

PLANNING APPLICATION NUMBER:P07/2166

Type of approval sought	Full Planning Permission
Ward	QUARRY BANK & DUDLEY WOOD
Applicant	M Nasir
Location:	8, WAVELL ROAD, QUARRY BANK, BRIERLEY HILL, DY5 2EX
Proposal	CONSTRUCTION OF RETAINING WALLS TO FORM PARKING BAY (RETROSPECTIVE)
Recommendation Summary:	REFUSE

SITE AND SURROUNDINGS

1. The application site is a mid terraced dwelling sited within a row of four terraced dwellings similar in size and design. Surrounding properties are a mix of house types, differing in size and design, located within a wholly residential area. The application property is on land elevated some 1.5m above Wavell Road. The surrounding area is typified by open and enclosed (with dwarf boundary walls) front gardens and minimal off road parking provision.

PROPOSAL

2. This application seeks retrospective permission for the construction of retaining walls to form a parking bay at the front of the property
3. The retaining walls are some 2.5m (at highest point from ground level) in height and are currently located up to the back of the footpath on Wavell Road. The purpose of the retaining walls is to create a parking bay for the provision of two off road parking spaces. The walls are constructed from buff coloured brick with a blue brick capping.

HISTORY

4. None

PUBLIC CONSULTATION

5. Direct notification was carried out to seven surrounding properties to which no response was received.
6. One letter of objection has been received from a Ward Councillor, raising the following material planning issue:
 - The finished brickwork (colour/texture) is totally out of keeping with surrounding properties.

OTHER CONSULTATION

7. Group Engineer Development (Highways and Engineering) has been consulted and at the date of this report no comments have been received.

RELEVANT PLANNING POLICY

8. Adopted Dudley Unitary Development Plan (2005)
 - Policy DD4 - Development in Residential Areas

ASSESSMENT

Key Issues:

- Scale and appearance
9. Although the development will provide two off road parking spaces, the scale and appearance of the development is not considered appropriate to this property or

location. When taken in context with the host property and wider street scene, the materials clash with the predominant red brick vernacular of the area and the walls at the edge of the footway tower above the existing boundary treatments. The development therefore constitutes an incongruous and dominant feature in the street scene, contrary to Policy DD4 Development in Residential Areas of the Adopted Unitary Development Plan (2005).

CONCLUSION

10. The development, by reason of its size, siting and appearance will appear as a dominant and incongruous feature in the street scene to the detriment of the visual amenity of the area, contrary to Policy DD4 Development in Residential Areas of the Adopted Unitary Development Plan (2005).

RECOMMENDATION

11. It is recommended that planning permission be refused for the following reason.

SECOND RECOMMENDATION

12. It is further recommended that enforcement action be authorised against the breach of planning control to remove the structure.

Conditions and/or reasons:

1. The development, by reason of its size and appearance has an incongruous appearance in the street scene to the detriment of the visual amenity of the area. Development would be contrary to Policy DD4 Development in Residential Areas of the Adopted Unitary Development Plan (2005).