

# PLANNING APPLICATION NUMBER: P09/1215

Type of approval sought	FULL PLANNING PERMISSION
Ward	NORTON
Applicant	BANNER HOMES MIDLANDS LTD
Location:	<b>GABLE END, QUARRY PARK ROAD, STOURBRIDGE, DY8 2RE</b>
Proposal:	<b>REVISION OF PLANNING PERMISSION APPROVAL P07/1803 TO HOUSE TYPE ON PLOT 1 WITH REVISED GARAGE DESIGN AND REPOSITIONING OF DRIVEWAY.</b>
Recommendation summary:	<b>APPROVE SUBJECT TO CONDITIONS</b>

## SITE AND SURROUNDINGS

1. This is a 0.33 hectare site located on the western side of Quarry Park Road, Pedmore. The site currently accommodates a large detached house ( 'Gable End' ) and two other houses currently under construction within its former rear garden ( see History section ) . The site contains a number of TPO trees, the majority of which are along the northern and western boundaries. The surrounding area is exclusively residential – the area is characterised by large individually-styled detached dwellings set within relatively spacious plots. The site shares its boundaries with The Purlins and Redmays to the north, Broadfield to the south, and Dreycote to the west.

## PROPOSAL

2. The dwelling on plot 1 is a hybrid bungalow/house, being part single storey with habitable rooms in the roof space with a two storey wing at its northern end. The property has an integral double garages and driveway. Permission is sought to alter the position of the driveway leading to the garage and the means of access to the garage itself. The applicant has stated that the reason for the proposed changes is to provide a better manoeuvring arrangement for vehicles accessing the plot than the originally-approved scheme.

3. As part of the development the main access drive to the new buildings from Quarry Park Road is to be slightly realigned, which involves the proposed removal of 6no.existing trees along its southern side. Replacement planting is proposed.

## HISTORY

4.

APPLICATION	PROPOSAL	DECISION	DATE
P07/1803	Erection of Two Detached Houses and Access Drive	Refused	November 2007

5. The application was refused by Committee on the grounds that it constituted over-development of the site, thereby having an adverse effect on the character of the area. A subsequent appeal was allowed in November 2008.

## PUBLIC CONSULTATION

6. Objections to the proposal have been received from the following properties:

Mayhill ( on the opposite side of Quarry Park Road )

A tree has been removed from the site which used to screen the development from their property.

Broadfield

Objection to the proposed removal of trees alongside the main access drive.

Dreycote

Significant unauthorised alterations have been made to the design of plot 1.

## OTHER CONSULTATION

7. The Head of Environmental Health & Trading Standards: no objection to the proposal.
8. Group Engineer ( Development ): no objection to the proposal.

## RELEVANT PLANNING POLICY

### 9. Adopted UDP 2005

Policy DD4 ( Development in Residential Areas );

## ASSESSMENT

10. Policy DD4 advises that new development in residential areas will only be allowed where there would be no adverse effect on the character of the area and residential amenity, and where the scale and intensity of the proposed development would be in keeping with the surrounding area.
11. The proposed alterations to the position of the driveway and garage at plot 1 are relatively minor changes which would have no materially different impact on the character of the development and the wider area than the approved scheme. The tree referred to in the objection from Mayhill has been removed with the consent of the Council's Arboricultural Officer – whilst plot 1 is now more visible from Quarry Park Road the removal of the tree would not have lead to the development being harmful to the visual amenities of the area. The alteration to the access arrangement would not have any impact on residential amenity at neighbouring properties.
12. The proposed removal of trees from along the boundary with Broadfield will open up views across the site from that property towards Quarry Park Road, but without detriment to the existing outlook. The 'gap' in the existing line of trees created by the proposed tree removal will eventually be filled once the proposed replacement trees have matured. Although the trees are protected by a TPO the Arboricultural Officer has advised that it would be difficult to resist a proposal for their removal on public amenity grounds should such an application be submitted.
13. The alterations to Plo1 1 referred to in the objection from Dreycode have been approved under a separate process for minor amendments to an approved scheme. The alterations were considered to not be significant enough to warrant the submission of an application for a change to the house type.

## CONCLUSION

14. The proposed alterations would have no adverse effect on the character of the area or residential amenity. The proposal therefore complies with Policy DD4 of the UDP.

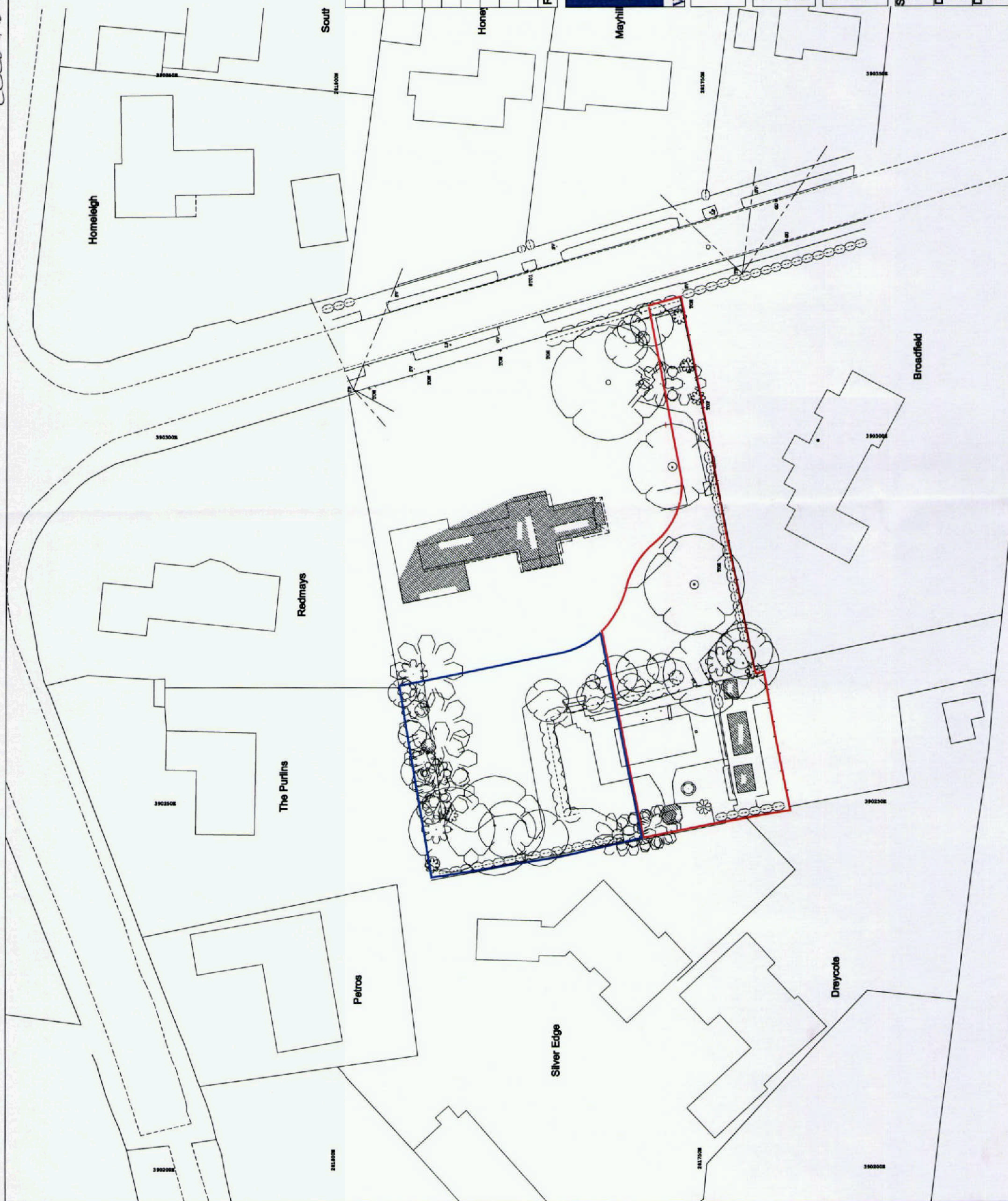
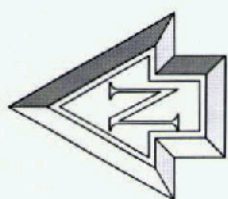
## RECOMMENDATION

15. It is recommended that the application is approved.

**Conditions and/or reasons:**



209/1215

[illegible]

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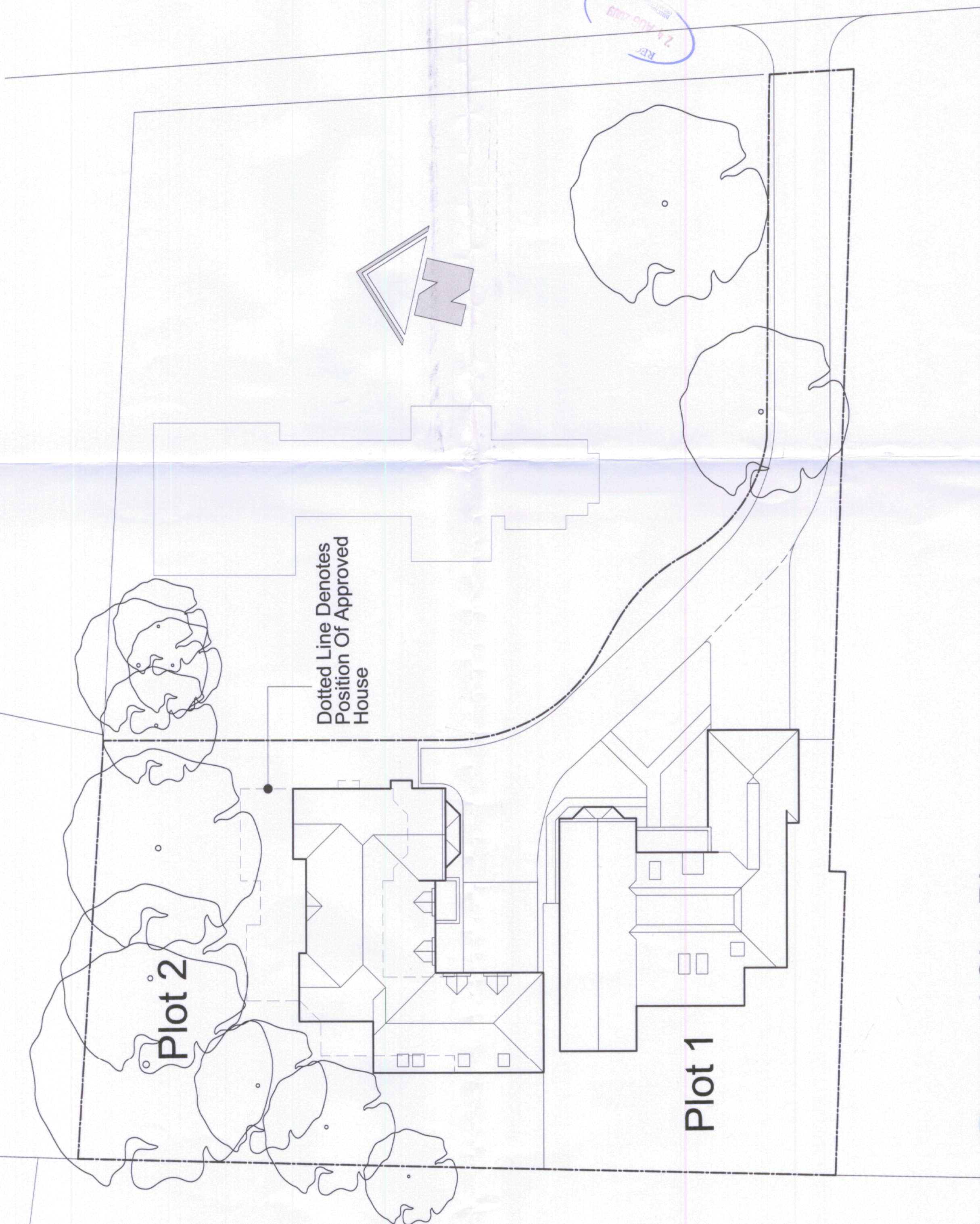
**Project**  
**Gable End, Quarry Park Road,  
Pedmore**

Drawing title
Location Plan

Dwg No.	LP - 01
Rev	A



Quarry Park Road



Rev	Date	Description
H	19.08.09	Plot 1 Driveway Amended
G	06.08.09	Plot 1 Garage Driveway Amended
F	16.06.09	Plot 1 Roof Plan Revised
E	10.06.09	Turning Head Adjacent To Plot 2 Revised
D	10.06.09	Turning Head Adjacent To Plot 2 Shown
C	02.06.09	Revised To Reflect Pre Plan Comments
B	29.05.09	Revised To Reflect Pre Plan Comments
A	17.04.09	Plot 1 Roof Revised To reflect Proposals

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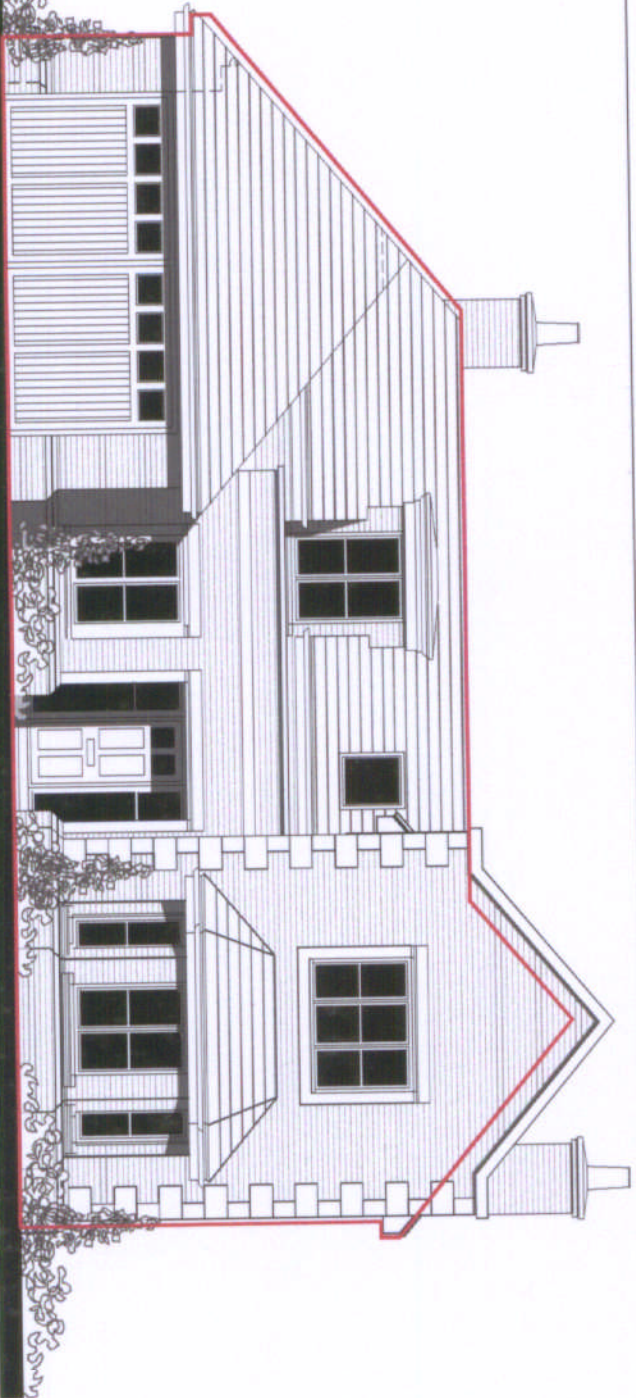
Project  
Gable End, Quarry Park Road,  
Sturbridge

Drawing title  
Proposed Revisions To Approved Scheme

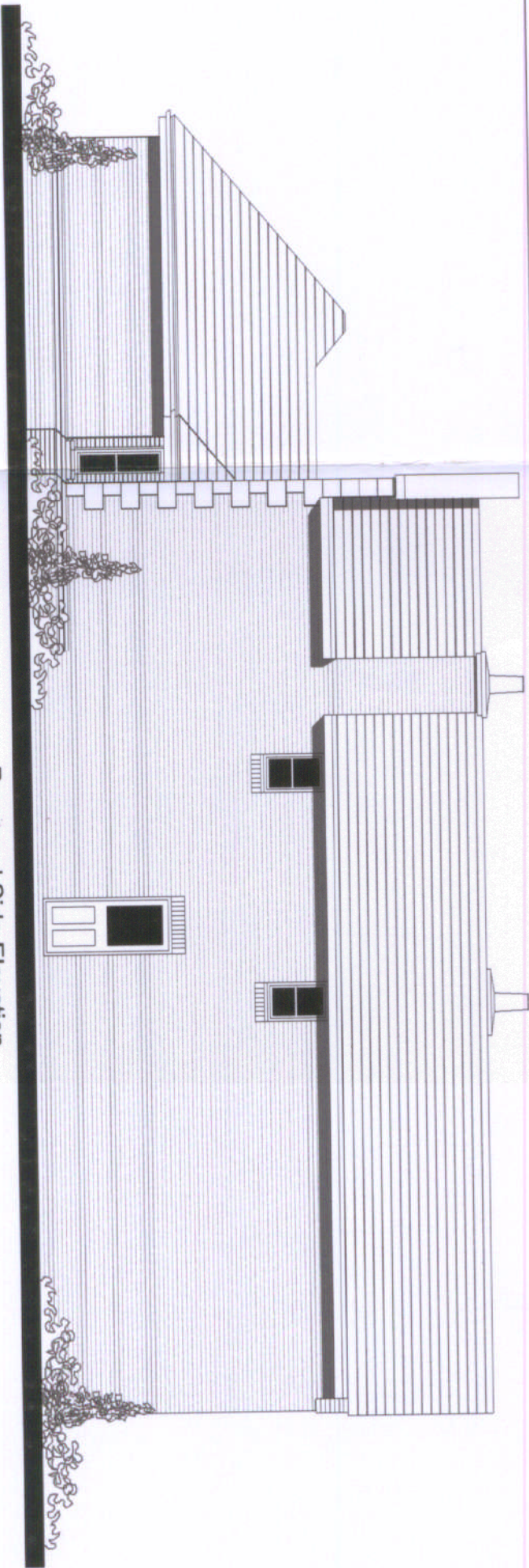
Scale	Dwg No.
1:200	PL.01
Date	Rev
14.04.09	H
Drawn	

Proposed Site Plan

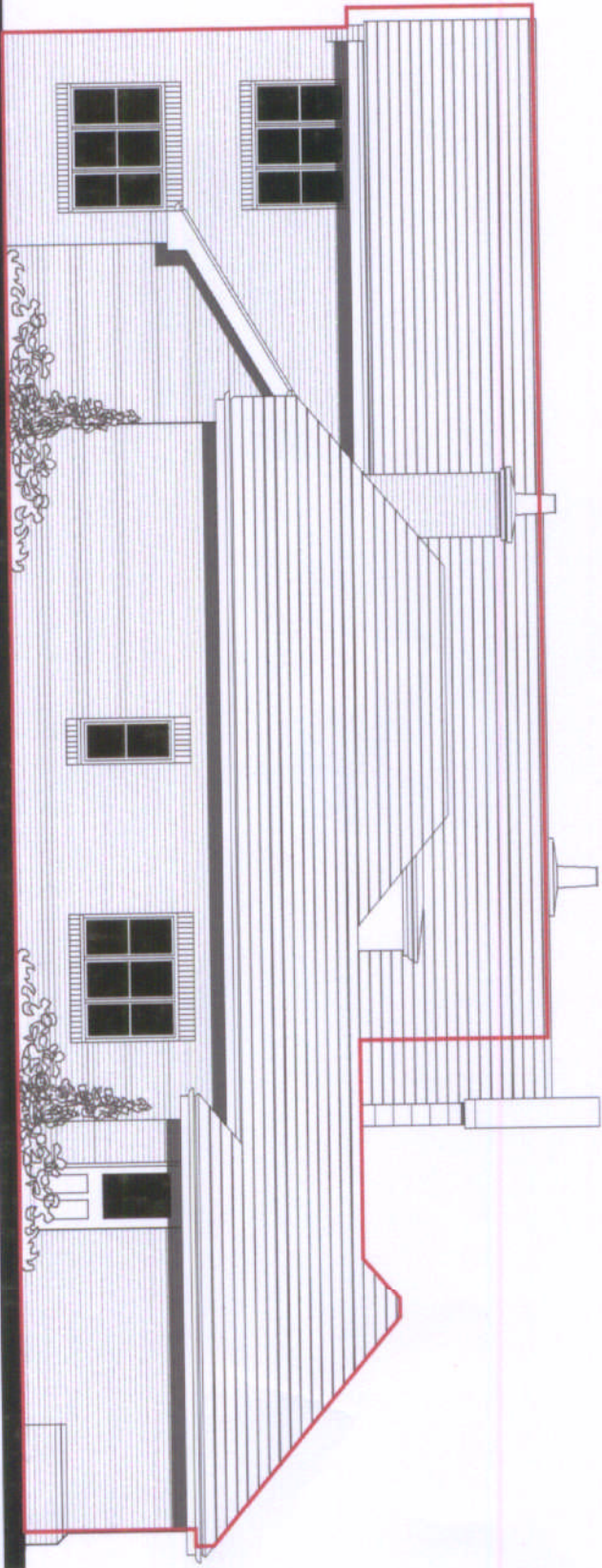




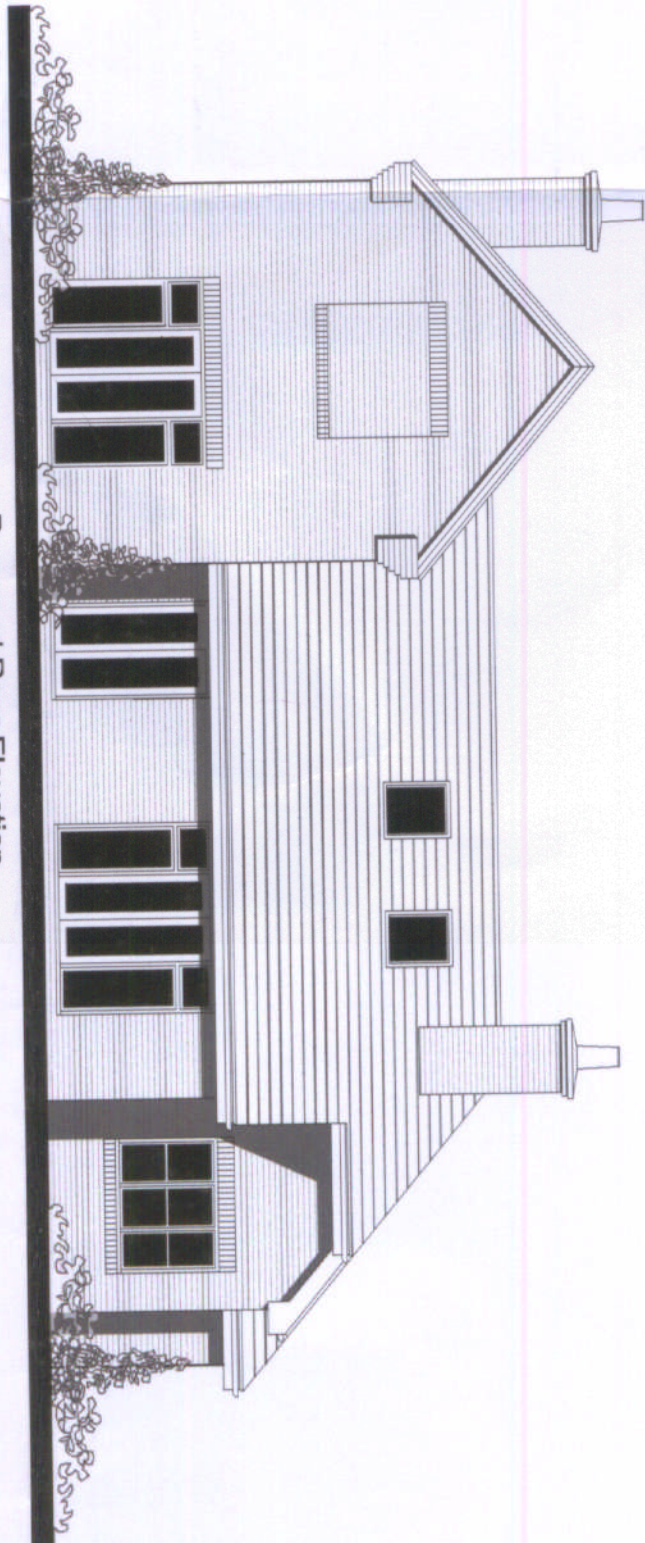
Proposed Front Elevation



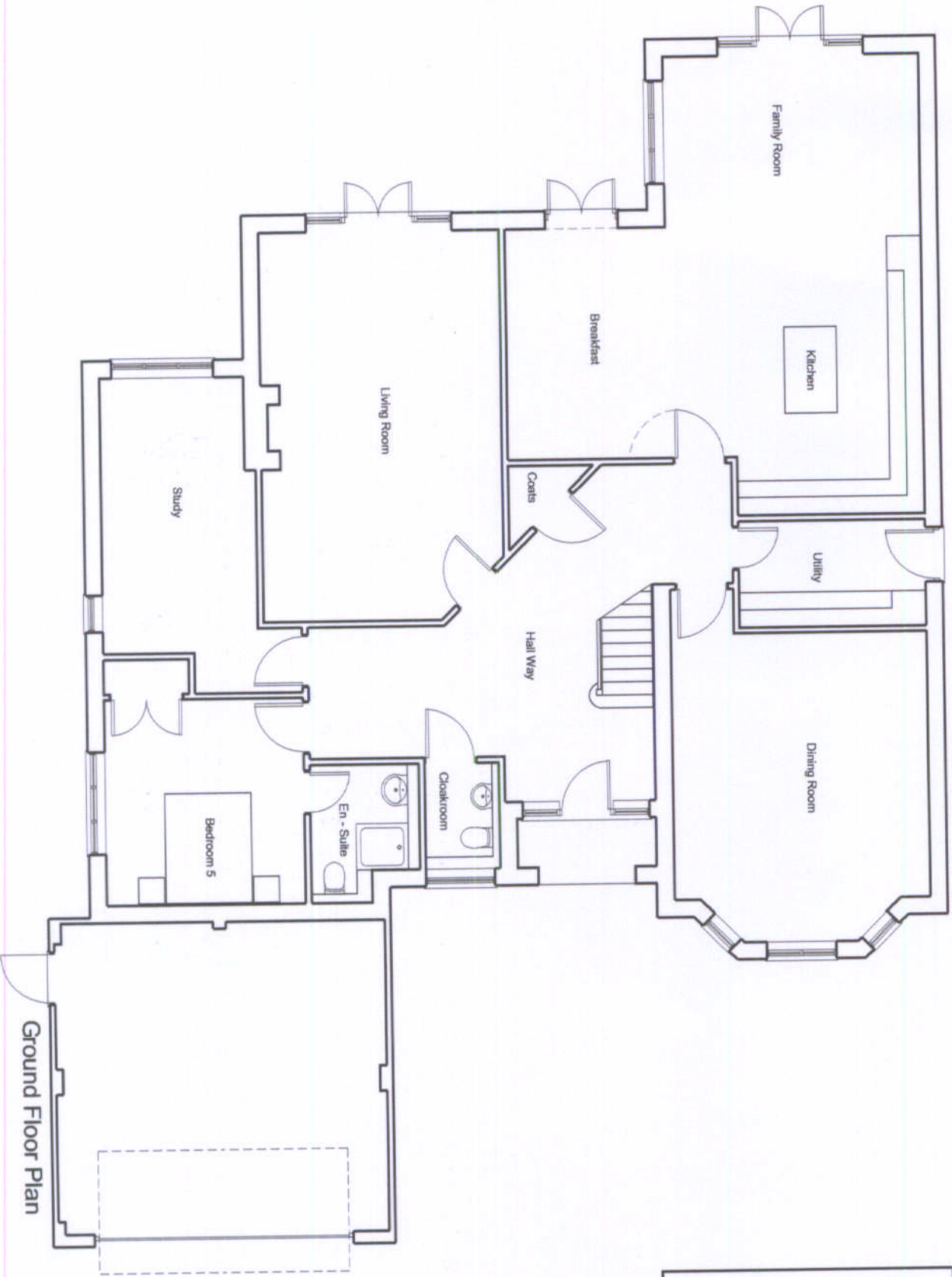
Proposed Side Elevation



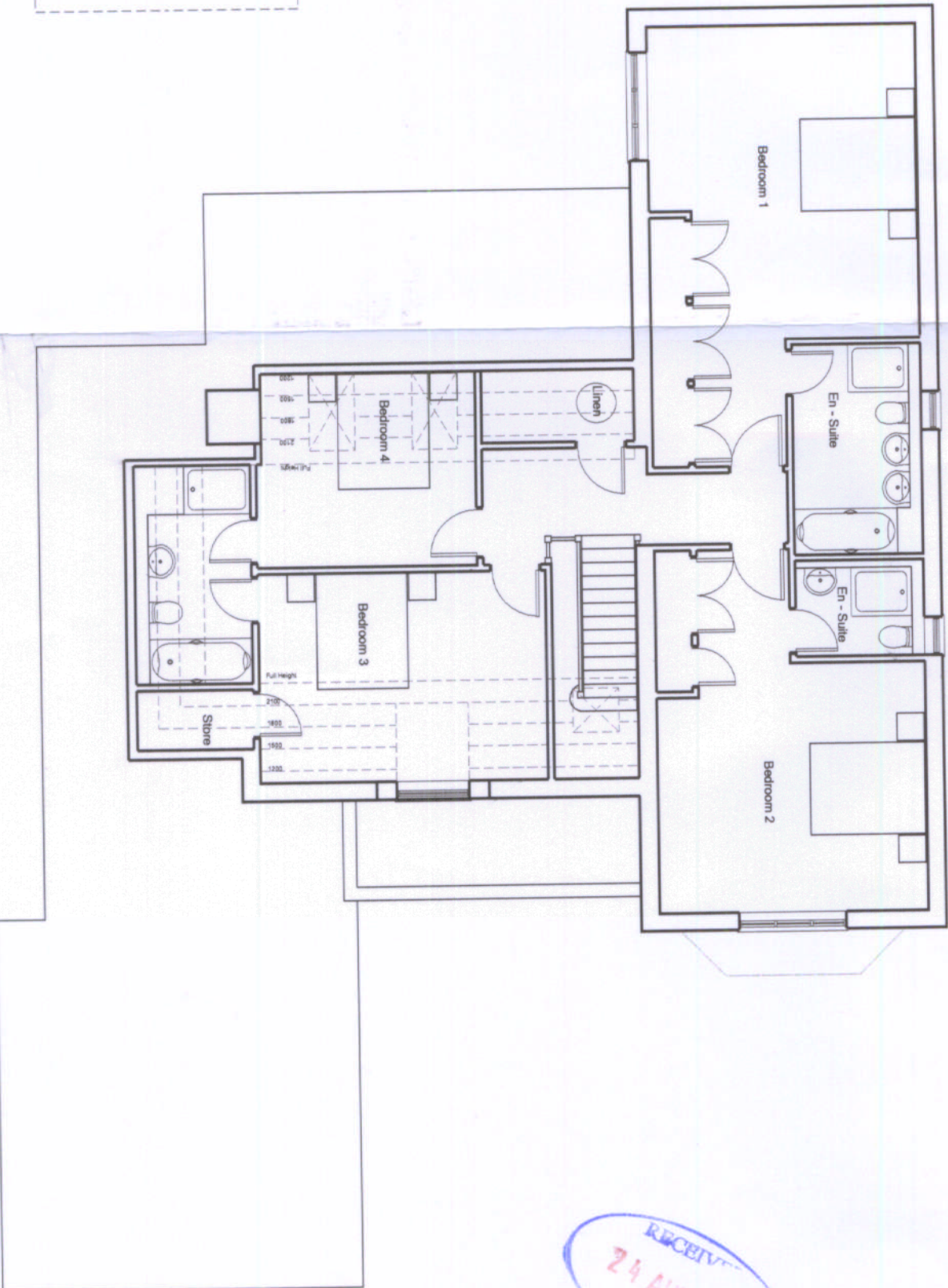
Proposed Side Elevation



Proposed Rear Elevation



Ground Floor Plan



First Floor Plan

J	06.08.09	Change Door Repositioned
H	16.06.09	Revised To Reflect Comments From LPA
G	10.06.09	Revised To Reflect Further The Plan Comments
F	10.06.09	Gable End Revised, Chimney Repositioned
E	02.06.09	Revised To Reflect The Plan Comments
D	01.06.09	Revised To Reflect The Plan Comments
C	29.05.09	Revised To Reflect The Plan Comments
B	08.05.09	Amendments To Elevation Treatments Following Comments From Sales
A	17.04.09	Ridge Line Reduced To Match Approved Drawings Approved Profile Shown On Front And Side Elevation
Rev	Date	Description

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Project  
Gable End, Quarry Park Road  
Piedmore

Drawing title  
Floor Plans And Elevations -  
Plot 1

Scale	1:100 @ A2	Dwg No.	PL.02
Date	14.04.09	Rev	J
Drawn	MJ		