

PLANNING APPLICATION NUMBER:P07/1736

Type of approval sought	Full Planning Permission
Ward	ST JAMESS
Applicant	Castle and Crystal Credit Union
Location:	25, NEW STREET, DUDLEY, WEST MIDLANDS, DY1 1LT
Proposal	INSTALLATION OF CHILLER UNIT AND EXTENDED SECURITY SCREEN TO FIRE ESCAPE (RETROSPECTIVE)
Recommendation Summary:	REFUSE

SITE AND SURROUNDINGS

1. The application site is the Castle & Crystal Credit Union premises at no. 25 New Street. At the rear is a yard enclosed by a high wall and the yard enables access to the rear of the unit. There is also a narrow passageway at the rear which acts as an access way/fire escape for the flats located at first floor level.

PROPOSAL

2. The application is retrospective and involves the installation of a chiller unit larger than the one approved under P06/1669, and a security screen to obscure the chiller unit as installed.
3. The application is accompanied by a design and access statement.

HISTORY

4.

APPLICATION No.	PROPOSAL	DECISION	DATE
P06/1669	Single storey rear extension and installation of chiller unit	Granted	13.10.06

PUBLIC CONSULTATION

5. Five letters and one email of objection (from a Ward Councillor) have been received, raising the following issues:

- Installed without planning permission
- Intrusive, ugly and obstructive
- Site in a passageway used by occupiers of flats above existing shops

The Ward Councillor has requested that the application be considered by the Development Control Committee.

OTHER CONSULTATION

6. Head of Public Protection: No objection subject to a condition relating to noise levels.

RELEVANT PLANNING POLICY

7. Dudley UDP 2005

DD1 – Urban Design

DD4 – Development in Residential Areas

CR5 – Regeneration and Development of Centres

HE4 – Conservation Areas

HE5 – Buildings of Local Historic Importance

HE6 - Listed Buildings

ASSESSMENT

8. The key issues for consideration in this application are as follows:

- Principle
- Impact on Visual Amenity

9. Principle

The principle of installing a chiller unit at the rear of the premises was accepted in the previously approved application (P06/1669) subject to satisfying criteria such as size, height, siting, visual amenity, character of the conservation area and impact on locally listed and listed buildings.

10. Impact on Visual Amenity

The chiller unit approved in the previous application was relatively discreet, slim, had dimensions of 0.8m (height) x 0.9m (width) x 0.25m (depth) and was sited no higher than the highest part of the rear wall. The unit as approved in application P06/1669 was also described in the manufacturers supporting information as 'ultra-compact and lightweight design'.

11. The chiller unit as installed is deeper and higher than the chiller unit as approved. The unit is 1.35m high x 0.30m deep and no longer adjoins the rear wall but is set on a support bracket and the unit is now located 0.25m from the wall. The setting of the chiller unit away from the wall only exacerbates its visual presence. The unit now projects 0.5m above the top of the side wall on which it is positioned and only highlights the visual impact of the chiller unit particularly when viewed from the passageway, the adjacent first floor residential flats and the chillers setting against the Grade II List Building at 59/60 Tower Street.

CONCLUSION

12. It is considered that the siting and size of the installed chiller unit and security screen has an adverse visual impact detrimental to visual amenity, the character of

the Dudley Town Centre Conservation Area and the setting of the Grade II Listed Building at 59/60 Tower Street.

RECOMMENDATION

13. It is recommended that the application be refused for the following reasons:

Conditions and/or reasons:

1. It is considered that the siting and size of the installed chiller unit and security screen has an adverse visual impact detrimental to visual amenity, the character of the Dudley Town Centre Conservation Area and the setting of the Grade II Listed Building at 59/60 Tower Street. As such the development is contrary to policies DD1, DD4, HE4 and HE6 of the adopted UDP (2005).



Trial hole to expose footings and bearing
To be inspected by the Building Inspector to determine walls can be used as support walls for higher enclosing walls and roof support to proposed extension. Maintain fire escape from flats above.
Make good after inspection with compacted hardcore backfill and temporary concrete finish

Existing Ground
Edge of linear drain (partially blocked)
Rear Pass + 100mm Pa
Per 1/1736

RECEIVED
- 6 SEP 2007
PLANNING DEPT

CLIENT		Castle and Crystal Credit Union
PROJECT		Office fit out and Rear Extension
SITE:		25 New Street Dudley West Midlands DY1 1LT
SIMON FLETCHER ARCHITECT		16 New Street Stourport on Severn Worcs DY13 8LW tel 01299 822606 fax 01299 829212
Scale 1:50	Date June 2006	
DRAWING TITLE	Existing Ground Floor Plan	
DRAWING NO:	06.17.01 A	

Side + Rear elevations
 proposed black painted security
 screen extension with high level
 tie off new wall

screen 9mm Cape Masterclad

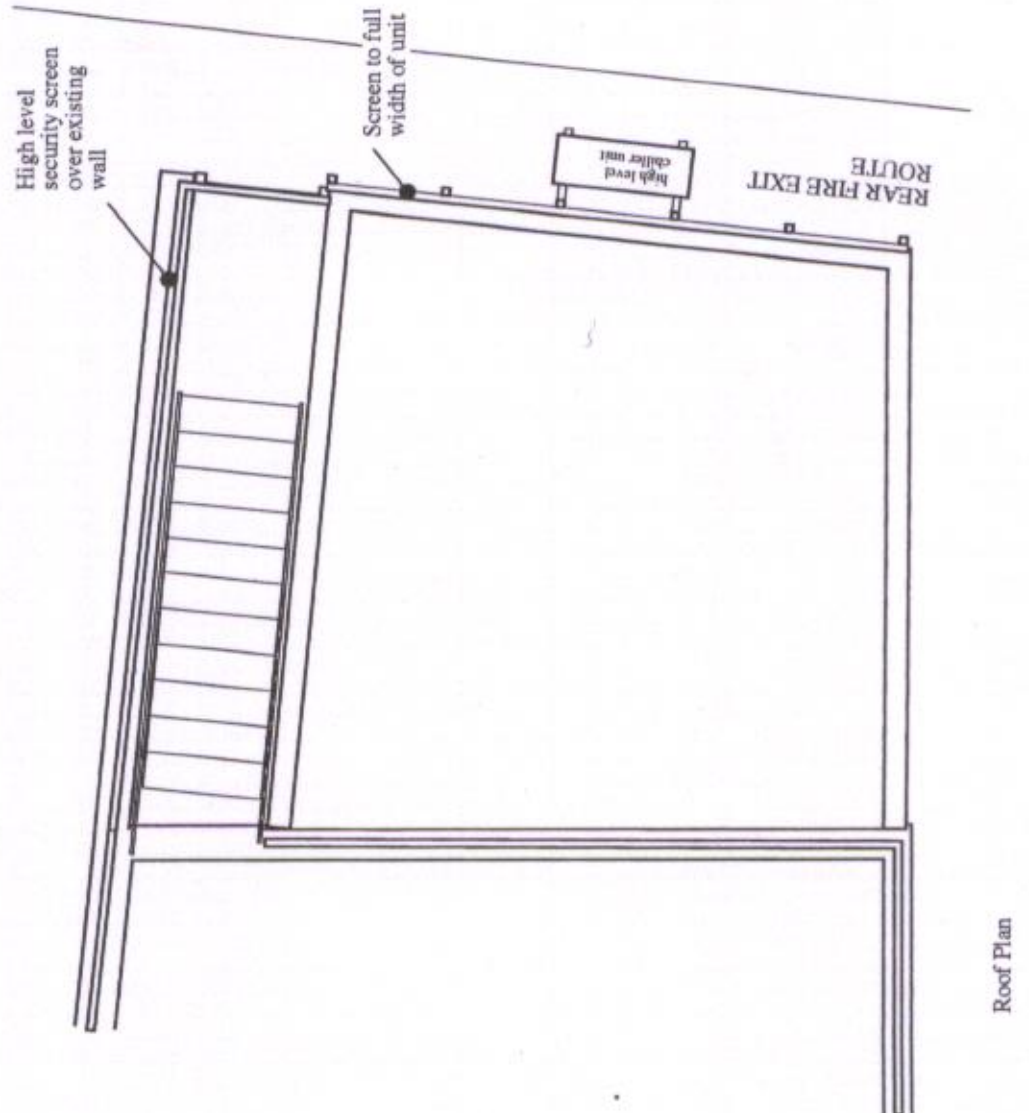
location of chiller unit

bracket support mechanism

2000 min headroom

Side Elevation East

Rear Elevation South



Roof Plan

Extend black painted metal railing system
 to match existing with end tie back to new
 wall

Boundary to 59/60
 Tower Street



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Scale 1:50	Date June 2006
DRAWING TITLE	Proposed Rear Extension Elevations
DRAWING NO:	06.17.62 C

Side Elevation West

C: enlarged condensing unit, screen and roof plan added
 added 03/09/07

B: extended screen fence shown 17/01/07

A: Tower Street boundary and new footinf depth shown 8/12/06