

PLANNING APPLICATION NUMBER:P10/0393

Type of approval sought	Full Planning Permission
Ward	WOLLASTON & STOURBRIDGE TOWN
Applicant	Mr David Gardner
Location:	175, BRIDGNORTH ROAD, WOLLASTON, STOURBRIDGE, DY8 3PB
Proposal	CONVERSION OF DWELLING INTO 2NO. FLATS.
Recommendation Summary:	APPROVE SUBJECT TO A 106 AGREEMENT

SITE AND SURROUNDINGS

- 1 The application site comprises a relatively large inter-war, mid-terraced 2 storey dwelling with feature bay window and steps up to the front door. A small front garden is partially enclosed by a dwarf wall at the back of pavement line, with a privet hedge behind. The property is within the Wollaston Conservation Area and close to the Local Centre: the boundary of Wollaston Local Centre is approximately 40 metres to the east of the site (on the opposite side of High Park Avenue). On this part of Bridgnorth Road, there are predominantly residential properties on either side of the highway as it rises away from the Local Centre.

PROPOSAL

- 2 This is for the conversion of this 3 bedroom dwelling into 2 no. 1 bedroom flats – one flat on the ground floor, the other on the first floor. There are no external alterations proposed (a submitted Design and Access Statement refers to the existing softwood sash windows to remain).

HISTORY

- 3 There is no relevant planning history relating to the application dwelling. In addition, there does not appear to have been any planning history for similar development nearby.

PUBLIC CONSULTATION

- 4 No representations received at the time of writing. As the neighbour notification period expires on 7/5/2010, an update will be provided at your meeting as necessary.

OTHER CONSULTATION

- 5 **Group Engineer (Development)** – no objections received.

RELEVANT PLANNING POLICY

- 6 Unitary Development Plan (adopted 2005)
H3 – Housing Assessment Criteria
HE4 – Conservation Areas
DD4 – development in residential areas
DD6 – access and transport infrastructure
DD7 – planning obligations
CR1 – hierarchy of centres
CR13 – residential development in centres

Supplementary Planning Documents

Parking and Travel Plans

Planning Obligations.

ASSESSMENT

- 7 The key issues are –

- Principle;
- Residential amenity;
- Access and parking
- Planning Obligations

- 8 Principle

The application property is considered to be in a relatively good environmentally sustainable location: it is 40 metres from Wollaston Local Centre - there are therefore a range of local facilities within easy walking distance along with the availability of bus routes to larger centres (e.g. Stourbridge). This not only gives credence to the view that future occupiers may be less reliant on the use of a private motor vehicle, but, to an extent, the proposal may help benefit the vitality

and viability of the Local Centre in terms of increased custom. There is therefore concurrence with the provisions of UDP Policy H3 (housing assessment criteria).

- 9 That the proposal does not involve any external alterations or extensions means that there will be no discernable impact on the character of the local environment/the Conservation Area.

10 Residential Amenity

This is a relatively minor intensification of the residential use of this planning unit which is unlikely to have a discernable impact on the amenity of the occupiers of nearby dwellings over and above that which may be related to its existing use as a dwelling.

- 11 In terms of the amenity of the potential occupiers of the flats, there is considered to be sufficient garden space (a 32 metre deep, south facing garden) to afford adequate levels of amenity for future occupiers as well as providing a green outlook from the windows on the rear elevation.

12 Access and parking

No off street parking is available for the proposed development. However it is noted that the parking requirement for the existing use of the planning unit as a 3 bedroom house is the same as that for the proposed use – i.e. 2 no. spaces. Given this and that the site is in a relatively good sustainable location, with unrestricted on –street parking available on the road frontage, it is considered that there will be no discernable impact on highway safety arising over and above the existing situation.

13 Planning Obligations

The proposed development has a requirement to mitigate against the consequential planning loss to the existing community. Should permission be granted, a S106 Agreement would be required in respect of the following contributions.

Offsite Contributions

The proposal attracts a requirement for a commuted sum to be paid towards the following infrastructure.

- a) Public Open Space enhancement - £1270.28
- b) Transport Improvement Investment Monies - £182.13;
- c) Library contributions - £184.92
- d) Management and Monitoring Charge - £250

This gives rise to a total of £1,887.33

14 Due to the scale and nature of the proposal, it was not considered reasonable to require commuted sum payments towards public realm and nature conservation enhancement measures.

15 At the time of writing, confirmation was awaited from the applicants as to their agreement to these measures – an update will be provided at your meeting as necessary.

CONCLUSION

16 The provision of an additional residential unit at this environmentally sustainable location, without unduly impinging on the character of the Conservation Area, is supported. Subject to the terms of the permission, there is considered to be a sufficient level of amenity space to be provided for future occupier(s) and no significant impact on highway safety arising. Furthermore, measures are in place to ensure that any impact on the local infrastructure can be mitigated against. There is therefore concurrence with the development plan, in particular UDP Policies H3, DD4 and DD7.

RECOMMENDATION

- 17 It is recommended that the application be approved subject to:
- A) The development shall not be commenced until a scheme for the submission and approval of a planning obligation to guarantee the delivery of transport infrastructure improvement works, improvements to library provision, improvements to Public Open Space, and a sum of money for management and monitoring at a total cost of £2,487.68, has been submitted to and agreed in writing by the Local Planning Authority.
 - B) The Scheme shall include the method, timing and arrangements including a means to guarantee a financial payment, increased through index linking from the first April each subsequent year, in accordance with the Council's planning obligations policies.
 - C) The following conditions, with delegated powers to the Director of the Urban Environment to make amendments to these as necessary –

Note for applicant

A. This permission relates to the following plans – Location Plan, YPO-0609 drawing no. 1 and YPO-0609 drawing no. 2.

B. This permission does not grant consent for any external alterations or extensions to the planning unit for which a separate permission is likely to be required.

Reason for approval

The provision of an additional residential unit at this environmentally sustainable location, without unduly impinging on the character of the Conservation Area, is supported. Subject to the terms of the permission, there is considered to be a sufficient level of amenity space to be provided for future occupier(s) and no significant impact on highway safety arising. Furthermore, measures are in place to ensure that any impact on the local infrastructure can be mitigated against. There is therefore concurrence with the development plan, in particular UDP Policies H3, DD4 and DD7.

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 shall not be begun until a scheme for the provision of –
Public Open Space enhancements;
Transport improvement investment;
Library improvements;
and a Management and monitoring charge;
has been submitted to and approved in writing by the Local Planning Authority.



Location Plan
P10/0343

RECEIVED
15 MAR 2010
DEPARTMENT OF THE
TREASURY

25 MAR 2010

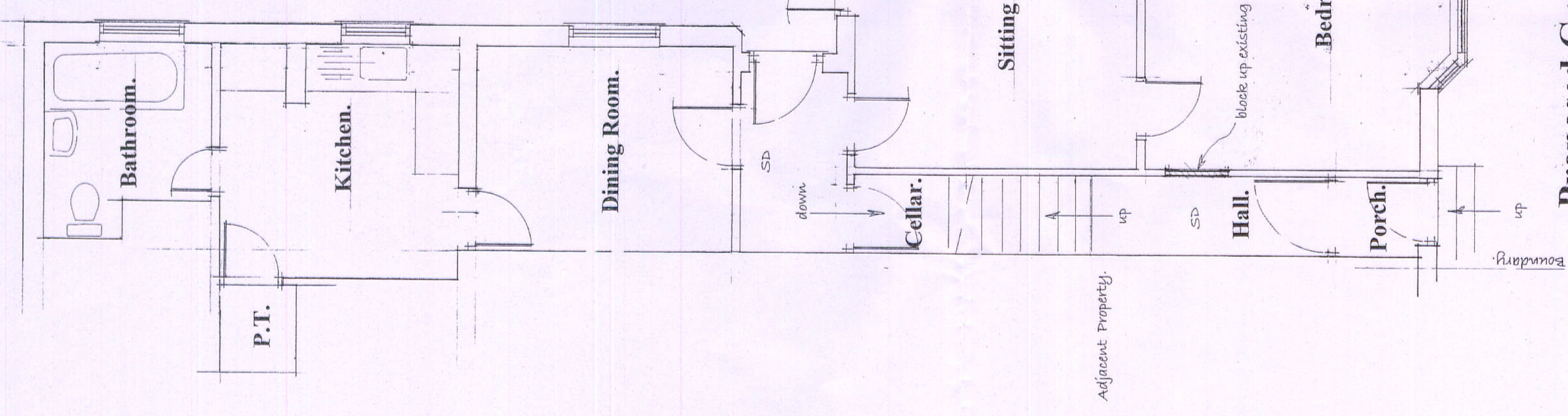
Proposed plus

P10/0393

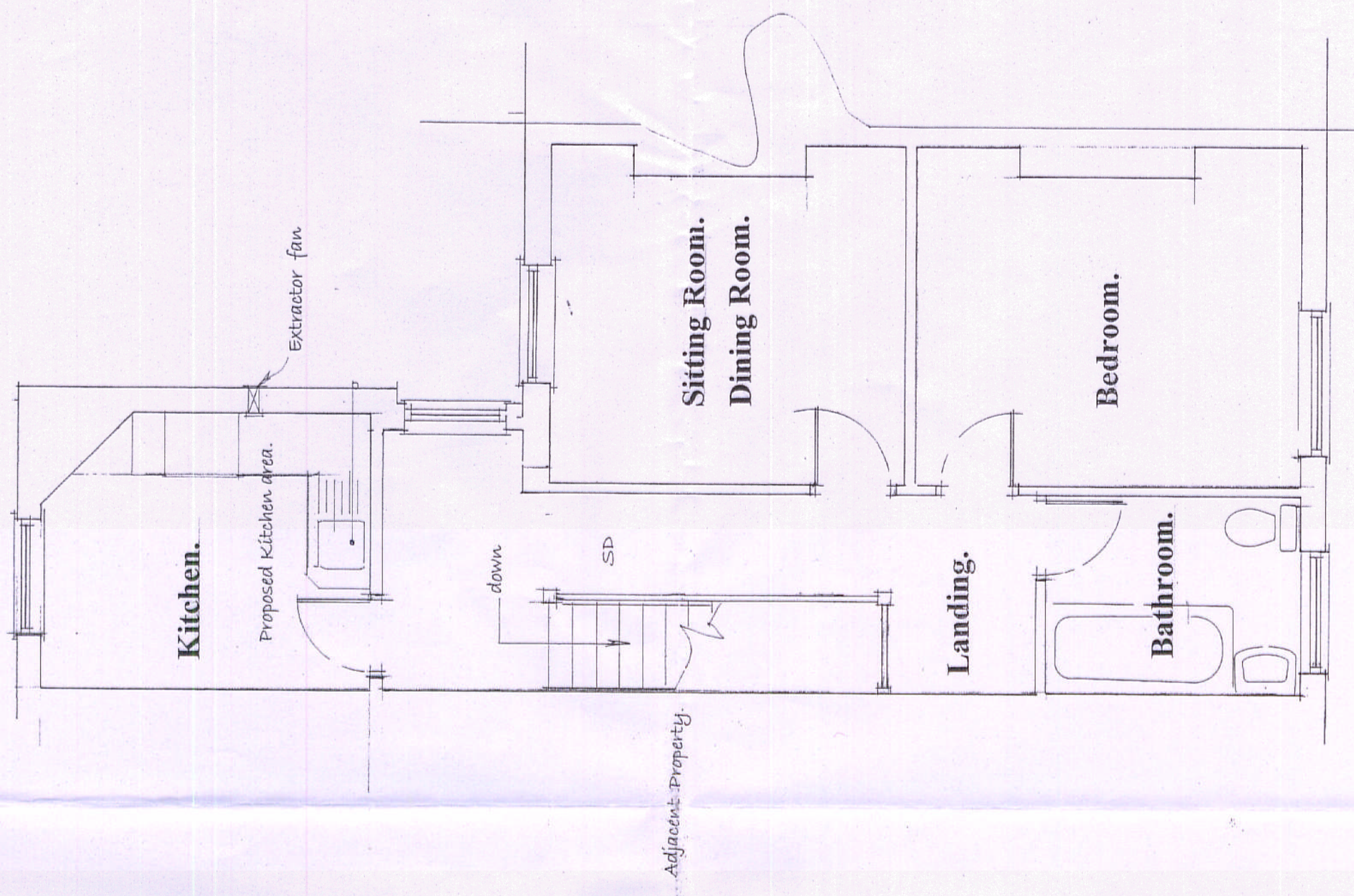
Notes

This drawing is to be read in conjunction with all relevant specifications and Architect's instructions.

DRG. No.	D.2.
----------	------



Proposed Ground Floor Plan.



Proposed First Floor Plan.

25 MAR 2010

S.P.B. Design & Building Services.

59 Prescote Road,
Pedmore,
Stourbridge,
West Midlands, DY9 7LB.

Tel: 01384 442806
email: simon@bray615.fsnet.co.uk

[illegible]

SUPPLIED BY MARLBOROUGH PRINT LTD, 73 CRADLEY ROAD, CRADLEY HEATH, WEST MIDLANDS, B64 6AG. Tel: 01364 567217 Fax: 01364 569039 Email: marlboroughprinting@compag



? Crown Copyright 2009. All rights reserved. Licence number 100020449



175 bridgnorth road
Wollaston
Stourbridge
West Midlands
DY8 3PB
Scale 1:500 © A3

Back to Pro/0393

15 MAR 2010



Existing plans

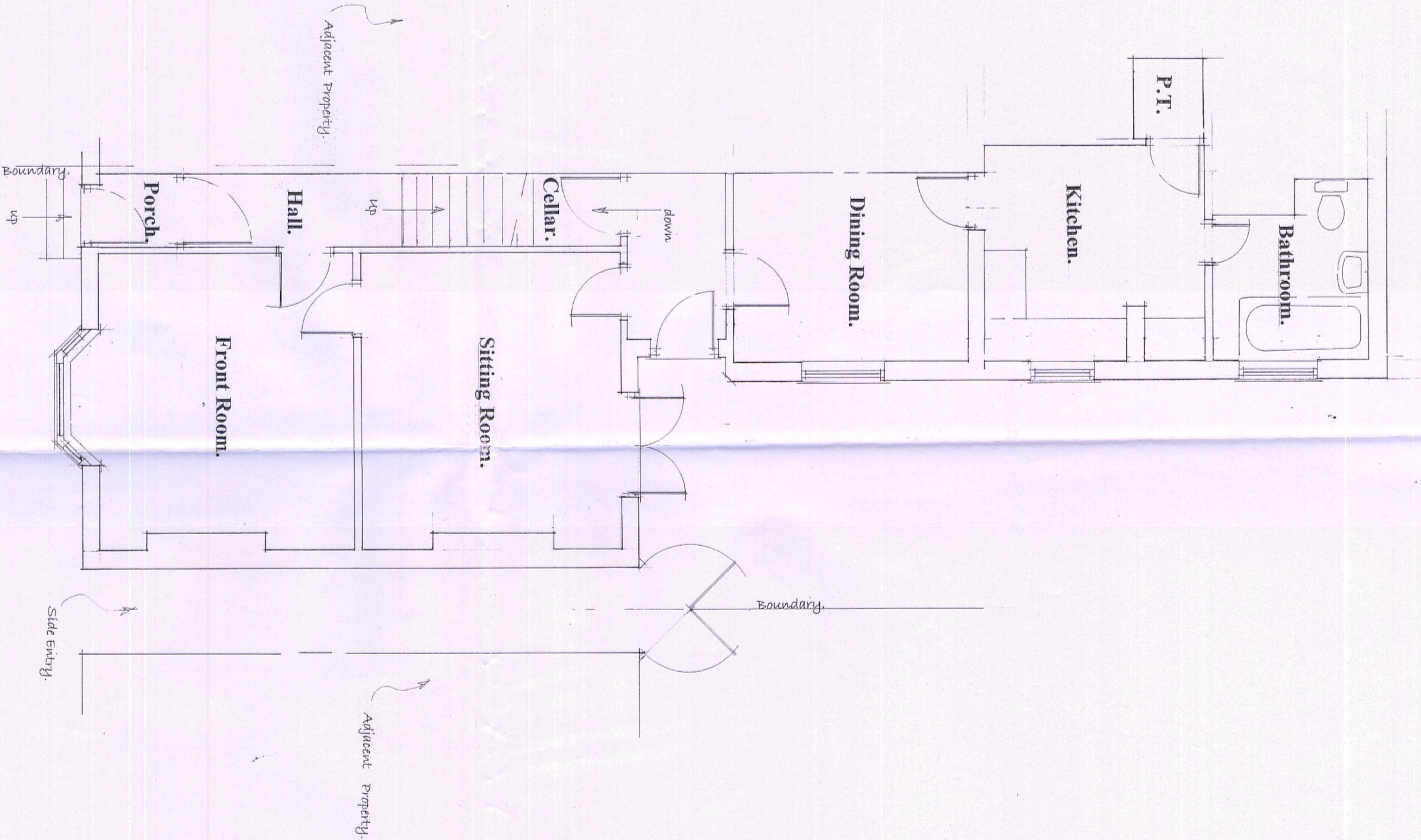
710/63503

(A1)

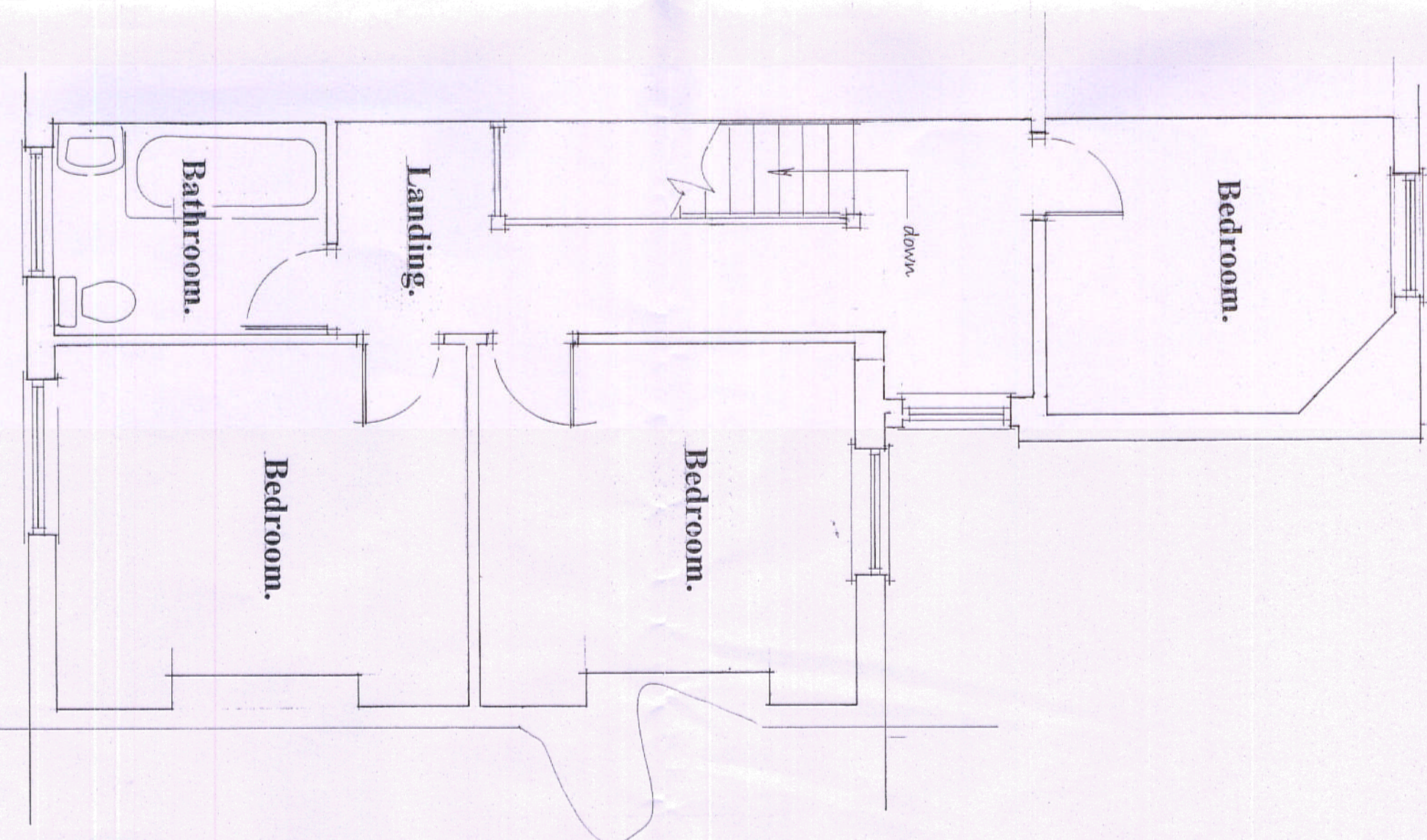
Notes

This drawing is to be read in conjunction with all relevant specifications and Architect's instructions.

DRG. No. D.1.



Existing Ground Floor Plan.



Existing First Floor Plan.

2 5 MAR 2010

RECEIVED
15 MAR 2010

S.P.B. Design & Building Services.

59 Prescot Road,
Pudmore,
Stourbridge,
West Midlands, DY9 7LB.
Tel: 01384 442806
email: simon@bray615.fsnet.co.uk

No.	DESCRIPTION	CHK'D	APP'D	DATE
REVISIONS				

175 Bridgnorth Road, Wollaston, Stourbridge, West Midlands. For: Mr. Gardner.

DRAWN	TRACED	CHECKED	APPROVED	DATE	SCALE
S. Bray				Feb 09	1:50
DRAWING No. YPO-0609					