

PLANNING APPLICATION NUMBER: P08/0206

Type of approval sought	Full Planning Permission
Ward	WOLLASTON & STOURBRIDGE TOWN
Applicant	E Antoniois
Location:	27, HIGH STREET, WOLLASTON, STOURBRIDGE, DY8 4NJ
Proposal	CHANGE OF USE FROM RESIDENTIAL (C3) TO DENTAL SURGERY (D1) AND SINGLE STOREY SIDE EXTENSION FOR BIN STORE
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The application property is a two storey detached house sitting at a slightly elevated level above High Street, set back approximately 3m from the highway behind a 600mm high front boundary wall. The site has a wide frontage, being unique in this respect in comparison with the relatively narrow plot widths which characterise the majority of properties along this part of the High Street. The house itself is sited along the northern boundary of the plot. The boundary consists of a part 1.8m high, part 3m high brick wall – the rear garden of a property called ‘Belita’ on Wood Street is adjacent to the side of the house. The remainder of the site consists of a side garden area which is entirely visible from the High Street, also at an elevated level behind a front wall. The garden area is separated from the house by a driveway which terminates as a hammer head providing 2 parking spaces. The side wall of no.23 High Street forms the southern boundary. Along the rear (western) site boundary is a timber fence, beyond which are the small rear gardens of properties on Wood Street.
2. The surrounding area is in predominantly residential use, interspersed by commercial uses. Most of the dwellings are terraced houses, except for the application property and no.29 High Street. Parking for these properties is generally on-street.

PROPOSAL

3. Permission is sought to change the use of the building to a dentists surgery. A surgery room is to be provided on each floor. The garden area is to be hardsurfaced and an 8 space parking area created instead. The proposal also involves a small bin store extension to the side/rear of the property.

HISTORY

4. None relevant.

PUBLIC CONSULTATION

5. 5 letters of objection have been received from properties on High Street and Wood Street, raising the following concerns:
 - The use would increase the volume of traffic in the area;
 - The proposed use would exacerbate existing parking problems on High Street;
 - Removal of a tree within the garden area of the property – the tree is worthy of protection.

OTHER CONSULTATION

6. Group Engineer (Development): The development should provide 9 parking spaces, therefore a condition should be imposed requiring the submission of a plan showing means of access to the site and a parking layout, in addition to visibility splays. The Group Engineer considers that the site can readily accommodate an extra parking space to those shown on the plan. The development should also provide cycle parking.
7. Head of Public Protection: no objection.

RELEVANT PLANNING POLICY

8. Adopted UDP

Policy DD4 (Development in Residential Areas)

Supplementary Planning Document

Parking Standards SPD

ASSESSMENT

9. Key Issues

- Impact on the character of the area and residential amenity;
- Parking provision

10. Policy DD4 of the UDP states that new development in residential areas will only be allowed where it does not have any detrimental impact on the character of an area or residential amenity, and where adequate provision is made for the parking and manoeuvring of vehicles associated with the development.

Character of the Area

11. The site is located at the interface of a residential area with the commercial centre of Wollaston. A dentists surgery is in principle the type of non-residential use which could be introduced into this area without detriment to its character, particularly as there are other commercial uses in the vicinity such as a flower shop. The loss of the garden area and trees is regrettable as they form a pleasant 'greening' element within this high density built up area, but this in itself is not sufficient reason to warrant refusal of the application. The proposed extension is a relatively minor addition to the building which would not have any street scene impacts.

12. In terms of residential amenity, the use of the building would have no adverse impact on occupants of surrounding properties. The use of the proposed parking area may lead to a level of disturbance to neighbouring occupants, in particular those of properties to the rear on Wood Street, but any harm caused by such disturbance is difficult to quantify particularly as no objection has been received from nearby residents relating to this issue.

Parking

13. The Parking Standards SPD requires the provision for surgeries of 2 parking spaces per treatment room and 1 space per staff member, giving a total requirement in this case of 9 spaces (there are to be 5 members of staff). As recommended by the Group Engineer a plan should be requested by condition showing an amended parking layout. On the basis that the Group Engineer considers that adequate parking provision can be provided at the site, the proposed use would not lead to additional on-street parking along High Street.

CONCLUSION

14. The proposed use of the building would not have any adverse impact on the character of the area or residential amenity, and would not lead to any on-street parking which may exacerbate existing parking problems on High Street. As such the proposal does not contravene Policy DD4 of the UDP.

RECOMMENDATION

15. It is recommended that the application be approved, subject to the following conditions:

Reason For Approval

The proposed use of the building would not have any adverse impact on the character of the area or residential amenity, and would not lead to any on-street parking which may exacerbate existing parking problems on High Street.

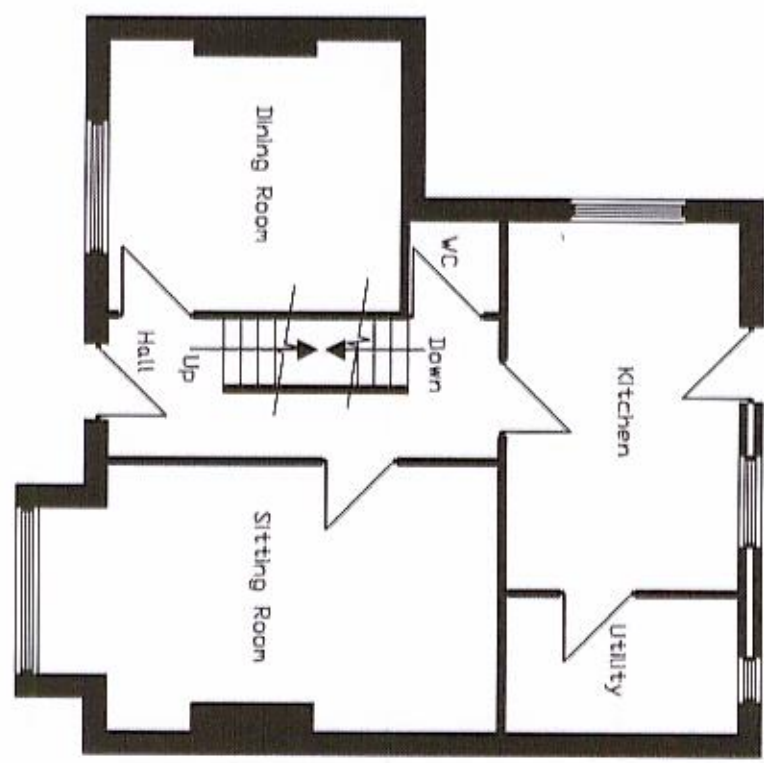
The decision to grant planning permission has been taken with regard to the policies and proposals in the Dudley Unitary Development Plan set out below and to all relevant material considerations including supplementary planning guidance:

Policy DD4 (Development in Residential Areas)

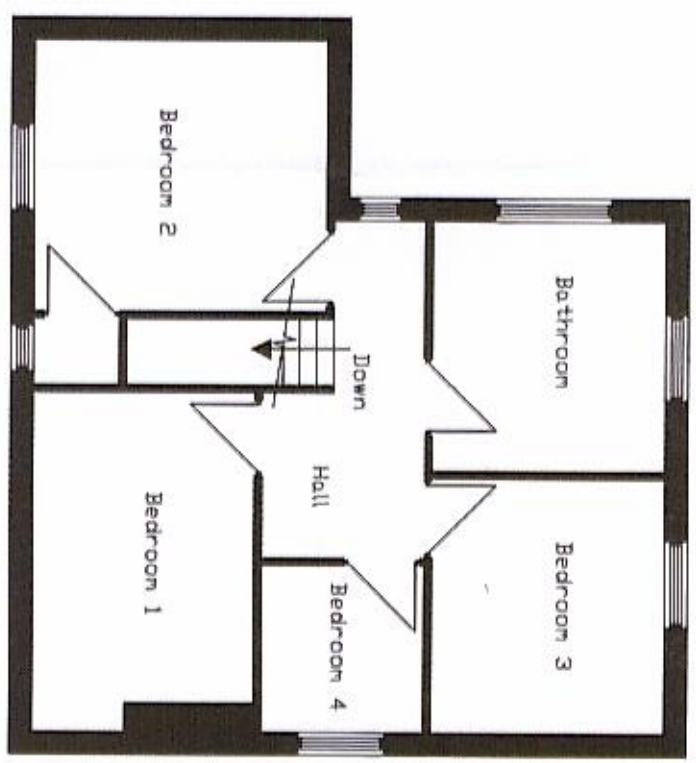
The above is intended as a summary of the reasons for the grant of planning permission. For further detail on the decision please see the application report.

Conditions and/or reasons:

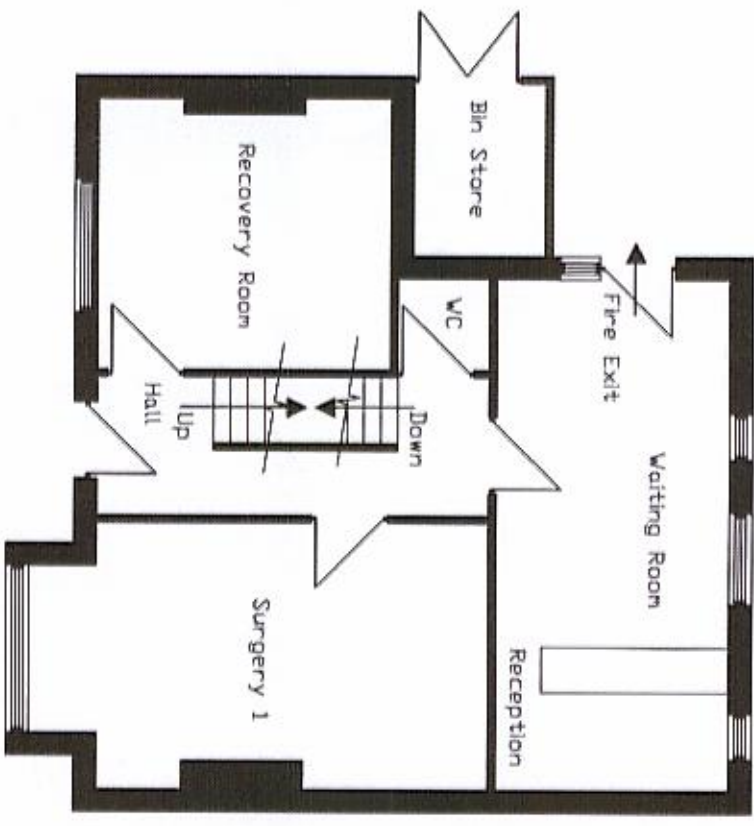
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. No development shall commence until a plan showing the provision of a) nine parking spaces at the site, one of which shall be a disabled space and b) a cycle parking area has been submitted to and approved in writing by the local planning authority. The spaces shall be provided before the use commences and shall thereafter be used for no other purpose than the parking of vehicles/cycles.
3. No development shall commence until details of landscaping and boundary treatment at the site have been submitted to and approved in writing by the local planning authority.
4. No development shall commence until details of the surfacing materials to be used in the car park area at the site have been submitted to and approved in writing by the local planning authority.
5. A visibility splay of 2.4m x. 60 m shall be provided at all times from the site access, and no structure or landscaping above 600mm shall be placed within this splay.
6. Prior to commencement of development details of secure undercover cycle parking and shower facilities should be submitted to and approved in writing by the LPA. Prior to first use the cycle parking and the shower facilities should be implemented in accordance with the approved plan and maintained for no other purpose for the life of the development.



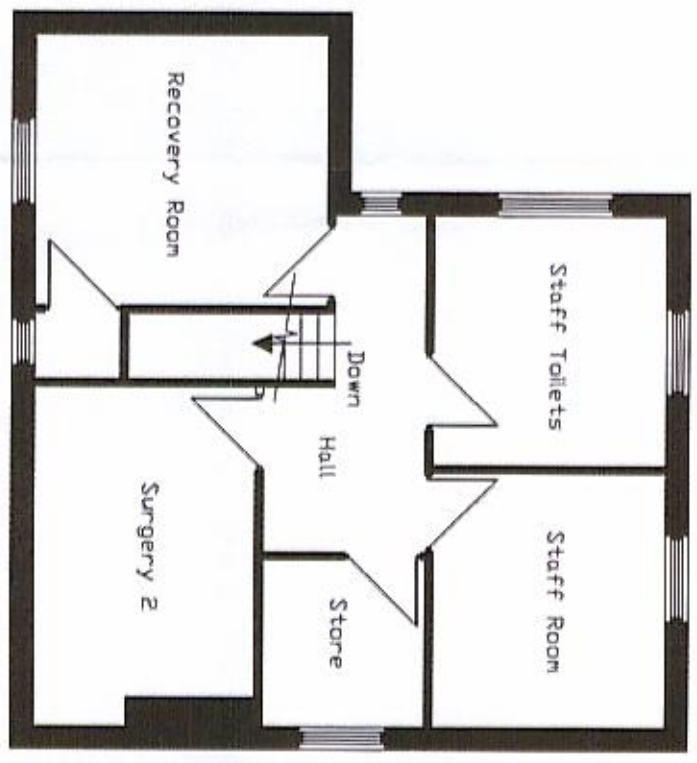
Existing Ground
Floor Plan



Existing First
Floor Plan



Proposed Ground
Floor Plan



Proposed First
Floor Plan

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NOTES:
This Drawing is to be used for planning purposes only

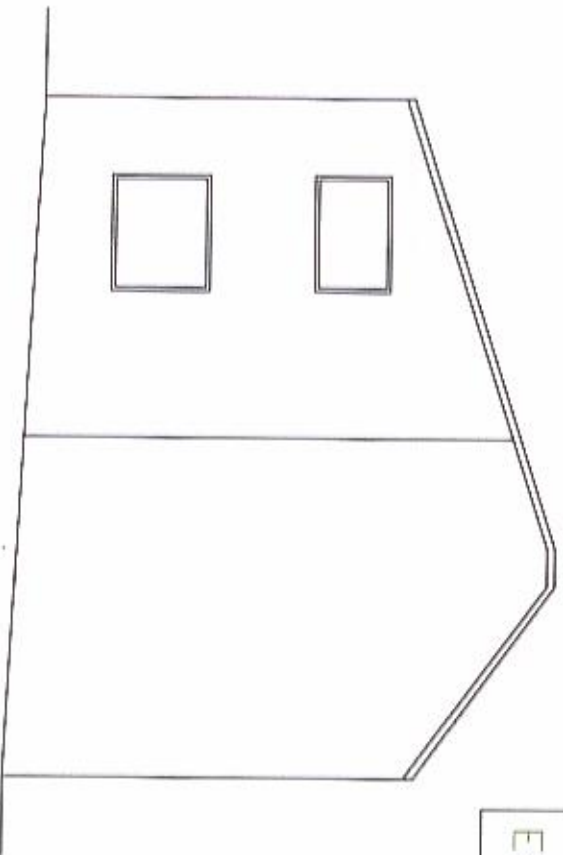
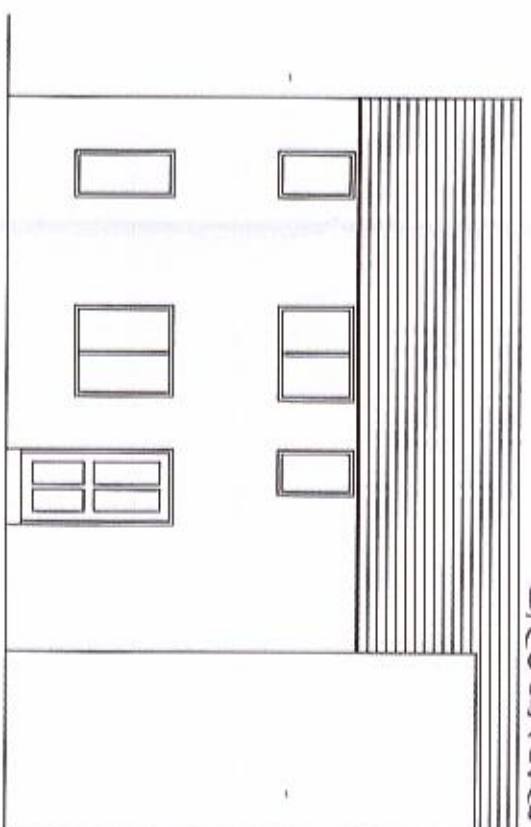
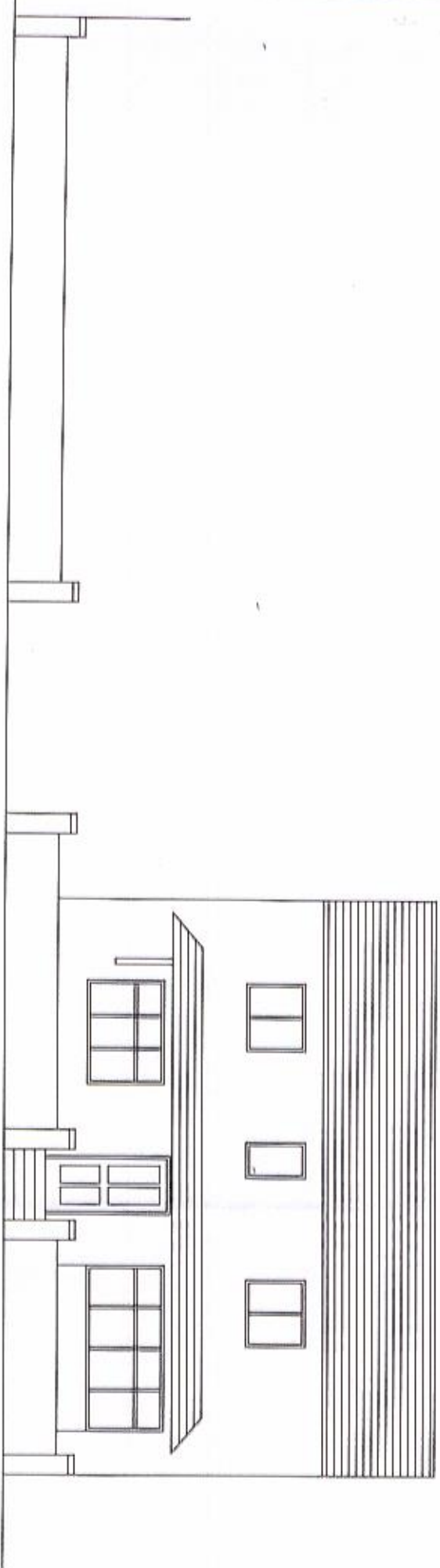
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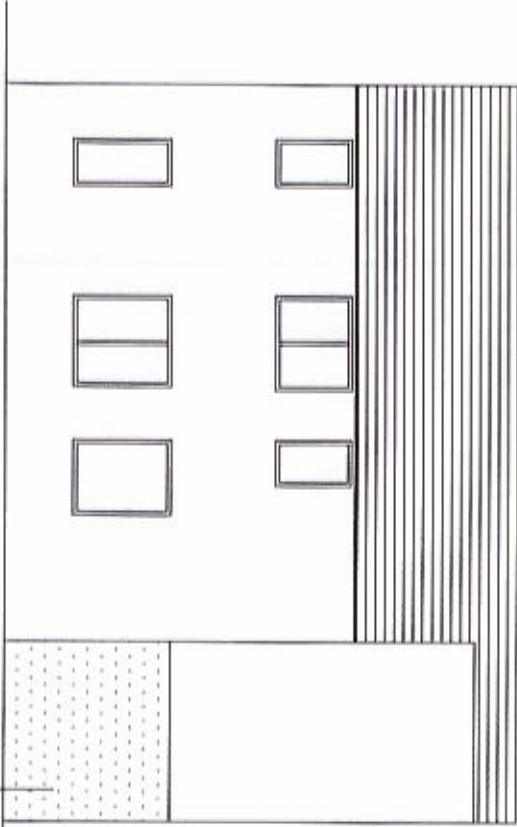
Proposed change of use to Dental Practice. Proposed one bedroom flat at Ground Floor Level.

Existing and Proposed Floor Plans

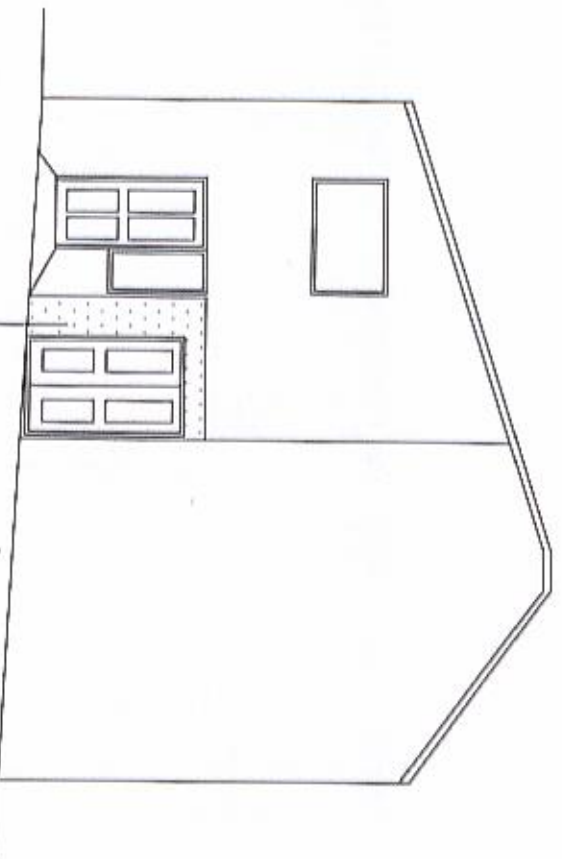
Drawing No.	Date
L/R/01	7th June 2006
Drawn by	MM
Scale	Decided
1/100 & A3	



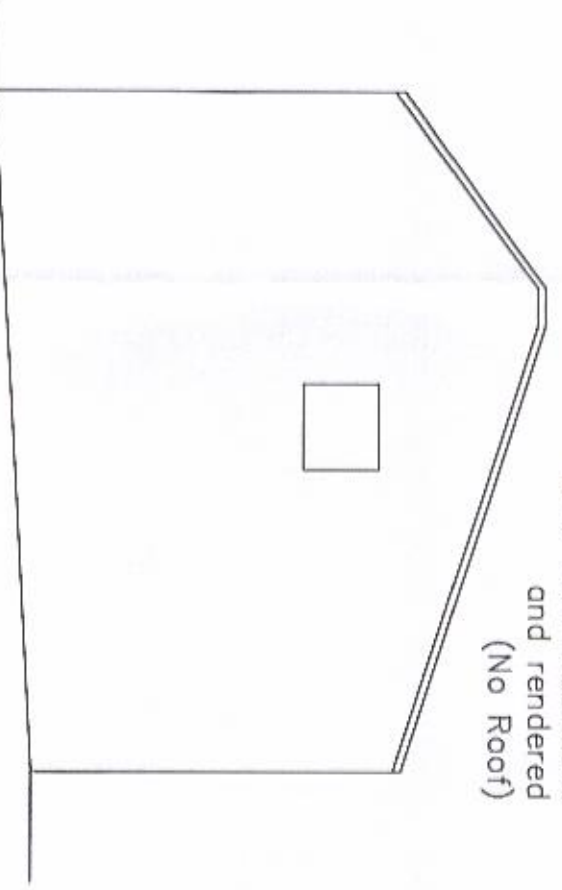
Existing Side Elevation



Proposed Rear Elevation



Proposed Side Elevation
 Built with blockwork
 and rendered



Proposed Bin Store
 Built with blockwork
 and rendered
 (No Roof)

Existing/Proposed Side Elevation

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27 High Street
 Wollaston
 DN6 4NJ

Proposed change of use
 to Dental Practice.
 Proposed one bedroom flat
 at Ground Floor Level.

Existing and Proposed
 Elevations

Drawing No.	7th June 2006
LR/03	MM
Scale	1/100 & A3

P08/0206

LOCATION PLAN

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LOCAL GOVERNMENT



Ordnance
Survey

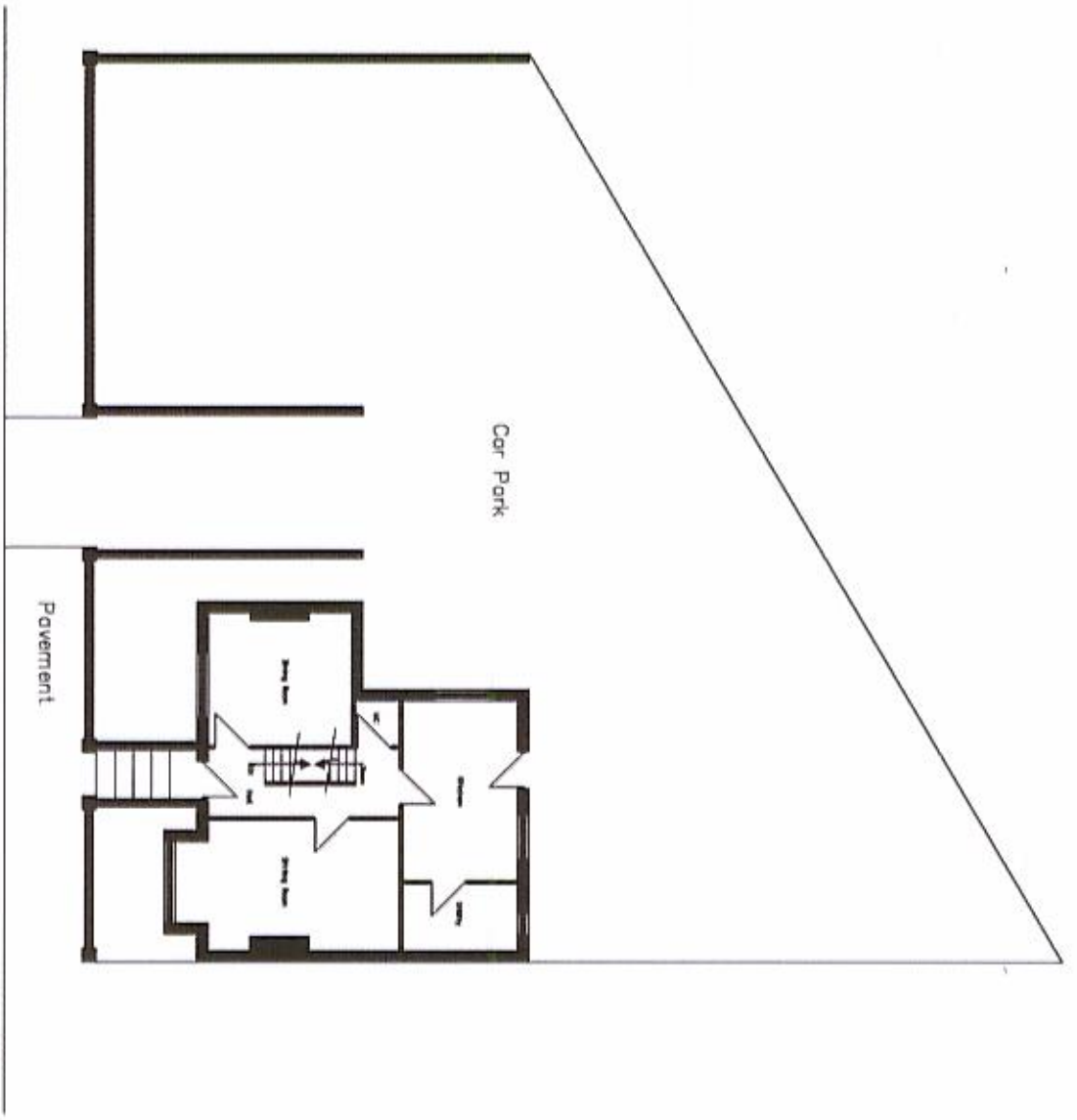
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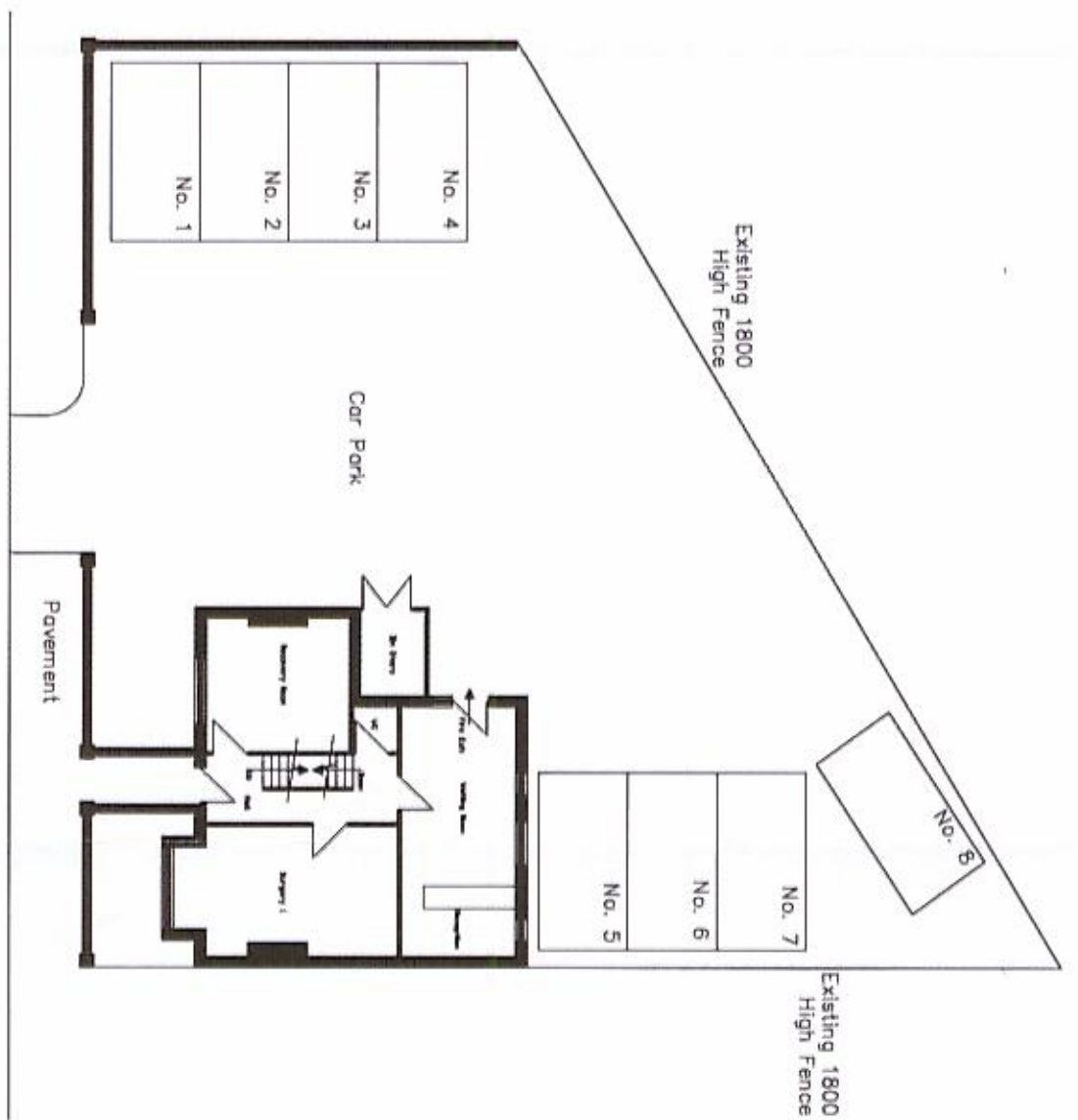
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Existing Site Plan



Proposed Site Plan

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Project
27 High Street
Volleston
D18 4HJ

Proposed change of use
to Dental Practice.
Proposed one bedroom flat
at Ground Floor Level.

Existing and Proposed
Site Plans

Drawing No.	Date
L.R./02	7th June 2006
Drawn by	MM
Scale	Decided
1/200 @ A3	