

PLANNING APPLICATION NUMBER: P13/1329

Type of approval sought	Full Planning Permission
Ward	Wollaston & Stourbridge Town
Applicant	Mr N. Lauder, SMP Estates Ltd c/o Pugh Dental Ceramics
Location:	41A, KING STREET, WOLLASTON, STOURBRIDGE, DY8 3QB
Proposal	CONVERT FLAT 3 OF EXISTING BUILDING INTO 2 NO. FLATS
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The application site consists of a former commercial premises, currently being extended and converted into eight residential apartments. A nursery building adjoins the application building on its south-west elevation. Immediately to the front of the building is a hard surfaced area which provides a dedicated parking area for both of the buildings. Opposite the application site beyond the access road is an area under the ownership of the applicant which can be utilised for car parking.
2. The surrounding area is predominantly residential, except for the attached nursery building. The nursery has an extensive parking area to the front. To the west is Kings Court, a modern development of seven semi-detached and terraced houses which is accessed via a private drive off King Street. There is dedicated parking provision directly in front of these properties. Immediately adjacent the site to the east is a row of five terraced residential properties. To the rear are properties within The Greenwoods. Number 10 The Greenwoods is closest to the application site but is separated by a green strip which is planted with semi-mature trees. This green strip is banked with the neighbouring residential properties to the rear being at a substantially lower level than the finished floor level of the application property.

PROPOSAL

3. Permission is sought to convert one of the approved two bedroom flats within the building into 2no.1 bedroom flats. The proposed apartments would have a small rear amenity space each to the rear of the site.

HISTORY

4.

APPLICATION	PROPOSAL	DECISION	DATE
P12/0142	Change of use of dental ceramic laboratory (B1) to residential (C3) for 6 no. flats and elevational changes.	Approved with Conditions	23/05/2012
P13/0525	Change of use of part of day nursery (D1) to 2 no. flats (C3) with elevational changes to include new windows and demolition of outbuildings.	Approved with Conditions	03/09/2013

PUBLIC CONSULTATION

5. 3 letters of objection received, following consultation with 23 adjoining neighbours.
Main issues raised:

- Increase in pressure on street parking.
- Increase parking on a highway bend which causes highway safety concerns.
- Parking spaces opposite do not belong to the applicant, rather Kings Court.
- No need for additional flats as none to date have been sold or rented.

OTHER CONSULTATION

6. Group Engineer (Highways): No objections to the proposed scheme.
7. Head of Environmental Health and Trading Standards: No objections to the proposed scheme.

RELEVANT PLANNING POLICY

8. National Planning Policy (2012)
National Planning Policy Framework (NPPF)
9. Black Country Core Strategy (2011)
Policy HOU1 (Delivering Sustainable Housing Growth)
Policy HOU2 (Housing Density, Type and Accessibility)
10. Saved UDP Policies (2005)
Policy DD4 (Development in Residential Areas)
11. Supplementary Planning Guidance
Parking Standards (2012)
New Housing (2012)

ASSESSMENT

12. The main issues are
 - Principle
 - Neighbour Amenity
 - Occupier Amenity
 - Access and Parking

Principle/Policy

13. The principle of residential use on the site has been established on the site by way of the previous, now extant permission P12/0142. The surrounding area is predominantly residential and on this basis the proposed development is an appropriate land use within the area. The housing type, being small apartment style is characteristic of the approved residential uses already underway in the application building. In this regards the proposed development would be in accordance with the requirements of Policies HOU1 (Delivering Sustainable Housing Growth) and HOU2 (Housing Density, Type and Accessibility) of the Black Country Core Strategy (2011) and saved Policy DD4 Development in Residential Areas of the UDP (2005).

Neighbour Amenity

14. The proposed additional flat would be created as a result of internal reconfiguration of the previously approved scheme with no external changes to the building being proposed. The previously proposed outside amenity area would be subdivided into two separate outside patio areas for use by each flat. The adjacent residential dwellings would not be detrimentally affected by way of loss of privacy given the screening and level differences between the sites. Further, fenestration within this elevation has been established as part of the previous extant approval. In this regard the proposed development would be in accordance with the requirements of saved UDP Policy DD4 – Development in Residential Areas.

Occupier Amenity

15. Residential use upon this site has been established by way of the extant permission and the approved units have been deemed acceptable with each having a small patio to serve as amenity space. The proposed subdivided unit would have small rear patio areas akin to those approved for the previous units. The site is small with little scope for additional amenity area to be provided. On this basis and given the precedent set by the residential units currently under construction the proposed development is considered to be on balance in accordance with the requirements of Policies HOU1 (Delivering Sustainable Housing Growth) and HOU2 (Housing Density, Type and Accessibility) of the Black Country Core Strategy (2011) and saved Policy DD4 Development in Residential Areas of the UDP (2005).

Access and parking

16. The additional one bedroom flat would result in two one bedroom flats in the place of one two bedroom flat. The increased parking demand for this development would be one space. Planning application P13/0525 added two further units to the scheme taking the site up to 8 flats. The parking demand for this site was deemed appropriate.
17. This current scheme for the subdivision of one flat into two provides an additional two parking spaces into the site which are located opposite the application

property. The issue of land ownership in relation to these parking bays opposite the application site has been raised by residents in Kings Court. The land registry plan and associated title deeds have been provided by the agent and these demonstrate that the land is under the ownership of the applicant.

18. On this basis, subject to a condition ensuring the parking remains unallocated the proposed development would be unlikely to have any detrimental impact on highway safety. These comments are supported by the Group Engineer (Highways) and the proposed scheme would be in accordance with the requirements of saved UDP Policy DD4 – Development in Residential Areas (2005) and Parking Standards SPD (2012)

CONCLUSION

19. The proposed development would be acceptable in principle with there being no detrimental impact on highway safety, residential amenity and occupier amenity.

RECOMMENDATION

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

Informative

In dealing with this application the Local Planning Authority have worked with the applicant in a positive and proactive manner, seeking solutions to problems arising in relation to dealing with the application, by seeking to help the applicant resolve technical detail issues where required and maintaining the delivery of sustainable development. The development would improve the economic, social and environmental concerns of the area and thereby being in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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: 541/00E, 541/11H and 541/12E.
3. The parking provision hereby approved shall remain unallocated for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.



LOCATION 1:500



BLOCK PLAN 1:1250

REVISIONS

- b - red line boundary revised outwards on SW side. 02/04/12
- C - RED LINE BOUNDARY ALTERED - 2 ADDITIONAL FLATS 27/11/12
- D - RED LINE TAKES IN NURSERY PARKING AREA 10/07/13
- E - red line boundary extended into 2 bays of NW parking bay. 05/11/13

Conversion of Dental Lab and part Day Nursery to Flats
41a King Street, Wollaston, STOURBRIDGE DY8 3QB

LOCATION AND BLOCK PLANS 541/00E



