.

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

Informative

The development hereby permitted shall be built in accordance with the approved drawings received on 21 March 2007.

Conditions and/or reasons:

1. The dwellings shall not be occupied until works for the disposal of foul and surface water drainage have been provided on the site to serve the development hereby

permitted, in accordance with details to be submitted to and approved by the Local Planning Authority.

2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
3. Development shall not begin until details of the type, texture and colour of materials to be used in external elevations have been submitted to and approved by the local planning authority. The development shall proceed in accordance with the approved details.
4. No development shall commence until details of the proposed boundary treatments have been submitted to and approved in writing by the Local Planning Authority and no dwelling shall be occupied prior to the erection of such treatments in accordance with the agreed details.
5. Prior to first occupation of the dwellings the means of access and parking areas shall be graded, levelled, surfaced and marked out and shall be retained for the lifetime of the development.
6. Development shall not begin until details showing the insertion of an additional window in the rear bedroom have been submitted to and approved by the local planning authority.