

PLANNING APPLICATION NUMBER:P15/0150

Type of approval sought	Full Planning Permission
Ward	Coseley East
Applicant	Mr P. Griffiths, Dudley MBC
Location:	ARCHIVES AND LOCAL HISTORY SERVICE, MOUNT PLEASANT STREET, COSELEY, BILSTON, WV14 9JR
Proposal	DEMOLITION OF EXTENSIONS AND EXISTING STORE CONVERSION OF REMAINING VACANT SCHOOL BUILDING INTO 15 NO. DWELLINGS AND ERECTION OF 1 NO. DWELLING
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The site is the former Dudley Archives Centre which has been vacant since October 2013. The current buildings at the site were constructed, as a school, in three phases between 1879 and 1923. The site is recorded as a heritage asset on the Council's Historic Environment Record (HER 12439).
2. The surrounding area is entirely residential, with modern housing to the north and west on Evergreen Close and traditional terraced housing opposite the site on Mount Pleasant Street.

PROPOSAL

3. It is proposed to convert the main building at the site to 15 houses (7no. 1-bed, 7no. 2-bed and 1no. 4-bed) and to demolish an existing single storey store along the site's eastern boundary (adjacent 31 Mount Pleasant Street) in order to erect a 3-bedroom house. All but two of the houses are to have gardens and 27 parking spaces are to be provided across the site. The proposal involves the demolition of later flat roofed extensions which the applicant has advised are structurally unsound. Part of the boundary wall and railings on the Mount Pleasant frontage are

to be removed to provide access to parking areas and pedestrian access. The existing vehicle access drive at the site is to be retained.

4. The applicant has advised that the development forms part of the Council's new house building project.

HISTORY

5. None relevant to the assessment of the application.

PUBLIC CONSULTATION

6. Neighbour notification letters have been sent to 80 properties and a site notice posted. Three letters have been received in response to the consultation exercise, raising queries in relation to boundary treatment details and methods of drainage. Concern has also been expressed that access to the proposed parking spaces for the dwellings fronting Mount Pleasant Street will displace existing on-street parking closer to the junction with Evergreen Close, which will reduce visibility from and access to, Evergreen Close.

OTHER CONSULTATION

7. Land Contamination Team: No objection subject to conditions relating to remediation of contamination which may be present at the site.

Head of Environmental Health and Trading Standards: No objection.

Group Engineer (Highways): No objection subject to conditions relating to the provision of electric vehicle charging points, cycle storage and bin stores, access and parking to be provided prior to first occupation, redundant dropped kerbs reinstated and the provision of appropriate visibility splays from the site access points.

Chief Fire Officer: No objection.

Coal Authority: Initial objection to the application on the grounds that a Coal Mining Risk Assessment had not been submitted as part of the application and therefore it had not been demonstrated that the site is safe, stable and suitable for development (Officer Comment – a Risk Assessment has now been submitted, the comments of the Coal Authority in relation to it will be reported in the pre-Committee note).

RELEVANT PLANNING POLICY

8. National Planning Policy

National Planning Policy Framework (NPPF) 2012

Black Country Core Strategy 2011

Policy ENV2 (Historic Character and Local Distinctiveness)

Policy HOU1 (Delivering Sustainable Housing Growth)

Policy HOU2 (Housing Density, Type and Accessibility)

Policy HOU3 (Delivering Affordable Housing)

Policy DEL1 (Infrastructure Provision)

Saved 2005 UDP Policies

Policy DD1 (Urban Design)

Policy DD4 (Development in Residential Areas)

Supplementary Planning Guidance

Parking Standards SPD

New Housing Development SPD

Planning Obligations SPD

ASSESSMENT

9. The key issues in the assessment of this application are:

- Principle;
- Impact upon the character of the area;
- Residential Amenity;
- Highway safety;
- Planning Obligations.

Principle

10. This scheme constitutes the provision of 100% affordable housing and an increase in social housing stock on a brown field site, which is in a relatively sustainable location. The proposal therefore complies with the advice given in the NPPF (paragraphs 49 and 51) that housing applications should be considered in the context of the presumption in favour of sustainable development and that Local Planning Authorities should identify and bring back empty buildings into residential use. The development also accords with Policy HOU1 of the Core Strategy which seeks the provision of 95% of new build housing on previously developed land and Policy HOU3 which seeks the provision of a minimum 11,000 new affordable dwellings between 2006 and 2026.
11. Policy HOU2 of the Core Strategy requires that all developments should provide a range of house types and should achieve a minimum density of 35 dwellings per hectare. The density of the proposed development (47 dwellings per hectare) would be appropriate to the existing pattern of development in the wider area. A variety of house types (between one and four bedrooms) are proposed, and such the proposal accords with this Policy.

Impact upon the character of the area

12. Policy ENV2 of the Core Strategy requires that developments should aim to protect and promote the special qualities, historic character and local distinctiveness of the Black Country in order to help maintain its cultural identity and strong sense of place and preserve or enhance local character and those aspects of the historic environment which are recognised as being of special historic, architectural or townscape quality.
13. The proposal involves the retention of the original buildings and the demolition only of the later additions. Feature brickwork and stonework is to be retained/refurbished where feasible, with render to be used to cover areas of damaged brickwork. The brickwork/render theme is to be used in the proposed new house, which will also have a steep pitched roof to match that of the main building. Existing features of interest on the building are to be exposed and repaired. The sections of railings and wall along the Mount Pleasant Street frontage which are to be retained will be repaired/rebuilt as necessary. Materials from the demolished parts of the buildings are to be used in the repair work and construction of new features (such as bin stores and garden walls).
14. In view of the above it is considered that the proposals constitute a sensitive, appropriate form of conversion of this vacant historic building which will enhance its appearance, to the benefit of the character of the wider area. As such, the development accords with Policy ENV2 and Saved UDP Policies DD1 and DD4 which require that developments should not have any adverse impact on the character of the area.

Residential Amenity

15. Saved Policy DD4 also advises that new development in residential areas will only be allowed where there would be no adverse effect upon residential amenity. The development will not result in any loss of privacy, outlook or light to dwellings in the immediate vicinity. In this respect the proposal complies with Saved Policy DD4.

With regard to the issue raised by local residents, existing boundary treatments are to be retained and repaired where necessary and a new drainage system is to be installed which should help to alleviate any existing problems there may be with run-off from the site.

16. The development does not generally provide amenity space for each of the houses to the guideline dimensions set out in the New Housing Development SPD. This is, however, a relatively constrained site where amenity space cannot realistically be provided to these dimensions. The remainder of the site will mainly be occupied by the access drive, parking and pedestrian circulation areas and peripheral landscaping where the provision of further dedicated amenity space would not be feasible. Given these constraints it is considered that the amount to be provided is acceptable and will have the added benefit of 'softening' the appearance of the site.

Highway safety

17. Saved Policy DD4 advises that developments should be allowed where there would be no adverse impact on highway safety. The Group Engineer has no objection to the proposal, subject to the imposition of the conditions recommended as appropriate.

Planning Obligations

18. In accordance with Policy DEL1 of the Core Strategy and the Planning Obligations SPD, the development triggers a requirement for the provision of improvements to air quality, public realm and economic and community development. Should permission be granted a condition can be imposed requiring the details of electric vehicle charging points within the development, which will help to improve air quality. The proposed refurbishment of the existing boundary wall and railings, as well as the use of high quality surfacing materials within the proposed parking areas, will create attractive features within the street scene that will therefore contribute to an improvement to the public realm. A condition can be used to secure an economic and community development statement to ensure that locally sourced labour and materials are used in the development.

19. A development of this scale would require the provision of a minimum 25% affordable housing in accordance with Policy HOU3 of the Core Strategy. This is a local authority scheme for social rented housing and as such this policy is complied with and no separate agreement would be required to secure the provision of affordable units within the development.

New Homes Bonus

20. Clause (124) of the Localism Act states that local planning authorities are to have regard to material considerations in dealing with applications including any local finance considerations, so far as material to the application.
21. The New Homes Bonus is designed to create an effective fiscal incentive to encourage local authorities to facilitate housing growth. It will ensure the economic benefits of growth are more visible within the local area, by matching the council tax raised on increases in effective stock. The Bonus provides local authorities with monies equal to the national average for the council tax band on each additional property and paid for the following six years as a non-ring fenced grant. In addition, to ensure that affordable homes are sufficiently prioritised within supply, there will be a simple and transparent enhancement of a flat rate £350 per annum for each additional affordable home.
22. This proposal would provide 16 houses, generating a grant of 16 times the national average council tax for the relevant bands per annum for 6 years. Whilst this is a significant sum of money the planning merits of the proposal are acceptable in any event and therefore this is not accorded significant weight.

CONCLUSION

23. The development represents the re-use of previously-developed land within an urban area for housing at an appropriate density. The development proposes the conversion of a vacant heritage asset and would make a positive contribution to the character of the area, without having any detrimental impact on residential amenity or highway safety. The proposal therefore complies with Policies ENV2, HOU1 and

HOU2 of the Core Strategy and Saved Policies DD1 and DD4 of the Unitary Development Plan.

RECOMMENDATION

24. 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. No development shall commence until an Economic and Community Development Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement shall address as a minimum, measures to increase the number of jobs open to local people available on the site and the development of initiatives that support activities to upskill local unemployed people of working age so as to support them into sustained employment as outlined in the Council's Planning Obligations Supplementary Planning Document. The development shall be implemented in accordance with the approved Statement and retained in accordance with the Statement for the lifetime of the development.
3. No development shall commence until details for the provision of external electric vehicle charging point(s) have been submitted to and approved in writing by the Local Planning Authority. The charging point(s) shall thereafter be provided in accordance with the approved details prior to first occupation of the development and be maintained for the life of the development.
4. Prior to the commencement of development, details of the types, colours and textures of the materials to be used in the hard surfacing of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in complete accordance with the approved details and retained for the lifetime of the development unless otherwise agreed in writing with the Local Planning Authority.
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order with or without modification) no development referred to in Schedule 2 Part 1 Class A of that order shall be carried out.
6. The development hereby permitted shall be carried out in accordance with the following approved plans: A103, A105 rev 2, A106 rev 2, A115, A116, A840.

7. Prior to the occupation of the dwellings hereby approved, the parking areas shown on the approved plans shall be provided and thereafter maintained for these purposes for the lifetime of the development.
8. The development hereby approved shall be carried out in accordance with the recommendations set out in the February 2015 Phase 1 Habitat Survey commissioned by Worcestershire Wildlife Consultancy.
9. No development shall begin until an assessment of the risks posed by any contamination has been submitted to and approved by the Local Planning Authority. Such an assessment shall be carried out in accordance with authoritative UK guidance.
10. Where the approved risk assessment (required by Condition 9) identifies contamination posing unacceptable risks, no development shall begin until a detailed scheme to protect the development from the effects of such contamination has been submitted to and approved by the Local Planning Authority.
11. Unless otherwise agreed in writing with the Local Planning Authority, the approved scheme (required by Condition 10) shall be implemented and a verification report submitted to and approved by the Local Planning Authority, before the development (or relevant phase of the development) is first occupied/brought into use.
12. No development shall commence until details of the proposed types of walls/fencing along the boundaries of the garden areas within the site have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter take place in accordance with the approved details and implemented prior to first occupation of the approved dwellings.
13. No structure exceeding 0.6m in height shall be erected within a visibility splay of 2.4m x 43m from the access drive to the site for the lifetime of the development.
14. Prior to first occupation of any of the dwellings hereby approved any existing redundant dropped kerbs along Mount Pleasant Street shall be replaced with full height matching kerbs in accordance with details to have previously submitted to and approved in writing by the local planning authority.



Title
**Mount Pleasant
Housing Conversion.**

Location Plan. WV14 9JR

Scale
1:1250

Date
05/03/2014

Drawn
NEL

Job Number
H687

Dwg. no.
A002

Rev.
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Construction and Design

Ward House, Himley Park, Dudley, DY3 4DF
Directorate of Children's Services
Dudley Metropolitan Borough Council

Ordnance Survey H.M.S.O.
Licence Number LA 100019566.

Dudley
Metropolitan Borough Council

ALL FIGURED DIMENSIONS ARE TO TAKE PRECEDENCE OVER SCALED DIMENSIONS.
ALL DIMENSIONS ARE TO BE CHECKED BY THE CONTRACTOR

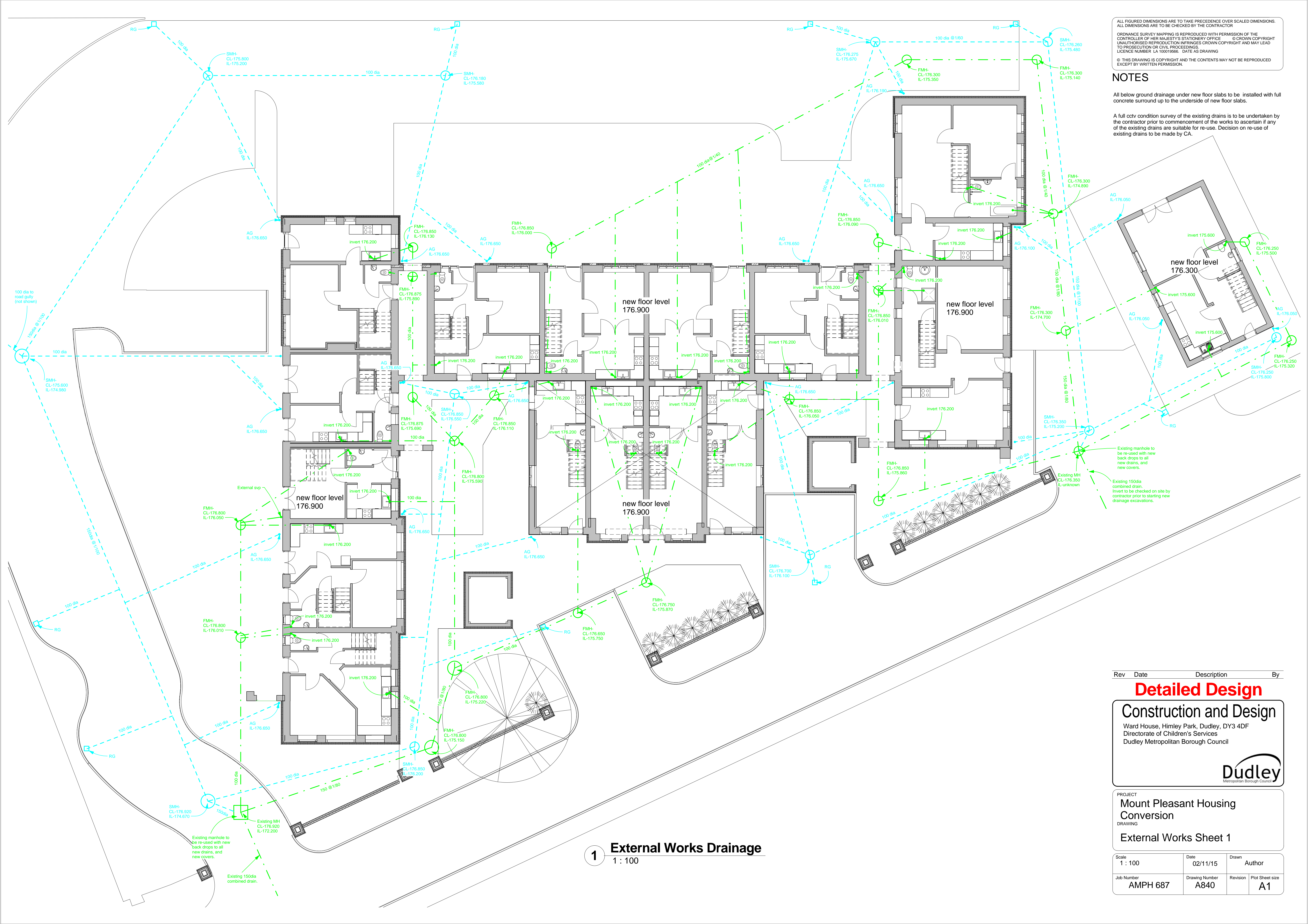
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LICENCE NUMBER LA 100019566. DATE AS DRAWING

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NOTES

All below ground drainage under new floor slabs to be installed with full concrete surround up to the underside of new floor slabs.

A full CCTV condition survey of the existing drains is to be undertaken by the contractor prior to commencement of the works to ascertain if any of the existing drains are suitable for re-use. Decision on re-use of existing drains to be made by CA.



Rev	Date	Description	By
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Detailed Design

Construction and Design

Ward House, Himley Park, Dudley, DY3 4DF
Directorate of Children's Services
Dudley Metropolitan Borough Council



PROJECT

Mount Pleasant Housing
Conversion

DRAWING

External Works Sheet 1

Scale 1 : 100	Date 02/11/15	Drawn Author
Job Number AMPH 687	Drawing Number A840	Revision Plot Sheet size A1

NOTES



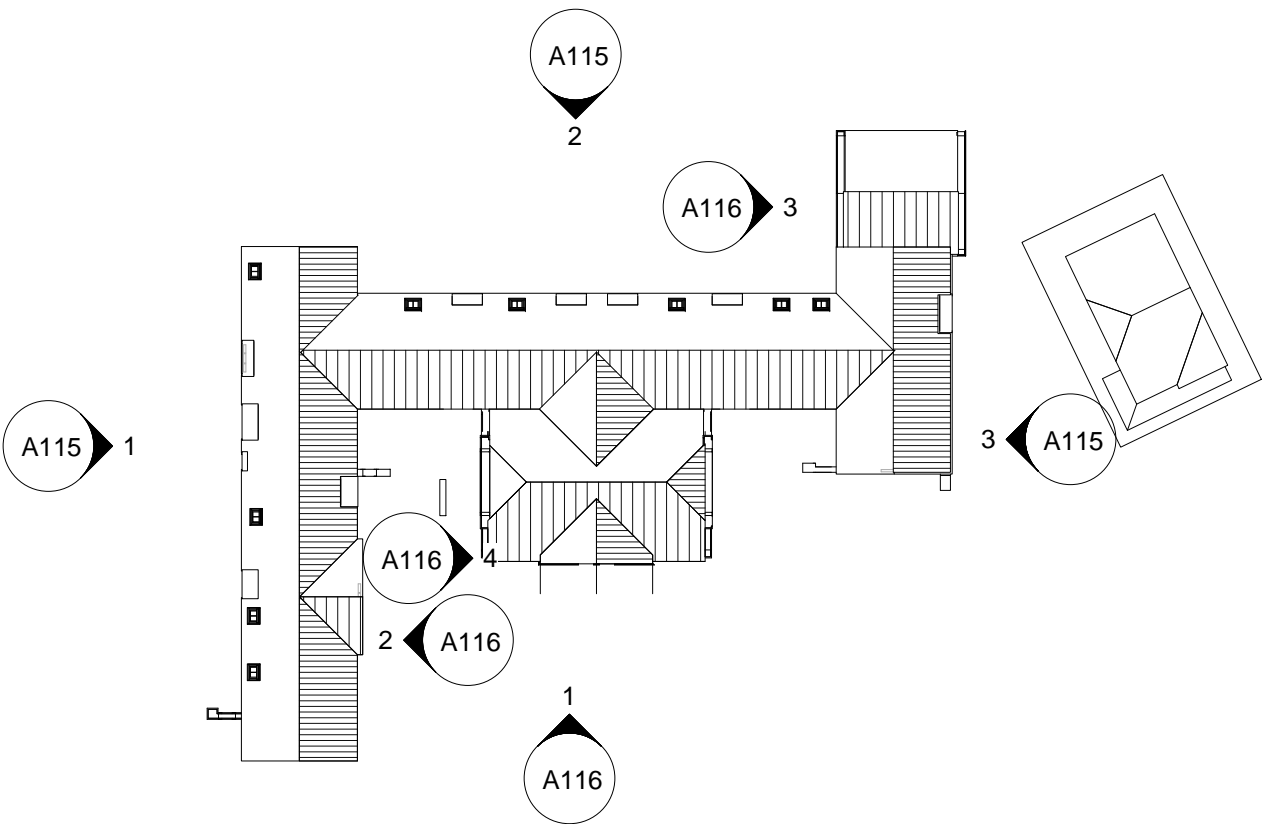
1 West Range North West Elevation- Proposed
1 : 100



2 Central Range North East Elevation - Proposed
1 : 100



3 East Range South East Elevation - Proposed
1 : 100



4 Elevation Key
1 : 500

Rev	Date	Description	By
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Planning

Construction and Design

Ward House, Himley Park, Dudley, DY3 4DF
Directorate of Children's Services
Dudley Metropolitan Borough Council

Dudley
Metropolitan Borough Council

PROJECT
Mount Pleasant Housing Conversion

DRAWING
Elevations as Proposed - 1 of 2

Scale As indicated	Date 12/16/14	Drawn Author
Job Number AMPH 687	Drawing Number A115	Revision Plot Sheet size A1

NOTES



By Room Name Legend

- Bedroom
- Circulation
- Kitchen
- Living Room
- Sanitary
- Storage

2	9.12.14	Unit 16 Added	NEL
1	11.11.14	General update Nov 2014	NEL
Rev	Date	Description	By

Planning

Construction and Design

Ward House, Himley Park, Dudley, DY3 4DF
Directorate of Children's Services
Dudley Metropolitan Borough Council

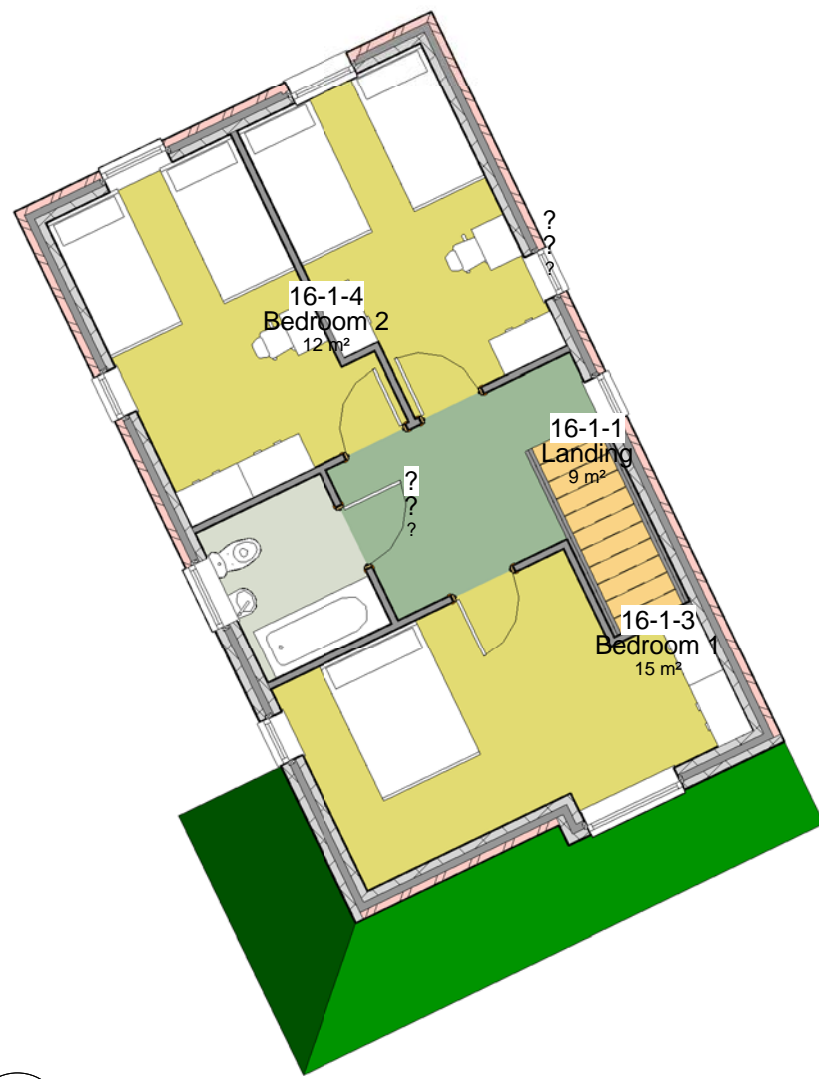


PROJECT	Mount Pleasant Housing Conversion
DRAWING	Proposed Ground Floor Plan furnished with areas

Scale	1 : 100	Date	10/15/14	Drawn	NEL
Job Number	AMPH 687	Drawing Number	A105	Revision	2
				Plot Sheet size	A1

1 Proposed Plan Ground Floor furnished with areas
1 : 100

NOTES



1 Proposed Plan Upper Floor Furnished with areas
1 : 100

2	9.12.14	Unit 16 Added	NEL
1	11.11.14	General update Nov 2014	NEL
Rev	Date	Description	By

Planning

Construction and Design

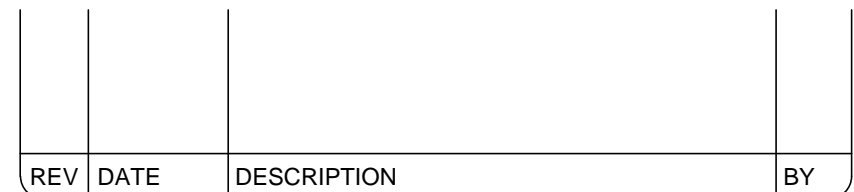
Ward House, Himley Park, Dudley, DY3 4DF
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Dudley Metropolitan Borough Council



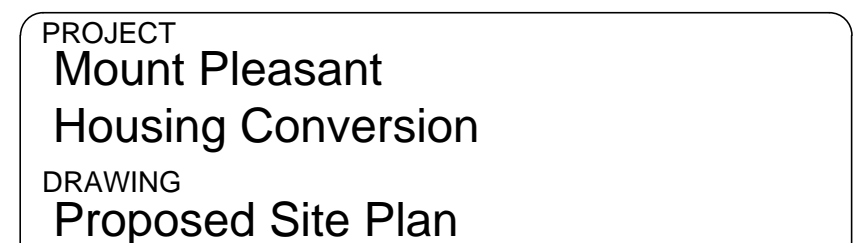
PROJECT	Mount Pleasant Housing Conversion
DRAWING	Proposed Upper Floor Plan furnished with areas

Scale	1 : 100	Date	10/16/14	Drawn	NEL
Job Number	AMPH 687	Drawing Number	A106	Revision	2
				Plot Sheet size	A1

NOTES



Ward House, Himley Park, Dudley, DY3 4DF
Directorate of Children's Services
Dudley Metropolitan Borough Council



Scale	1:200	Date	22/07/14	Drawn		NEL
Job Number	H687	Drawing Number	A103	Revision	Plot Sheet size	
					A2	

NOTES



1 South Elevation- Proposed
1 : 100



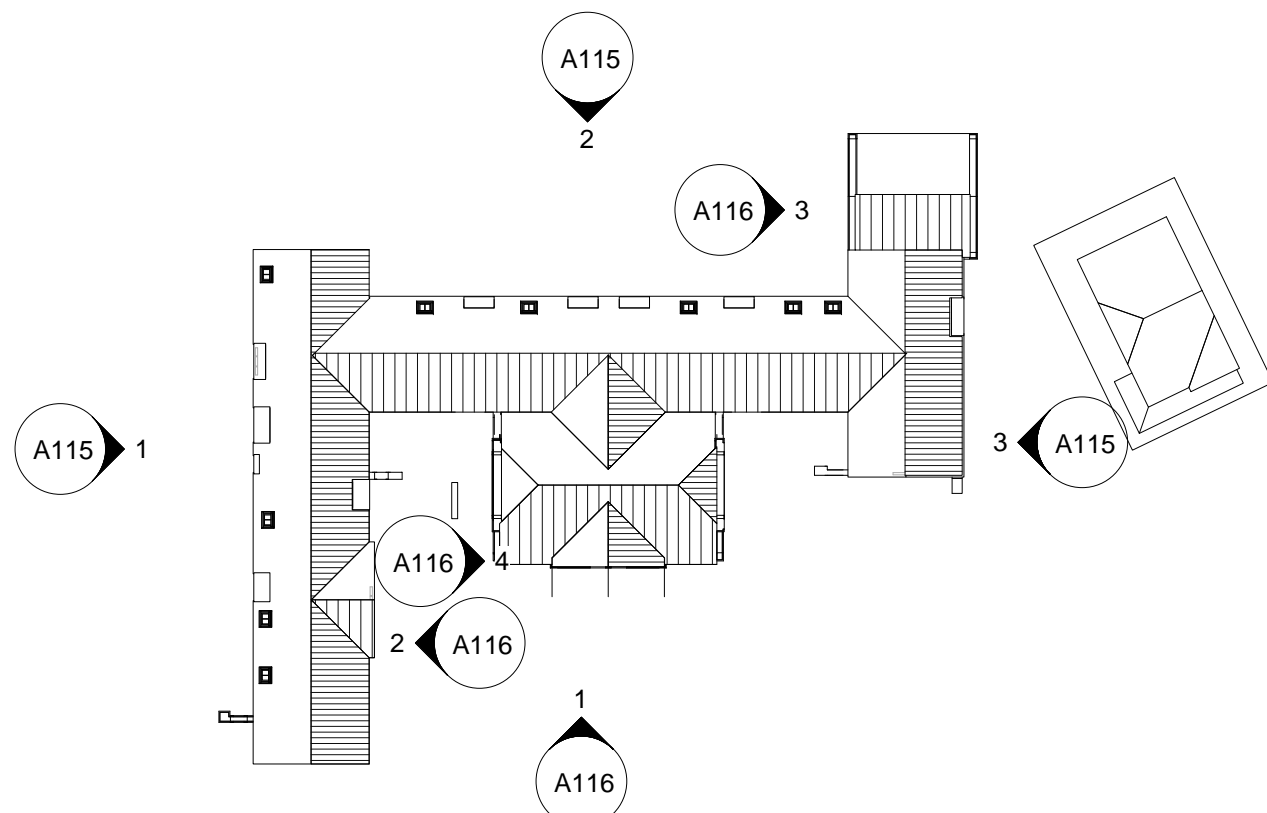
2 West Range South East Elevation - Proposed
1 : 100



3 East Range North West Elevation - Proposed
1 : 100



4 Hall North West Elevation - Proposed
1 : 100



5 Elevation Key
1 : 500

Rev	Date	Description	By
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Planning

Construction and Design

Ward House, Himley Park, Dudley, DY3 4DF
Directorate of Children's Services
Dudley Metropolitan Borough Council



PROJECT

Mount Pleasant Housing
Conversion

DRAWING

Elevations as Proposed - 2 of 2

Scale As indicated	Date 12/16/14	Drawn Author
Job Number AMPH 687	Drawing Number A116	Revision Plot Sheet size A1