

PLANNING APPLICATION NUMBER: P15/0089

Type of approval sought	Full Planning Permission
Ward	Lye and Stourbridge North
Applicant	Mr P. Stewardson
Location:	3 AND 3A, MORVALE STREET, STOURBRIDGE, WEST MIDLANDS, DY9 8DE
Proposal	INSTALLATION OF EXTERNAL WALL INSULATION
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The application site is an attractive, semi-detached dwelling occupying a plot of 224m² and is set within a residential area. The application site has many retained architectural features upon the front elevation.
2. The application site is bound to the east by the adjoining semi detached dwelling and to the west by a detached care home.

PROPOSAL

3. This application seeks approval for insulated render to be installed to the side and rear elevation. The insulation would be 90mm in thickness and be finished in winter white. The proposed insulation would be installed on the side and rear elevation of the dwelling house, omitting any installation upon the front elevation.

HISTORY

4. None

PUBLIC CONSULTATION

5. 1 letters of objection received, following consultation with 4 adjoining neighbour.
Main issues raised:
 - Unbalance the pair of semi-detached dwellings.

OTHER CONSULTATION

6. None required

RELEVANT PLANNING POLICY

7. Saved Unitary Development Plan Policies (2005)
- DD4 – Development in Residential Areas
8. Supplementary Planning Guidance
- Planning Guidance Note (PGN) 12 – The 45 Degree Code
 - Planning Guidance Note (PGN) 17– House Extension Design Guide (1997)
 - Parking Standards (2012)

ASSESSMENT

9. Key issues.
- Impact on visual amenity and character of the area
10. The proposed render is considered appropriate to the side and rear elevations of the property. There are examples of cladding and render to the finishes of several properties within the immediate vicinity. The proposed render would not mask any of the original features of merit associated with the dwelling house which are visible within the street scene. Whilst the objector's comments are noted, the unbalancing of the dwellings in terms of proposed finished materials would not be apparent upon the front elevation which forms the main façade to the public realm. The development would therefore comply, in terms of visual considerations, with saved Policy DD4 of the adopted UDP and the provisions in PGN17.

CONCLUSION

11. The proposed development is acceptable in terms of design, having no detrimental impact on the visual amenity and character either of the host property or the surrounding area.

RECOMMENDATION

12. It is recommended that the application be APPROVED subject to the following conditions:

Conditions and/or reasons:

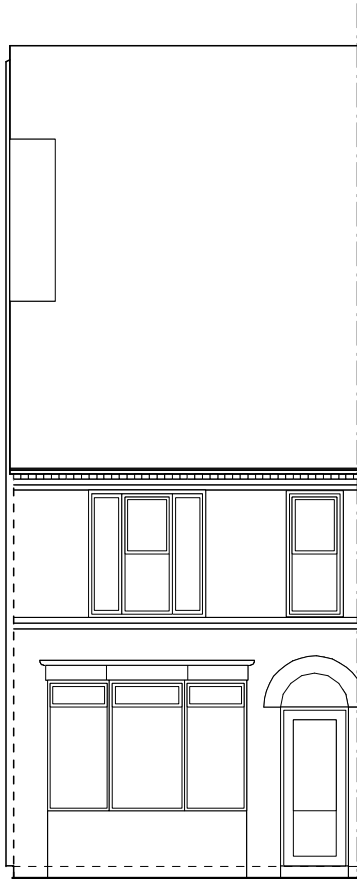
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following approved plans: 020 DG175 (B) and the associated location plan.
3. The render hereby approved shall be finished in 'winter white' unless otherwise agreed in writing by the Local Planning Authority.

SITE LOCATION PLAN
AREA 2 HA
SCALE: 1:1250 on A4
CENTRE COORDINATES: 392137 , 284292

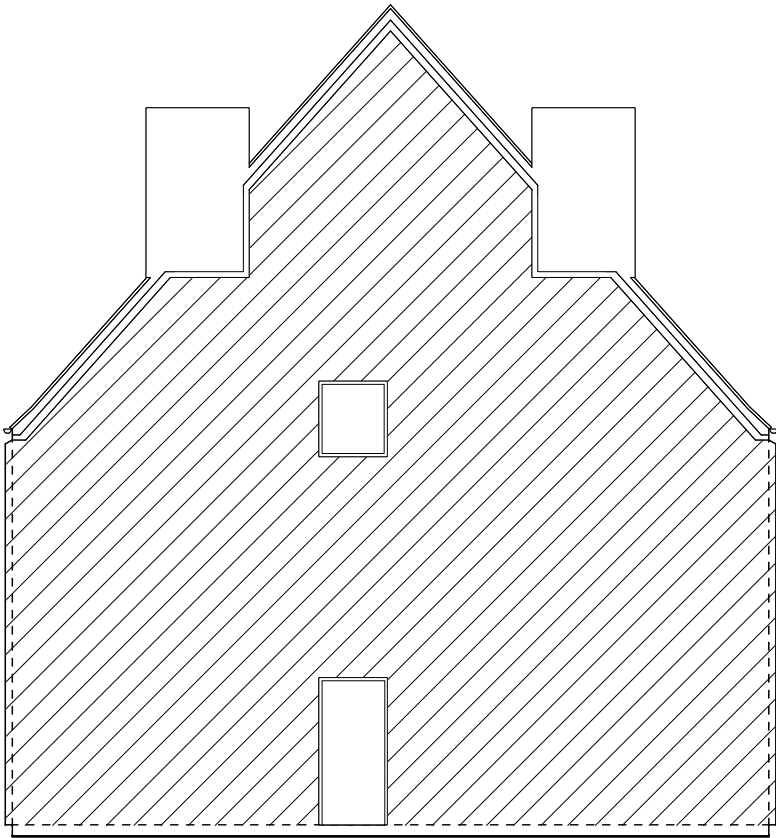


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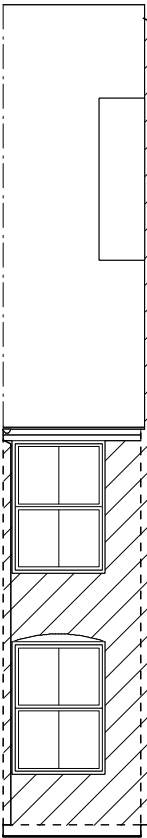
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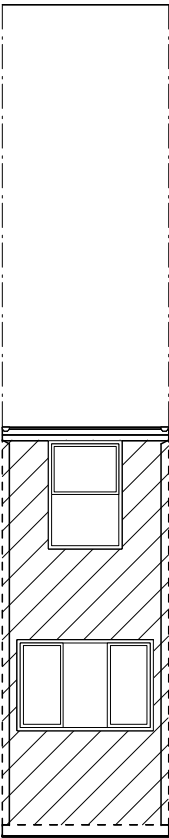
PROPOSED FRONT ELEVATION
Scale 1:100 @A3



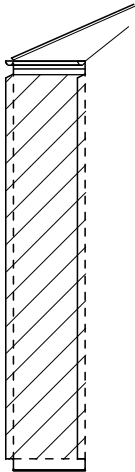
PROPOSED ELEVATION 01
Scale 1:100 @A3



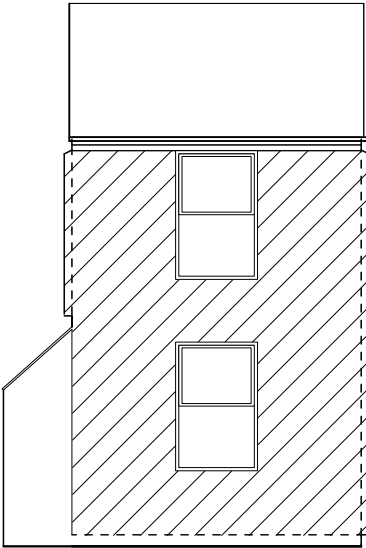
PROPOSED ELEVATION 02
Scale 1:100 @A3



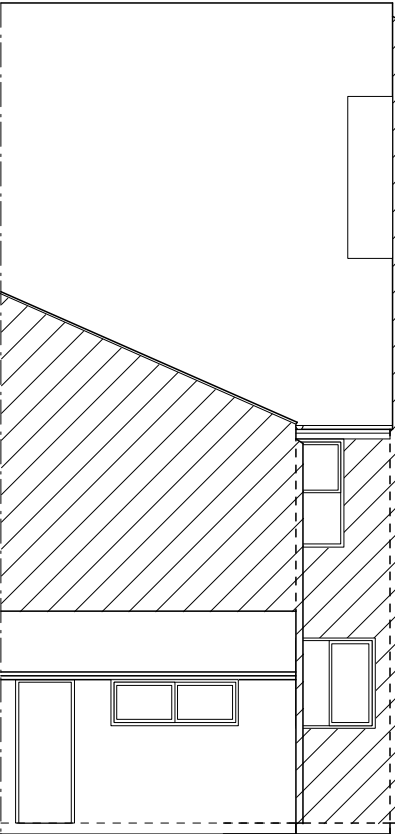
PROPOSED ELEVATION 03
Scale 1:100 @A3



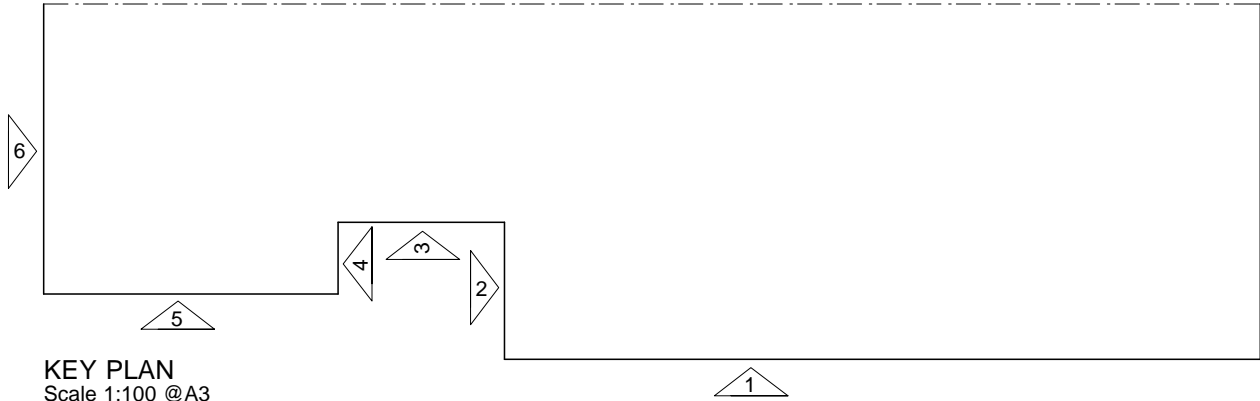
PROPOSED ELEVATION 04
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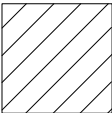
PROPOSED ELEVATION 05
Scale 1:100 @A3



PROPOSED ELEVATION 06
Scale 1:100 @A3



KEY PLAN
Scale 1:100 @A3



INDICATES AREAS OF
PROPOSED INSULATED
RENDER

DESIGNER	CLIENT	REV	DESCRIPTION	DATE	BY
EWIS UK LTD Energy House Grandstand Road Hereford HR4 9NH	3 Morvale (2 flats) Stourbridge DY98DE	B	Labelling amended in line with local authority comments	13/02/15	DS
		A	Labelling amended to PROPOSED	03/02/15	DS
DRAWING TITLE	SCALE : 1:100	DRAWN BY :	POSITION	DATE : 19/01/15	
Proposed Elevations	DRAWING SIZE : A3	CHECKED BY :	POSITION	DATE :	
CAD File Name : 020-DG-175 (B) Proposed.vwx	DATE PRINT ISSUED	APPROVED FOR ISSUE BY :	POSITION	DATE :	
		DRAWING STATUS	DESIGNERS JOB NUMBER	DRAWING NUMBER	REVISION
		PLANNING	020	DG175	(B)
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