

PLANNING APPLICATION NUMBER:P08/1656

Type of approval sought	Outline Planning Permission
Ward	AMBLECOTE
Applicant	Mr John Castro
Location:	LAKESIDE SURGERY, 3, RANNOCH CLOSE, BRIERLEY HILL, BRIERLEY HILL, DY5 3RP
Proposal	OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT (ALL MATTERS RESERVED FOR SUBSEQUENT APPROVAL)
Recommendation Summary:	APPROVE SUBJECT TO A 106 AGREEMENT

SITE AND SURROUNDINGS

1. The application site is a vacant doctor's surgery occupying a plot of 562m² set within a well established residential area. The existing building is single storey building which is set towards the rear of the site with a large area of hard surfacing to the front which was used for vehicle parking. The site is accessed form the highway with one vehicle crossing and is bound to the pavement with low level shrubs. Rannock Close rises to the south, south east.

2. The application site is bound to all sides by residential dwellings. To the north west is number 1 Rannock Close which is a bungalow. Due to the slope in the highway this neighbouring property sits at a lower level than the application site. To the east of the application site are numbers 7, 9 and 11 Rannock Close, two storey properties. These properties sit perpendicular to the application site with the rear amenity areas closest. These properties also sit at a higher level than the application site.

PROPOSAL

3. This application seeks approval for residential development on the site, all matters reserved for subsequent approval. Indicative plans have been submitted as part of the application indicating one, four bedroom dwelling with a detached garage.

HISTORY

4.

APPLICATION No.	PROPOSAL	DECISION	DATE
84/51437	OUTLINE APPLICATION FOR THE ERECTION OF SURGERY AND PROVISION OF CAR PARK.	Approved with Conditions	25/10/84
85/51190	ERECTION OF BUILDING FOR USE AS DOCTORS SURGERY.	Approved with Conditions	12/09/85

PUBLIC CONSULTATION

5. One letter of objection has been received. The comments relate to the scale of the proposed building, having four bedrooms, being overbearing to the neighbouring bungalow. As this is outline approval with all matters reserved then the issue of external appearance and therefore resultant impact on residential amenity is not for consideration at this stage.

OTHER CONSULTATION

6. Group Engineer (Development) has no objections to the proposal at this stage. Further, there are no Transport Infrastructure Improvements required due to the trip rate for residential development being less than that of the existing use of doctor's surgery.
7. Planning Policy: No objections
8. Head of Environmental Protection: No objections received.

RELEVANT PLANNING POLICY

9. National Planning Policy
- Planning Policy Statement (PPS) 3 – Housing

10. Unitary Development Plan

- DD4 Development in Residential Areas
- DD6 Access and Infrastructure
- H1 New Housing Development
- H3 Housing Assessment Criteria
- H6 Housing Density

11. Supplementary Planning Guidance

- Planning Obligations
- New Housing Development

ASSESSMENT

12. Key Issues

- Principle
- Size of Plot
- Levels
- Impact on neighbouring properties
- Protected Species and Trees
- Planning Obligations

Principle

13. The principle of residential development is considered acceptable on the site. This is due to the site having no specific designations within the current UDP and being sited within a well established residential area. In this regard the proposal is consistent with

the requirements of Policy H1 – New Housing Development of the Adopted UDP (2005).

14. The application site forms a parcel of currently underused land and would constitute re-use of land in an existing urban area. This element of the proposal therefore complies with Policy H3 Housing Assessment Criteria of the Adopted UDP (2005) and Planning Policy Statement (PPS) 3 – Housing (November 2006).

Size of Plot

15. The plot is 30 metres wide to the frontage nearest the pavement, narrowing to the rear. It is 24.5m metres deep and is in principle of a sufficient size in which to accommodate a single dwelling. Whilst not a characteristic “gap site” the existing building is of a poor architectural quality being uninteresting and uncharacteristic of the surrounding buildings. The erection of a dwelling on the application site would reduce the “gap” in what is an otherwise built-up frontage thereby providing an opportunity to help improve the appearance of the street scene. The application site is also of a suitable size in which to accommodate off street parking for a single dwelling and would be in accordance with Policies DD4 and AM14 of the Adopted Dudley Unitary Development Plan (2005).

Levels

16. There is a change in levels from the far north west to the far south east of the site by approximately 2m. This is not considered to be a restraint to the redevelopment of the site as this is a wide frontage and the existing building demonstrates that a building can be accommodated on the site without detrimental impact on the amenity of surrounding neighbouring properties. In this regard the scheme would be in accordance with Policy DD4 (Development in Residential Areas) of the Adopted Dudley Unitary Development Plan (2005).

Planning obligations.

17. The proposed development has a requirement to provide off site contributions for the additional infrastructure identified in the Supplementary Planning Document –

Planning Obligations. For this application off site contributions related to Public Open Space and Libraries would be required. The contributions required for this application would be:

- Public Open Space - The total contribution towards the enhancement of public open space and play areas cannot be determined until the number of bed spaces is known within the dwelling but the contribution would be in accordance with the Council's current standards.
- Public Realm - £495.3
- Libraries - £179.53

There are deemed to be no traffic improvements money required as the trip generation for the former use of doctor's surgery would be less than that of residential. The applicant has been made aware of this requirement by way of a letter dated 8th December 2008. At the date of writing this report no response has been received. Subject to a written agreement from the application then the proposal would then comply with the requirements of Policies DD7 – Planning Obligations, DD8 Provision of Open Space, Sport and Recreation Facilities, LR2 Access to Public Open Space and LR3 Children's Play Areas of the Adopted UDP (October 2005) and Supplementary Planning Document – Planning Obligations (December 2007).

CONCLUSION

18. The application site is of a suitable size in which to accommodate a single dwelling. The erection of a dwelling on the application site would infill this uncharacteristic site in what is an otherwise built-up frontage thereby providing an opportunity to help improve the appearance of the street scene. The site is of an appropriate scale and size to ensure that a dwelling can be accommodated within it to provide reasonable separation distances from dwellings at both sides and to the rear of the site.

RECOMMENDATION

19. It is recommended that the application be approved subject to:

- a) The development not beginning until a scheme for the submission and approval of a planning obligation to guarantee the provision of an off site contribution towards the maintenance and enhancement of off-site public open space and play provision, an off site contribution towards transport infrastructure improvements, a contribution towards improvements to libraries and an off site contribution towards public realm improvements has been submitted to and agreed in writing by the Local Planning Authority.
- b) The following conditions, with delegated powers to the Director of the Urban Environment to make amendments to these as necessary

Reason for Approval:

The application site is of a suitable size in which to accommodate a single dwelling. The erection of a dwelling on the application site would infill this uncharacteristic site in what is an otherwise built-up frontage thereby providing an opportunity to help improve the appearance of the street scene. The site is of an appropriate scale and size to ensure that a dwelling can be accommodated within it to provide reasonable separation distances from dwellings at both sides and to the rear of the site.

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

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

Note for Applicant

The development hereby permitted shall be in accordance with the drawings received in these offices on the 6th November 2008 and referenced Drawing Numbers C1235/01 and C1235/02 unless otherwise agreed in writing by the Local Planning Authority.

This outline permission does not relate to the layout, in detail, or authorise the erection of any buildings, shown on the plans accompanying the application as the detailed layout is reserved for subsequent approval.

Conditions and/or reasons:

1. Approval of the details of access, appearance, layout, scale and landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the local planning authority before any development is begun.
2. Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission. The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved.
3. Prior to the commencement of development, details of the boundary treatments /walls/fences to be installed on the whole site shall be submitted to and approved in writing by the Local Planning Authority. These details shall include location of boundary treatment. Elevation details shall also be supplied, or planting species/distances, as appropriate. The development shall proceed in accordance with the approved details, which shall be installed on site prior to occupation and thereafter maintained for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.
4. Prior to the commencement of development, details of the types, colours and textures of the materials to be used on the external surfaces of the buildings 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.
5.
 - The development shall not be begun until a scheme for the provision of-
 - o Off site public open space and play area improvements
 - o Off site Library improvements
 - o Off site Public Realm improvements
 - o Off site Transport Infrastructure 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.

6. Development shall not begin until details of the existing and proposed levels of the site, which should be related to those of adjoining land and highways, have been submitted to and approved by the local planning authority.

location & site plan.

NOTES

Pos/1656



JENNINGS HOMER

LYNCH

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PROPOSED NEW HOUSE
for MR+MRS J CASTRO

RANNOCH CLOSE
WITHYMOOR, BRIERLEY HILL

SITE AND LOCATION PLAN

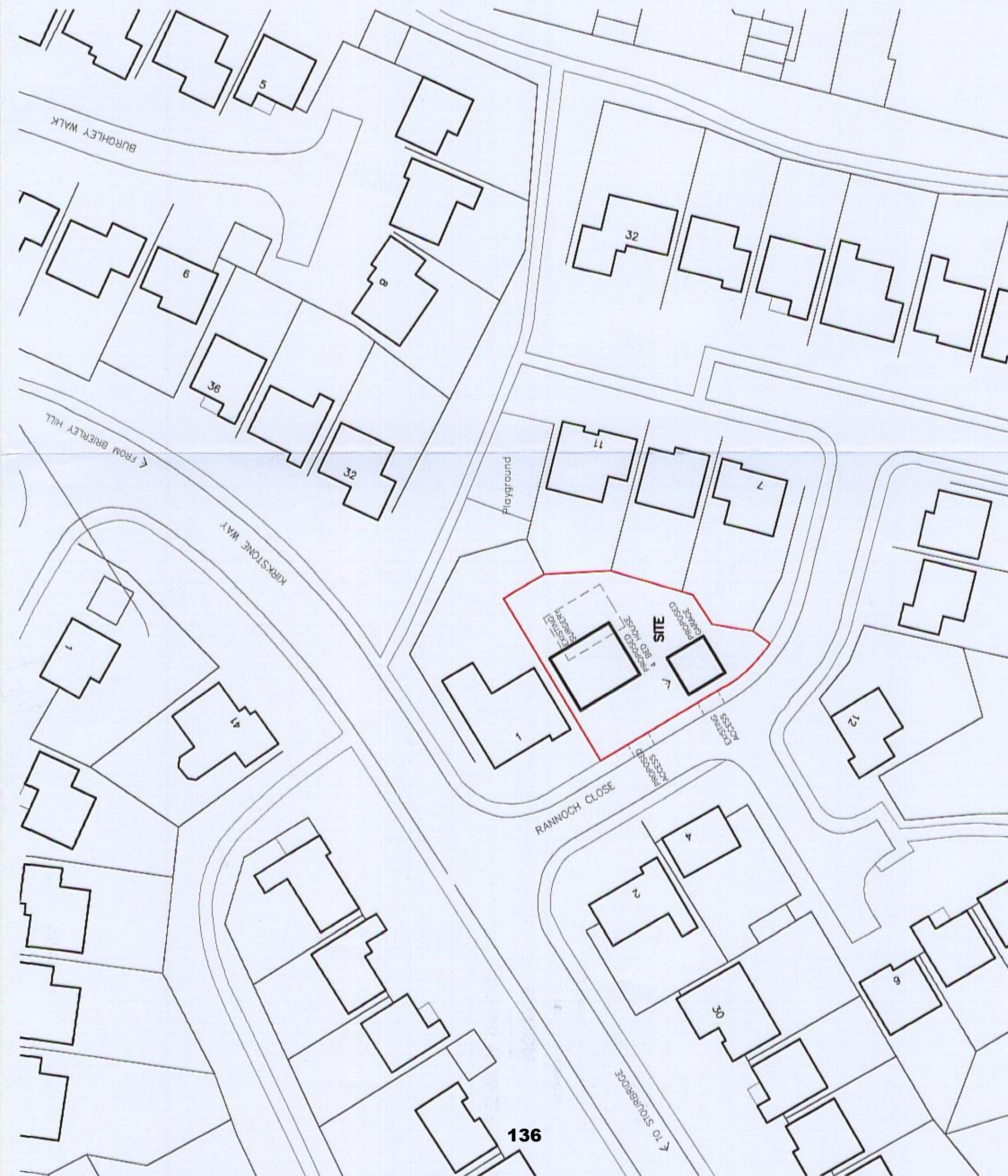
REVISIONS

DATE

REV

BY

SCALE	1:500	DATE	oct 08	REV	08	BY	pugh
NORTH POINT		DRAWING NUMBER	C1235/01	REV			



NOTES

playground

RANNOCH CLOSE

137

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PROPOSED NEW HOUSE
for MR+MRS J CASTRO

ADDRESS
RANNOCH CLOSE
WITTHMOOR, BRIERLEY HILL

EXISTING SITE PLAN

REVISIONS	DATE	REV	DRAWN	pugh	REF
SCALE 1:200	DATE may 08	REV 08	CHECKED	DESIGNED	
NORTH POINT 	DRAWING NUMBER C1235/02				