

PLANNING APPLICATION NUMBER:P10/0441

Type of approval sought	Full Planning Permission
Ward	SEDGLEY
Applicant	Mr J COOMBES
Location:	WHITE LION INN, 104 BILSTON STREET, SEDGLEY, DUDLEY, WEST MIDLANDS, DY3 1JF
Proposal	ERECTION OF SINGLE STOREY BUILDING TO PROVIDE OVERNIGHT BED AND BREAKFAST ACCOMMODATION.
Recommendation Summary:	APPROVE SUBJECT TO A 106 AGREEMENT

SITE AND SURROUNDINGS

- 1 The application site is located on the corner of Bilston Street and Claremont Road and was last used as a public house. Adjoining the building is an existing car park with access from Claremont Road. To the rear of the building is a beer garden. Immediately adjoining the site is mostly residential properties including immediately to the rear of the beer garden.
- 2 Beyond the immediate site are a number of retail shops, a takeaway and another public house.

PROPOSAL

- 3 This application is to provide a single storey building within the existing beer garden. The building would contain three bed and breakfast rooms (C1) with en-suite accommodation. The submitted plans indicate that the building would be faced in brick.

- 4 The use of part of the upper floor to D1 training facility has been removed from the application in that the proposed intensity of the use would be considered to be ancillary to the existing use.

HISTORY

APPLICATION No.	PROPOSAL	DECISION	DATE
86/51634	Formation Of Car Park.	Granted	09/04/87
96/51458	Retention Of Covered Way And Resurfacing Of Car Park.	Granted	22/11/96
97/50886	Change Of Use From Service Yard To Beer Garden.	Refused	23/10/97
98/50295	Certificate Of Lawful Use For Existing Use As A Beer Garden.	Granted	30/04/98

PUBLIC CONSULTATION

- 5 No representations received

OTHER CONSULTATION

- 6 Group Engineer (Development): No objection
- 7 Head of Environmental Health and Trading Standards: No objection including the proposed use of the function room at the public house for occasional training purposes (Note this is existing use at first floor level and no change of use would occur).

RELEVANT PLANNING POLICY

Unitary Development Plan

DD1 Urban Design

DD2 Mixed Use

DD4 Development in Residential Areas

DD6 Access and Transport Infrastructure

DD7 Planning Obligations

HE1 Local Character and Distinctiveness

EP1 Incompatible Land Uses

EP7 Noise Pollution

Supplementary Planning Guidance/Documents

Parking Standards and Travel Plans Supplementary Planning Document

Planning Obligations Supplementary Planning Document

ASSESSMENT

8 The main issues are

- Principle
- Design
- Neighbour Amenity
- Access and Parking
- Planning Obligations

Principle/Policy

9 As stated above the proposal is for and the construction of bed and breakfast accommodation in a self contained building within the existing beer garden.

10 No specific development plan policy deals with small scale bed and breakfast accommodation proposals. However, it would not be uncommon for visitor accommodation to be provided in connection with a public house and as such no reasonable objection on policy grounds can be raised, subject to the consideration of all other material planning matters. Additionally the provision of visitor accommodation helps to improve the attractiveness of the Borough as a tourist destination.

Design

- 11 The proposed building would be located to the rear of the existing public house, and would not be readily seen from the street. Irrespective of this the design of the proposed building is considered to be acceptable in context.

Neighbour Amenity

- 12 Planning Guidance Note 3 – New Housing and PGN 17 Domestic Extensions whilst not entirely relevant provide useful advice on separation distances. In this case the closest neighbours are 83, 85, 87 , 91 and 93 Queens Road, and 106 Bilston Street. In the cases of 87, 91 and 93 the separation distance is 15m which is greater than the separation distance of 14m required from habitable rooms to a blank elevation. In respect of 83, 85 and 106 the proposed building is not directly in front of these dwellings, and in the case of the former there is an existing garage that is located between the dwelling and the location of the proposed building.
- 13 In addition the site boundary consists of a 1.8m fence together with hedges which would screen a significant part of the proposed single storey building.
- 14 In respect of privacy there would be no significant harm to neighbour amenity in that the only windows facing the boundary would be to secondary rooms. Irrespective of this a condition is proposed which would require these windows to be fitted with obscured glazing.

Access and parking

- 15 The proposed bed and breakfast use requires three off road parking spaces. The Group Engineer (Development) is satisfied the proposed use would not lead to any significant displacement from the car park which would lead to parking on street, and therefore no objection is raised.

Planning Obligations

16 The proposed development has a requirement to provide planning obligations to mitigate against the consequential planning loss to the existing community. Should permission be granted a S106 Agreement would be required in respect of the following on site contributions.

• Transport Improvements	£541.58
• Monitoring Charge	£250.00
• <u>Total Monies</u>	<u>£791.58</u>

17 In addition to the above contributions, there is a requirement to provide on site nature conservation enhancement up to the value of £441.00, although, if granted this would be controlled by condition.

18 The applicant has agreed to enter into a legal agreement.

CONCLUSION

19 The proposed development is acceptable in principle is of acceptable design and would cause no significant harm to highway safety or residential amenity. Consideration has been given to policies DD1 Urban Design, DD2 Mixed Use, DD4 Development in Residential Areas, DD6 Access and Transport Infrastructure DD7 Planning Obligations, HE1 Local Character and Distinctiveness, EP1 Incompatible Land Uses, EP7 Noise Pollution of the Dudley Unitary Development Plan.

RECOMMENDATION

It is recommended that the application be approved subject to:

- a) The development shall not be commenced until a scheme for the submission and approval of a planning obligation to guarantee the provision of transport improvements and the monitoring and management fee totalling £791.58 has been submitted to and agreed in writing by the Local Planning Authority.

- b) The Scheme shall include the method, timing and arrangements including a means to guarantee a financial payment, increased through index linking from the first April each subsequent year, in accordance with the Council's planning obligations policies.
- c) The following conditions, with delegated powers to the Director of the Urban Environment to make amendments to these as necessary

Reason for approval

The proposed development is acceptable in principle is of acceptable design and would cause no significant harm to highway safety or residential amenity. . Consideration has been given to policies DD1 Urban Design, DD2 Mixed Use, DD4 Development in Residential Areas, DD6 Access and Transport Infrastructure DD7 Planning Obligations, HE1 Local Character and Distinctiveness, EP1 Incompatible Land Uses, EP7 Noise Pollution. of the Dudley Unitary Development Plan.

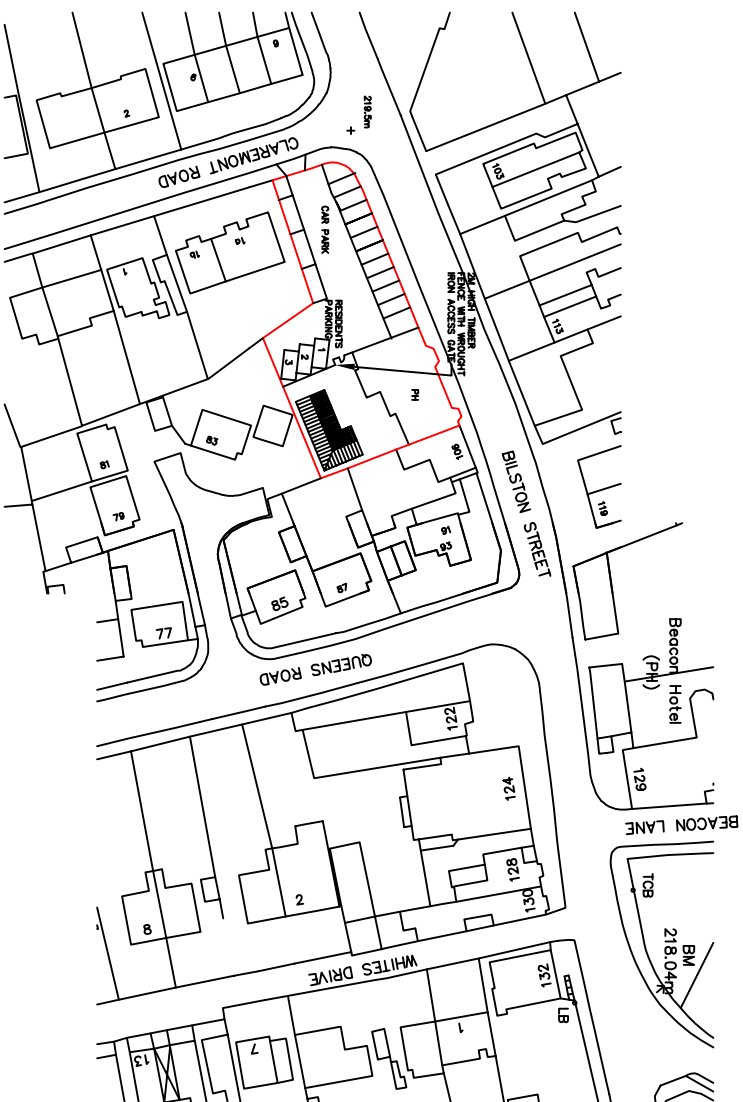
The decision to grant planning permission has been taken with regard to the policies and proposals in the adopted Dudley UDP (2005) and to all other relevant material considerations.

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.

The development hereby permitted shall be built in accordance with the approved plans numbered 500/1, C/01/10 and C/02/10 unless otherwise agreed in writing by the Local Planning Authority.

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 part of the development hereby permitted shall be commenced until samples of all external materials to be used on the walls and roof have been submitted to and approved in writing by the District Planning Authority and thereafter the development shall only be constructed in accordance with these approved details.
3. The windows to the south elevation shall be fitted with obscured glazing which shall be retained for the life of the development.
4. Development shall not commence until an arrangement for the provision of off site public open space play area improvements, transport infrastructure improvements, libraries, public realm and management and monitoring charge 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.
5. The development hereby approved shall not be first commenced until details of the nature conservation enhancement of the site has been submitted to and approved in writing by the Local Planning Authority. The enhancement shall thereafter be provided in accordance with the approved details and provided prior to first occupation of the development. The nature conversation enhancements shall thereafter be retained and maintained for the life of the development.



LOCATION PLAN
THE WHITE LION PUB
BILSTON STREET,
SEDALEY

SCALE : 1:1250
DRA NO: 1250/1
DATE : 26 FEBRUARY 2010

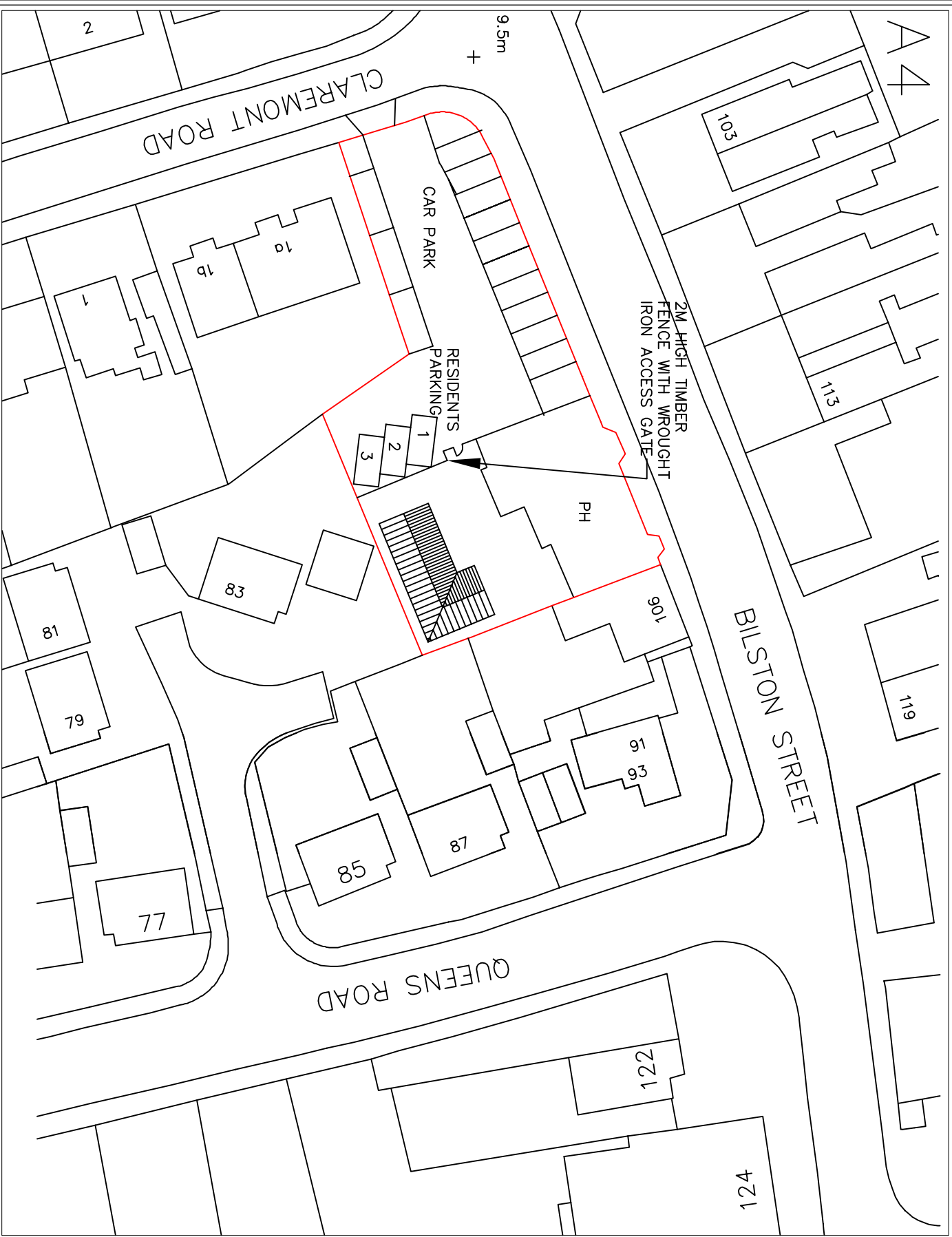
MICHAEL DAVIES FCIOB MCAT
BUILDING DESIGN & PLANNING
SERVICES

7 MILL POOL CLOSE, WOLBORNE,
SOUTH SHROPSHIRE, WVS B45.
TELEPHONE & FAX : 01902 899284
EMAIL : michael.davies@mdplanning.com



A4

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LICENCE NUMBER 100020449



BLOCK PLAN
THE WHITE LION PUB
BILSTON STREET,
SEDALEY

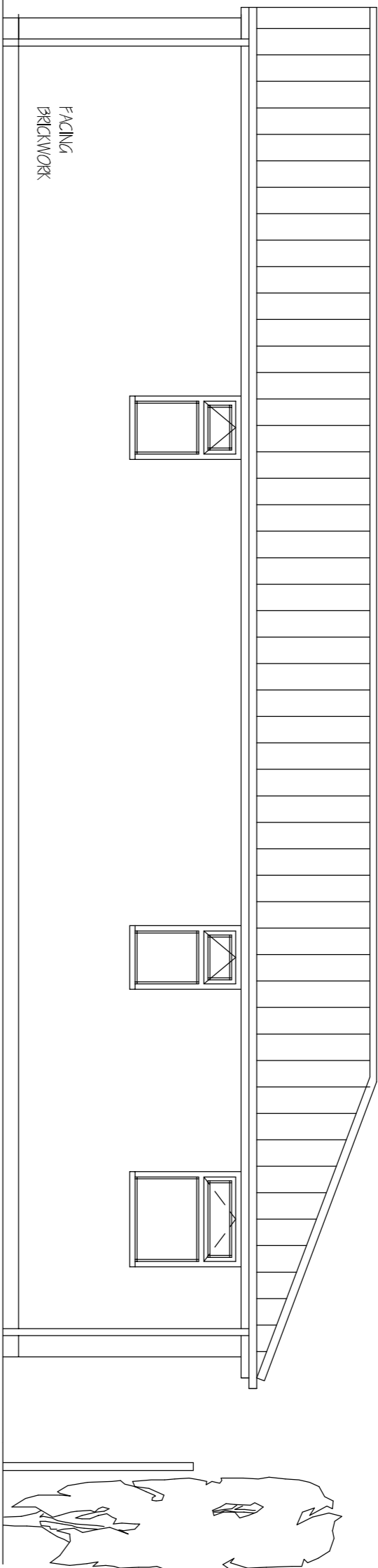
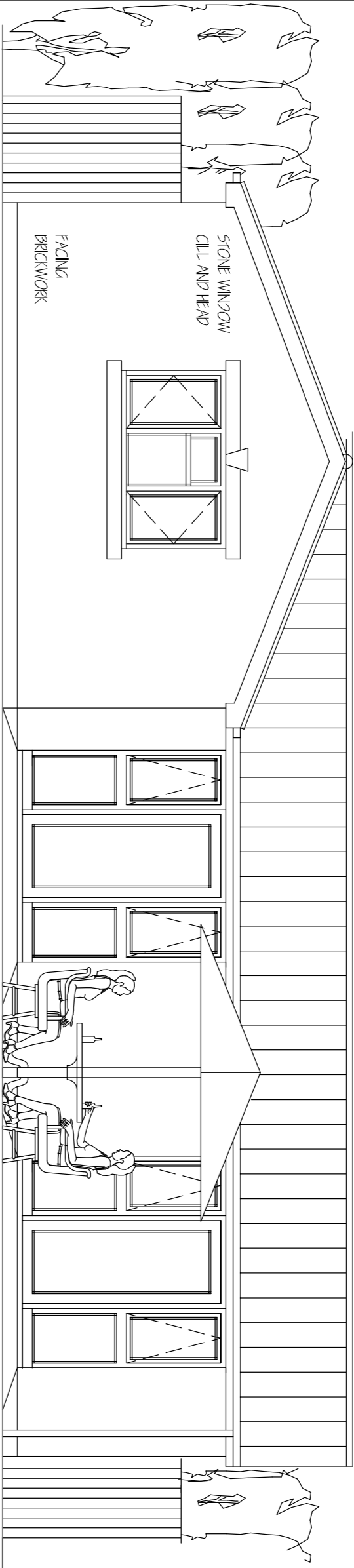
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DRA NO: 500 / 1
DATE : 26 FEBRUARY 2010

MICHAEL DAVIES FCIOB MCAT
BUILDING DESIGN & PLANNING
SERVICES

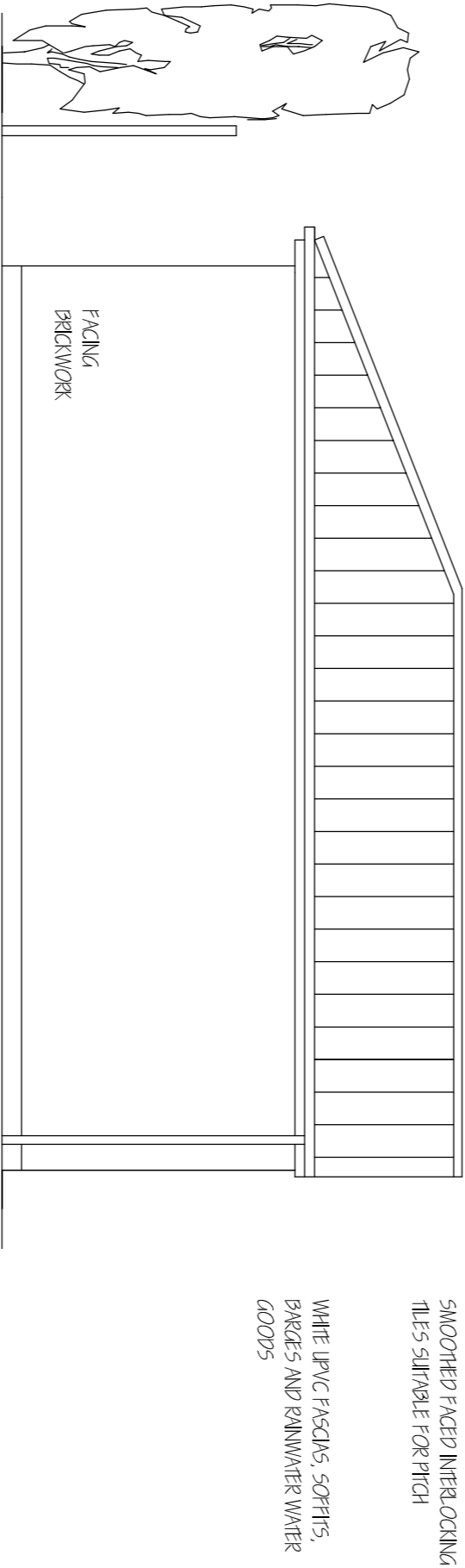
7 MILL POOL CLOSE, WOLBORNE,
SOUTH SHROPSHIRE, WVS BH5.
TELEPHONE & FAX : 01902 899284
EMAIL : michael.davies@mdpivd.com



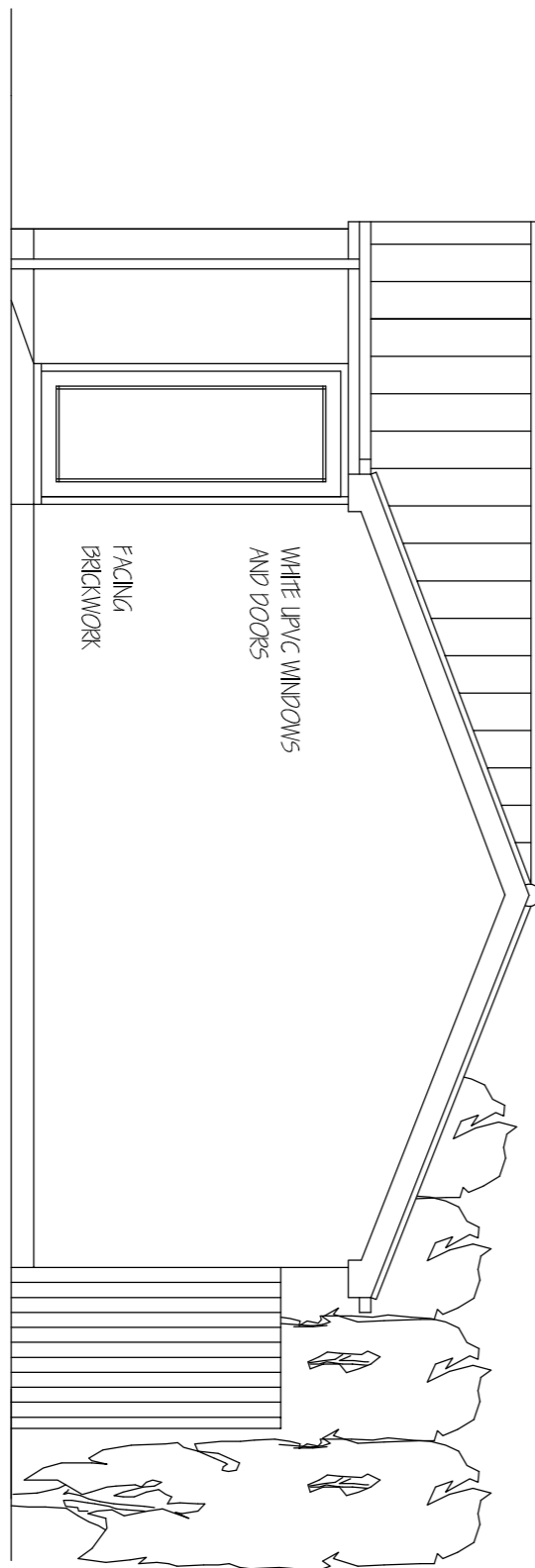
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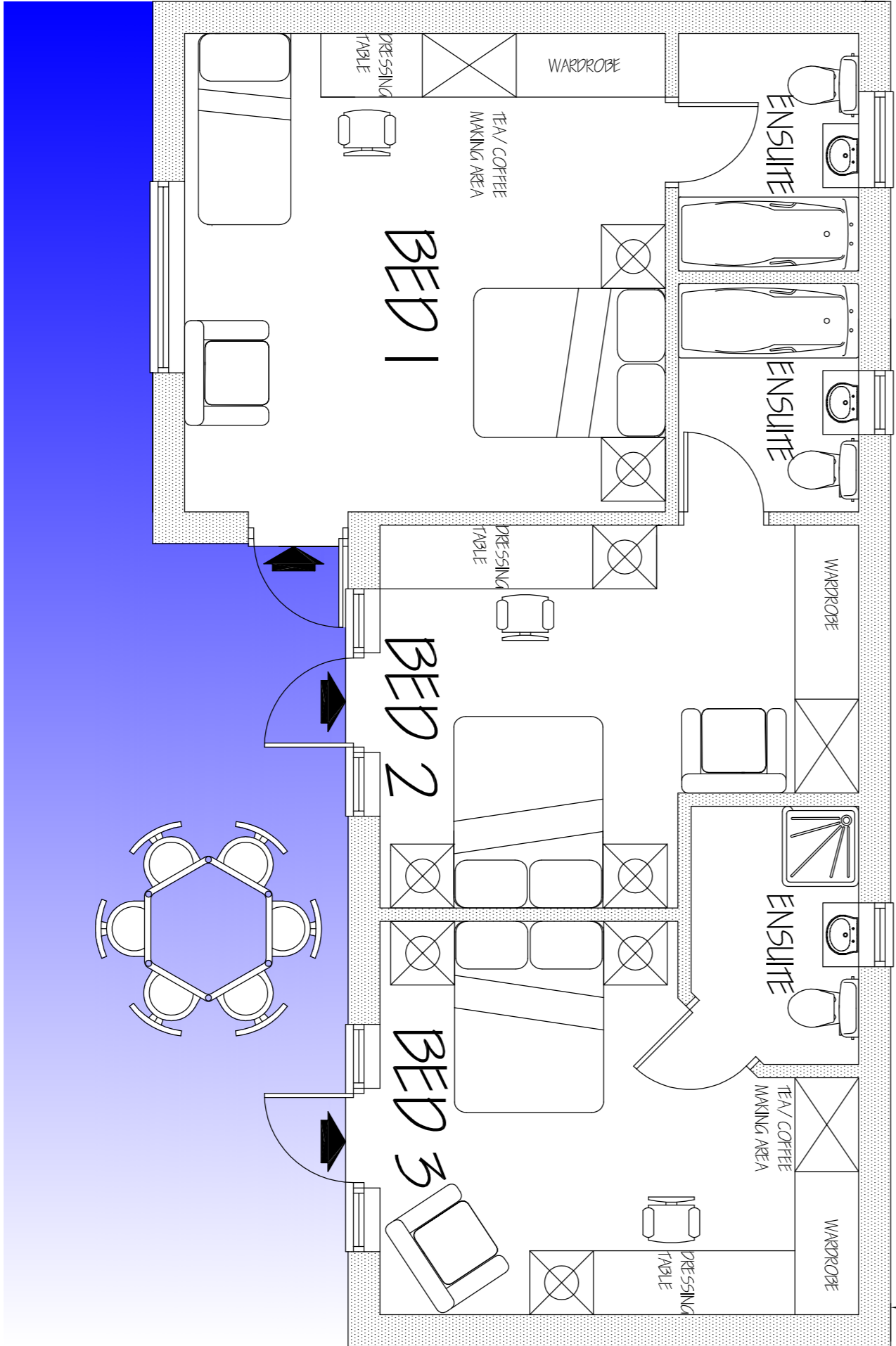
NORTH ELEVATION



EAST ELEVATION



FLOOR PLAN



WEST ELEVATION

A-17/03/310	FOOTPRINT REDUCED TO 74M2		
NOTE :	USE PLACED DIMENSIONS ONLY + CHECK OTHERS ON SITE		
R E V I S I O N S			
TITLE :	PROPOSED ACCOMMODATION BLOCK THE WHITE LION PH BILSON STREET, SEROLEY,		
DATE :	10/03/10	DRG NO :	C/01/10
AGENT :	MICHAEL DAVIES FCIBP MCART BUILDING DESIGN & PLANNING SERVICES 7 MILL POOL CLOSE, WOMBORNE, SOUTH STAFFORDSHIRE, WVS BH5, TELEPHONE & FAX: 01902 893284		
SCALE : 1:50			
FOR LA APPROVAL PLR0055 ONLY			