

PLANNING APPLICATION NUMBER:P08/0371

| | |
|-------------------------|--|
| Type of approval sought | Full Planning Permission |
| Ward | QUARRY BANK & DUDLEY WOOD |
| Applicant | Mr & Mrs Slater |
| Location: | OAKWOOD, 42, LYNVAL ROAD, QUARRY BANK, BRIERLEY HILL, DY5 2HF |
| Proposal | ERECTION OF A DORMER BUNGALOW |
| Recommendation Summary: | APPROVE SUBJECT TO A 106 AGREEMENT |

SITE AND SURROUNDINGS

1. No.42 Lynval Road is a detached bungalow located within a late 70's/early 80's suburban residential estate. The property is unique in that all other dwellings in the immediate vicinity are either semi-detached or detached houses, set back from the highway behind single parking space driveways. Lynval Road in the vicinity of the site slopes down significantly from north to south, with the application property being set at a much lower level than no.40 immediately adjacent to the north.

2. The property is largely screened from view behind a hedge running along the front boundary, so that only its roof is visible from Lynval Road. At the end of the hedge is a relatively wide vehicular access point, leading to a driveway at the side of the building. The property's garden is also to this side. Immediately to the rear (west) is an industrial area, set at a lower level than the site, whilst to the south is a long narrow grassed verge leading to the end of Lynval Road.

PROPOSAL

3. Permission is sought to erect a 3-bed bungalow to the side of the existing bungalow, within its garden and driveway area. The proposed bungalow will have a grassed amenity area surrounding it to the front, side and rear. The existing access

to the site will be re-used to provide access to two parking spaces. A new boundary fence is to be erected between the proposed and existing buildings, and a new access point is to be created to provide vehicular access to a new driveway at the existing bungalow.

HISTORY

4. None relevant.

PUBLIC CONSULTATION

5. No response received to neighbour consultation.

OTHER CONSULTATION

6. Head of Environmental Health and Trading Standards: a 2 metre high fence of a minimum density of 10kg per sq.metre should be erected on the site's western boundary to protect the dwelling from noise from the adjacent industrial site.
7. Group Engineer (Development): no objection.

RELEVANT PLANNING POLICY

8. Adopted UDP

Policy DD4 (Development in Residential Areas)

Policy DD7 (Planning Obligations)

ASSESSMENT

9. Key Issues
 - The impact of the development on the character of the area and residential amenity;
 - Planning obligations.
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 adequate provision for the parking and manoeuvring of vehicles associated with the proposed development is made.

11. Impact on the character of the area

The proposed bungalow is of an appropriate scale and design in terms of its relationship within the existing building at the site and would be satisfactorily accommodated within the street scene. The building would not have any adverse impacts on the amenities of occupants of the existing bungalow. Sufficient amenity space is provided for both the existing and proposed bungalows to serve the likely needs of their occupants. Parking provision is in accordance with standards set out in the Parking Standards SPD.

12. Planning Obligations

Policy DD7 of the UDP and the Planning Obligations SPD require that new residential developments should contribute to infrastructure improvements in the wider area in line with the increase in users resulting from the development. Should permission be granted a Section 106 Agreement will be required in respect of contributions to recreation/open space facilities and highways, public realm and library improvements.

CONCLUSION

13. The proposed development would not have any adverse effect upon the character of the area or residential amenity. As such the proposal complies with Policy DD4 of the UDP.

RECOMMENDATION

14. It is recommended that the application is approved subject to:
- a) the development not be beginning until a scheme for the submission and approval of a planning obligation to guarantee the payment of £3179.57 for off site public open space/play provision and enhancement and library, public

realm and transport improvements has been submitted to and agreed in writing by the Local Planning Authority, and

- b) The following conditions, with delegated powers to the Director of the Urban Environment to make amendments to these as necessary, and

Reason For Approval

The proposed development would not have any adverse effect upon the character of the area or residential amenity.

The decision to grant planning permission has been taken with regard to the policies and proposals in the Dudley Unitary Development Plan set out below and to all relevant material considerations including supplementary planning guidance:

Policy DD4 (Development in Residential Areas)

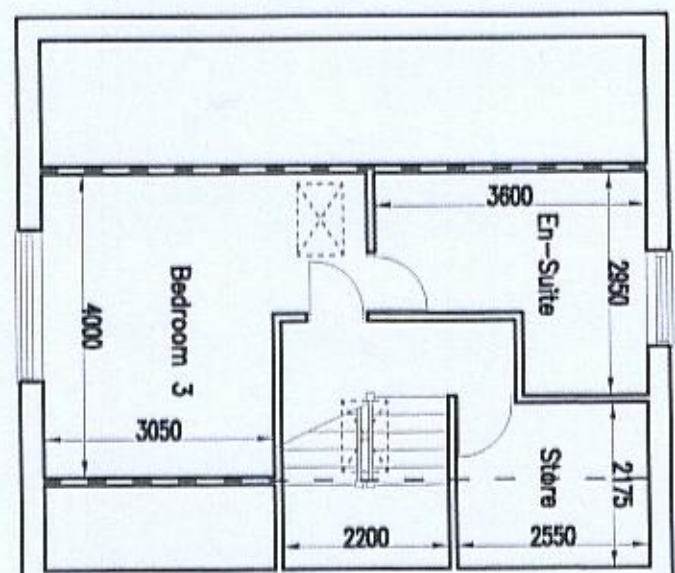
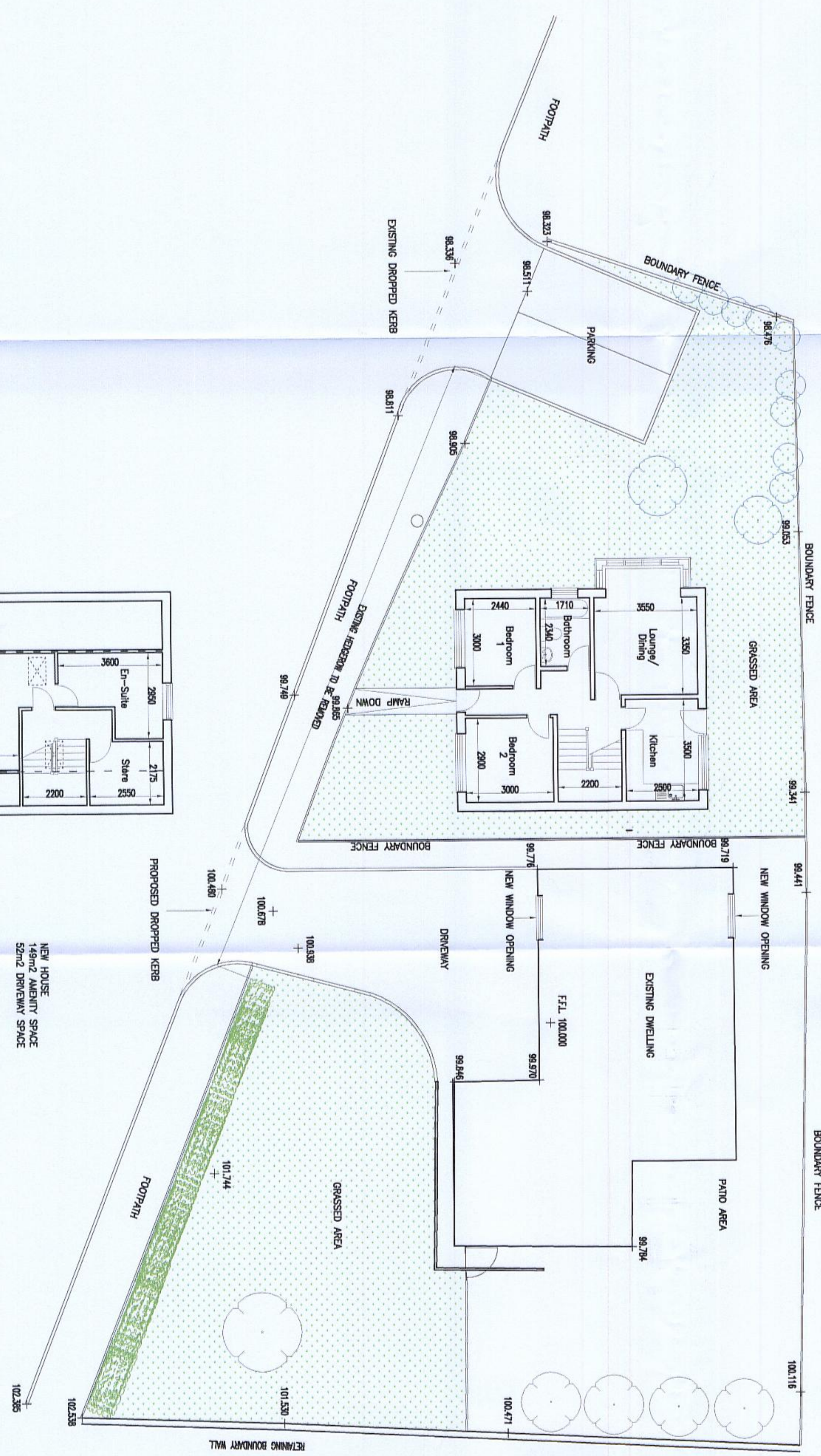
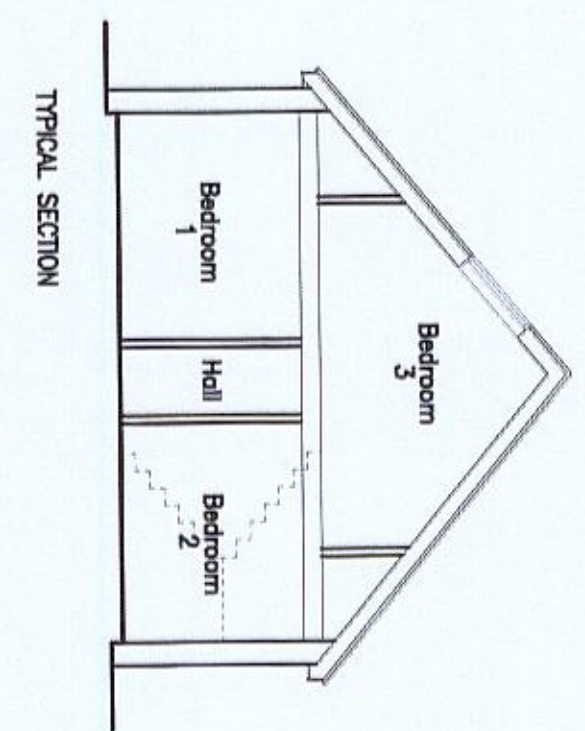
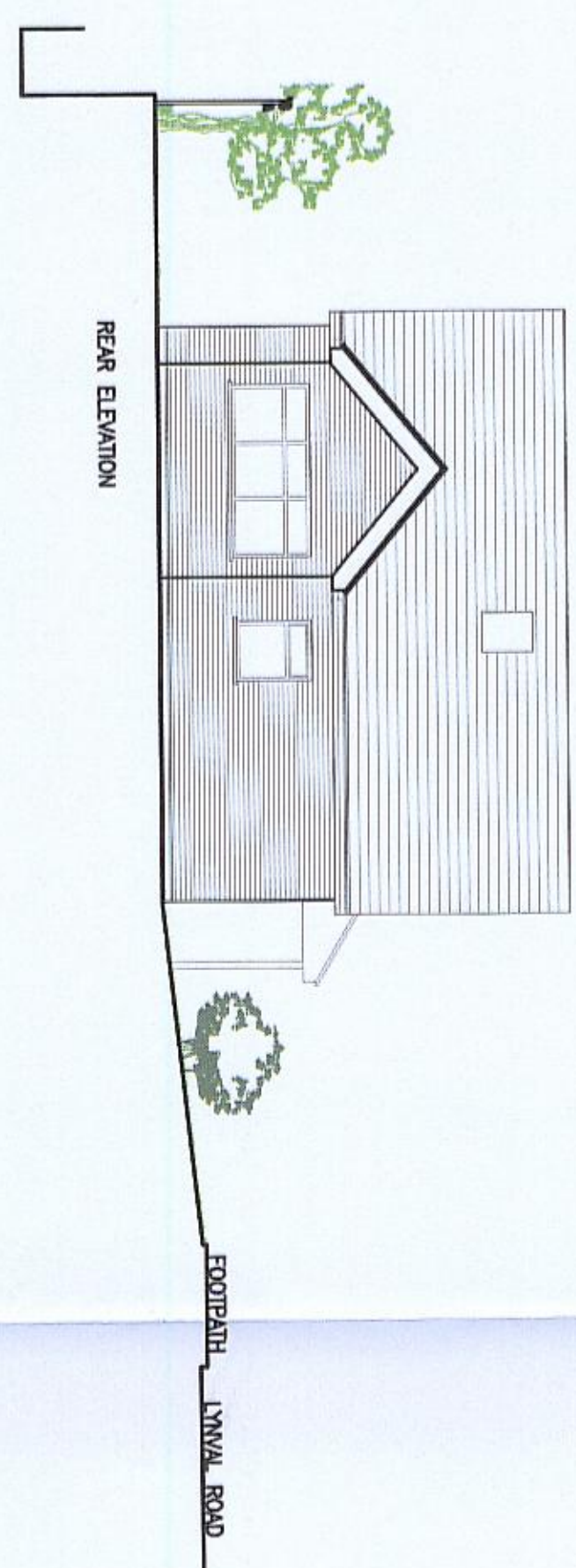
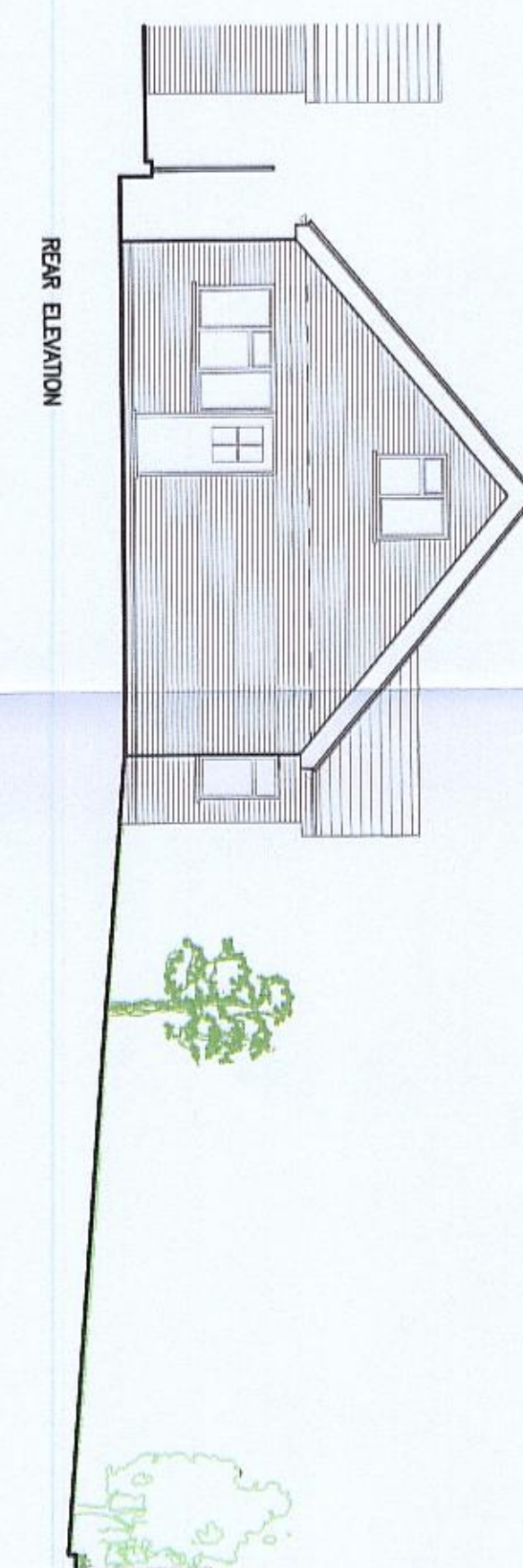
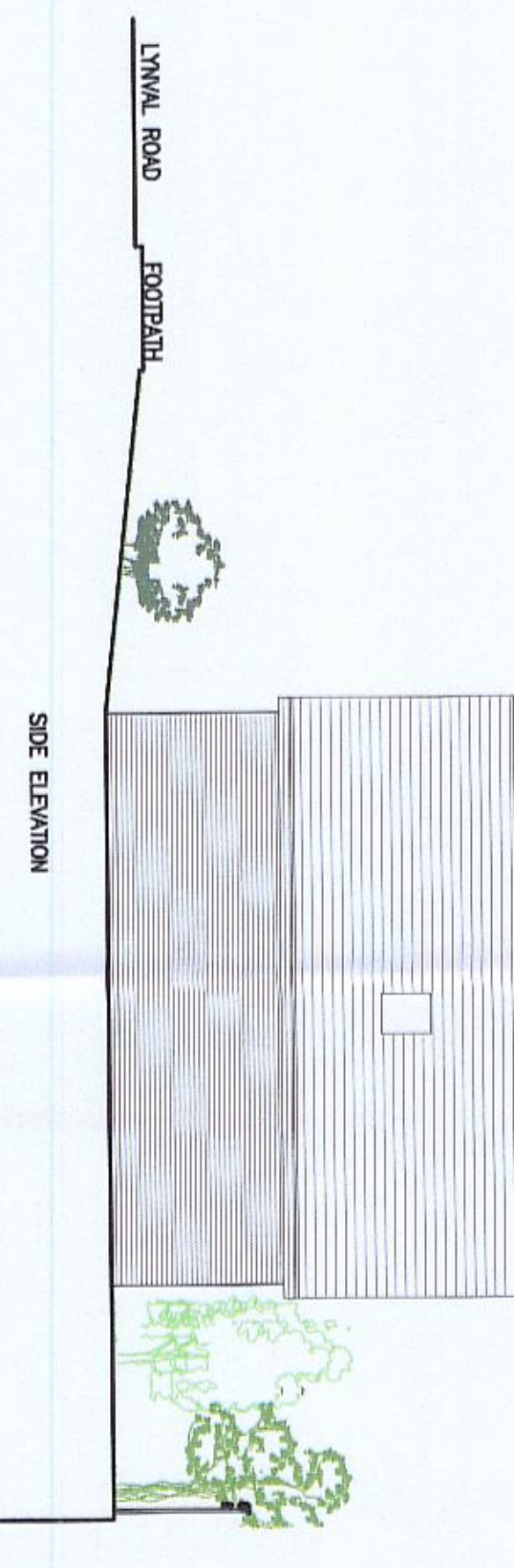
The above is intended as a summary of the reasons for the grant of planning permission. For further detail on the decision please see the application report.

For the avoidance of doubt, this permission relates to plan drawing no.s 2621/3B and 2621/4.

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 begin until a scheme for the provision of off-site public open space and play area improvements has been submitted to and approved in writing by the local planning authority. The scheme shall include the method, timing and arrangements to comply with the Council's policies for the provision of the infrastructure required in connection with the proposed development.
3. Development shall not begin until details of the type, texture and colour of materials to be used in the external elevations have been submitted to and approved by the local planning authority.

4. The development hereby approved shall not be occupied until the parking spaces shown on the approved plan have been provided. The spaces shall thereafter be used for no other purpose than the parking of vehicles.
5. The bungalow shall not be occupied until a 2 metre high fence of a minimum density of 10 kg per sq.metre has been erected along the site's boundary with the industrial yard to the rear.
6. Development shall not begin until a comprehensive written site investigation strategy (in a form to be agreed by the local planning authority), has been submitted to and approved by the local planning authority. Such a strategy shall facilitate the identification of methane & carbon dioxide. Where the investigations identify the presence of methane and/or carbon dioxide the development shall not begin until a scheme to protect the development from the effects of such gases has been submitted to and approved by the local planning authority. Such a scheme shall: include provisions for validation monitoring & sampling; be implemented in accordance with the approved details before the development is first occupied; and be retained throughout the lifetime of the development.



NEW HOUSE
146m² ADJUTANT SPACE
52m² DRIVEWAY SPACE

EXISTING HOUSE
280m² ADJUTANT SPACE
47m² DRIVEWAY SPACE

FIRST FLOOR PLAN

LOGGED &
SCANNED

120810571

EXTERNAL FINISHES
BRICKWORK
RED FACING BRICKWORK TO MATCH EXISTING AND TO THE
APPROVAL OF THE LOCAL AUTHORITY.
ROOF
DARK BROWN ROOF TILES TO MATCH EXISTING AND TO THE
APPROVAL OF THE LOCAL AUTHORITY.
R.W. GOODS
WHITE PVC GUTTERS AND DOWNPIPPES TO MATCH EXISTING

AMENDED PLAN

REV B: DOWNERS REMOVED AND CAR PARKING AMENDED. APRIL 2008
REV A: SCHEME AMENDED. FEB 2008

As Proposed

Mr A. Slater
42 Lynval Road
Quarry Bank

Proposed dwelling within
existing property grounds
date Feb 2008 scale 1:100



Bowles Whittick Young
Architects Surveyors &
Development Consultants
Bowles Whittick Young
100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000

dwg

2621/3B

Contractors must visit the site and be responsible for taking and checking all relevant dimensions

Location Plan

P08/0371



Location Plan

Mr A. Slater

42 Lynval Road
Quarry Bank



Bowles Whittick Young
Architects Surveyors &
Development Consultants

Bromley House, 12 Dixons Green Road, Dudley,
West Midlands DY2 7DH.
Telephone: (01384) 255106 Fax: (01384) 457510
E-Mail: BWY1@BTInternet.com

date March 2008

scale 1:1250

dwg L.P.1



Street Scene

Mr A. Slater
42 Lynval Road
Quarry Bank

Proposed dwelling within
existing property grounds

date March 2008 scale 1:100



Bowles Whittick Young
Architects Surveyors &
Development Consultants
Bowling House, 13 Dorset Green Road, Dudley,
West Midlands DY2 7PH
Telephone: 0121 359 2200
E-Mail: info@bwyoung.co.uk