

PLANNING APPLICATION NUMBER: P21/1819

| | |
|-------------------------|---|
| Type of approval sought | Full Planning Permission |
| Ward | St. James's Ward |
| Agent | |
| Case Officer | James Mead |
| Location: | LAND AT THE JUNCTION OF, STEPPINGSTONE STREET AND GREYSTONE PASSAGE, DUDLEY, DY1 1SB |
| Proposal | ERECTION OF 1 NO. DWELLING WITH ASSOCIATED WORKS (RESUBMISSION OF P21/1063) |
| Recommendation Summary: | APPROVE SUBJECT TO CONDITIONS |

REFERRAL TO DEVELOPMENT CONTROL COMMITTEE

The application has been referred to Development Control Committee as the applicant is a Councillor.

SITE AND SURROUNDINGS

1. The application site relates to a landscaped piece of land at the junction of Steppingstone Street and Greystone Passage, Dudley. The site is set within a predominantly residential area and occupying a plot of some 0.026 hectares and forms part of green amenity space that defines the corner of Steppingstone Street, Greystone Passage and Dock Lane.
2. The application site is bound to the north by 79 and 81 Steppingstone Street, these are semi-detached hipped roofed two storey properties, both of which are set approximately 1.5m higher than the application site due to the land level difference between Greystone Passage and Steppingstone Street. An existing brick wall forms the boundary with these properties.

3. To the rear of the site (east) is an area of land, bound by a breeze block wall, that appears to be an area of hardstanding that has become overgrown in connection with the existing property at 79 Steppingstone Street. Beyond this is No.21 Greystone Passage a semi-detached bungalow forming part of a recently constructed row of 8 houses all to the north side of Greystone Passage.
4. To the south of Greystone Passage are two storey residential properties of varying designs and styles. Further to the south beyond the green area is a wider industrial and commercial area. To the east, further residential area and the existing Dudley Leisure Centre.

PROPOSAL

5. This proposal is for the erection of 1no. three bed detached dwelling. The property would front onto and have vehicular access to Greystone Passage. Off street parking appears to be provided to the side with a private garden area also to the side.
6. The property would measure a maximum length of 12m and 9.2m wide. It would measure They would measure 4.8m in height to the eaves and 8m in height to the main ridge to provide a two-storey detached property.
7. Internally, the house would be provided with two large receptions rooms, kitchen and WC on the ground floor and three bedrooms and bathroom at first floor.
8. The property would be designed with a pitched roof and forward projecting gable wing to the front, with small single storey addition to the side. The proposed dwellings would be finished in facing brickwork, with a tiled roof and UPVC windows and doors.
9. Site area is 0.026 hectares, which equates to a density of 38.5 dwellings per hectare.

10. This application is before Development Control committee as the applicant is an elected member.
11. The application is a resubmission of previously refused application P21/1063. The application has now been submitted with an appropriate Coal Mining Risk Assessment.

HISTORY

| APPLICATION NO. | PROPOSAL | DECISION | DATE |
|-----------------|---|--------------------------|------------|
| 86/50585 | Erection of building for use as children's day care centre. | Approved with conditions | 03/06/1986 |
| 86/51619 | Erection of building for use of day care centre | Approved with conditions | 04/12/1986 |
| P21/1063 | Erection of 1 no. dwelling with associated works | Refused | 14/09/2021 |

12. Planning application P21/1063 was refused as the application site falls within the defined Development High Risk Area; therefore, within the site and surrounding area there are coal mining features and hazards which need to be considered in relation to the determination of a planning application. Insufficient information was submitted to make an informed decision in this regard. This revised application is identical to the previously refused application, however a coal mining risk assessment has been submitted.

PUBLIC CONSULTATION

13. Letters of notification were sent to six nearby occupiers and a site notice was posted with the final dates for comments being 24th October 2021. No comments have been received.

OTHER CONSULTATION

14. Head of Environmental Safety and Health.

No objection subject to safeguarding conditions with respect to noise and air quality.

15. Head of Planning and Development (Highway Engineer):

The proposed layout does reduce cross corner visibility for drivers travelling from the junction of Steppingstone Street on the inside of the bend turning on to Greystone Passage. At the present time 22m forward visibility is available and this will reduce to 17.7m equating to approximately 1 second less response time for the driver observing a pedestrian in the road.

16. Land Contamination:

Consideration of land contamination and ground gas risk is required, and conditions are recommended to secure this in the event the application is approved.

17. The Coal Authority

No objection subject to conditions.

RELEVANT PLANNING POLICY

18. National Planning Policy

- National Planning Policy Framework (NPPF) 2021
- Technical Guidance to the National Planning Policy Framework.
- Planning Practice Guidance (2014)

19. Black Country Core Strategy (2011)

- CSP3 Environmental Infrastructure
- CSP4 Place Making
- DEL1 Infrastructure Provision
- HOU1 Delivering Sustainable Housing Growth
- HOU2 Housing Density, Type and Accessibility

- TRAN2 Managing Transport Impacts of New Development
- ENV2 Local Character and Distinctiveness
- ENV3 Design Quality

20. Dudley Borough Development Strategy (2017)

- S1 Presumption in Favour of Sustainable Development
- S6 Urban Design
- S17 Access & Impact of Development on the Transport Network
- L1 Housing Development, Extensions and Alterations to Existing Dwellings
- D3 Contaminated Land
- D4 Unstable Land

21. Supplementary Planning Documents / Guidance

- Access for All
- Design for Community Safety
- Parking Standards SPD
- New Housing Development SPD

ASSESSMENT

22. The main issues are

- Principle/Policy
- Layout and Design
- Neighbour and Occupier Amenity
- Access, Parking and Highway Safety
- Land Contamination and Stability
- Financial Material Considerations

Principle/Policy

23. The National Planning Policy Framework (NPPF) seeks to ensure the provision of sustainable development, of good quality, in appropriate locations and sets out

principles for developing sustainable communities. It promotes high quality design and a good standard of amenity for all existing and future occupants of land and buildings. It encourages the effective use of land by utilising brownfield sites and focusing development in locations that are sustainable and can make the fullest use of public transport, walking and cycling. The NPPF also seeks to boost housing supply and supports the delivery of a wide choice of high-quality homes, with a mix of housing (particularly in terms of type/tenure) to create sustainable, inclusive and mixed communities.

24. The Black Country Core Strategy adopted in 2011 sets out The Vision, Sustainability Principles and The Spatial Objectives for future development in the Black Country to 2026. One of the Spatial Objectives of the Strategy is to help to deliver sustainable communities on redundant land, that make the most of opportunities such as public transport, are well served by residential services and green infrastructure, have good walking, cycling and public transport links to retained employment areas and centres, are set in high quality natural and built environments and are well integrated with surrounding areas.
25. The Black Country Core Strategy (BCCS), Policy HOU1: 'Delivering Sustainable Housing Growth' also requires at least 63,000 net new homes up to 2026.
26. Policy L1 of the Dudley Borough Development Strategy states that new development will be supported on previously developed land and on sites in sustainable locations, close to public transport facilities and links. Housing development will be permitted, provided that the design of the development is of an appropriate form, siting, scale, and mass; that it would not cause unacceptable harm to the amenities of the occupiers of neighbouring dwellings; that it would provide an appropriate level of amenity for future occupiers of the development and that the development would provide adequate access, parking and provision for the manoeuvring of vehicles, with no detrimental impact on highway safety and free flow of traffic.

27. It is considered the principle of redeveloping this site for residential purposes would be broadly in line with national and local policy. The site is within an established residential area, close to public transport links and with easy access to local services. However, consideration of design and amenity also needs to be given along with other material planning considerations.

Layout and Design

28. Chapter 12 of the NPPF focuses on good design as a key element of sustainable development. Paragraph 126 states “Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”
29. Policy S6 (Urban Design) of the Dudley Borough Development Plan identifies that new development should be designed in accordance with good urban design principles. In addition, ‘The New Housing Development’ SPD encourages good quality accommodation in attractive environments. It contains a series of urban design principles and refers to minimum design and amenity guidance. Particular emphasis is given to assessing context and responding positively to local character.
30. The New Housing SPD provides detailed guidance with respect to assessing context and local character. Where a potential development site is located in the context of a broad character area, the council requires development to consider the appropriate design response to the defining characteristics of that area. It is noted that provided with the application are a number of streetscene drawings, which show the property in relation to the surrounding area. These drawings are however inaccurate and do not reflect the level differences between the site and those properties to the rear on Steppingstone Stone Street. Notwithstanding this, it is considered that the position/width of the proposed dwelling, although particularly prominent on this corner would, on balance, not appear out of context. Two storey properties are a feature elsewhere and there is a mix of property styles and types apparent in the street. It results in a development that would not, on balance, be harmful to the surrounding area.

31. Despite being set close to the back edge of the pavement the house would be brick built with roof tiles. This would help to assimilate the new development with the existing surrounding area. The front projecting gable is not a feature seen elsewhere in the street and could be considered to be an alien feature and as incongruous to the street and overall character. However, taking into account the isolated position at the entrance to Greystone Passage, it is not considered that this would be a sufficient reason to warrant the refusal of the application in this instance. Conditions to ensure appropriate materials are recommended.

Neighbours and Occupier Amenity

32. The Council's New Housing SPD recommends a series of numerical standards to ensure existing and future occupiers' privacy and outlook. The development has been designed so that the front facing main habitable room windows of the proposed dwellings are orientated away from existing properties. Windows to the side elevation would either be obscurely glazed secondary windows, not serve habitable rooms, or would not overlook due to proposed boundary treatment.
33. Amenity space for proposed house is to the side, providing approximately 55sqm of space, which is less than guideline figures of 65sqm outlined in the New Housing Development SPD. The SPD recommends at least an 11m distance at the rear, which is met in this case. Given this, it is not considered that this would be sufficient reason to warrant the refusal of the application in this instance. However, it is considered appropriate in this case to remove permitted development rights for further extensions.
34. The property would provide an internal layout of suitable size, with at least one good sized accessible double bedroom and a furniture layout shows that ample storage can be accommodated to meet the expected requirements.

35. Applying the 45-degree code, it is noted that the properties would not breach the code, to any neighbouring property. Therefore, it is not considered there would be any undue loss of light to any adjacent property.

Access, Parking and Highway Safety

36. As outlined within policies TRAN2 of the Black Country Core Strategy and Policy S17 of the Dudley Borough Development Strategy there is a requirement to ensure that development proposals do not result in significant transport implications. In support of these policies, the Parking Standards SPD recognises the need to provide the *“right amount of parking provision in the right place and to the right size”* to support the *“creation of new residential developments both in terms of good scheme layout and design and also highway safety”* (para. 3.1). In doing so paragraph 3.2 outlines that *“Developments that suggest likely on-street parking which would create or exacerbate issues of highway safety will not be supported.”*
37. To ensure that developments respect the above, the Parking Standards SPD specifies minimum parking standards for new residential developments, seeking a minimum of two adequately sized parking spaces for any three bedroomed dwelling. In this instance, the proposed development seeks to secure two parking spaces. The parking would be considered remote from the house as it is suggested this would be adjacent to the boundary with 21 Graystone Passage.
38. There was some concern that the position of the house at this corner impedes the appropriate visibility required at junction of Steppingstone Street and Greystone Passage, due to the nature of the road at this point. However, after visiting the site, the Highways Engineer is satisfied that with appropriate conditions to ensure appropriate forward visibility at the bend and onto the footpath and highway that there would not be any detrimental impact to highway safety.

Land Contamination and Stability

39. The Council's Land Contamination Officer has reviewed the submitted documents. Due to the previous historic uses of the site, it is recommended that further assessments regarding ground contamination and gases is required. Conditions to secure this are recommended.
40. Previously, the Coal Authority objected to the application due to the absence of appropriate information to assess that the site is safe, stable and suitable for development.
41. The NPPF at paragraph 183 states that "*Planning policies and decisions should ensure that:*
- a) a site is suitable for its proposed use taking account of ground conditions and any risks arising from land instability and contamination. This includes risks arising from natural hazards or former activities such as mining, and any proposals for mitigation including land remediation (as well as potential impacts on the natural environment arising from that remediation);*
 - b) after remediation, as a minimum, land should not be capable of being determined as contaminated land under Part IIA of the Environmental Protection Act 1990; and*
 - c) adequate site investigation information, prepared by a competent person, is available to inform these assessments.*
42. Paragraph 184 goes on to state "Where a site is affected by contamination or land stability issues, responsibility for securing a safe development rests with the developer and/or landowner.
43. The application site falls within the defined Development High Risk Area. The Coal Authority's information indicates that the application site lies in an area where historic unrecorded underground coal mining activity is likely to have taken place at shallow depth. The applicant has now submitted an appropriate Coal Mining Risk

Assessment. The Assessment has been informed by an appropriate range of geological, historical and coal mining information including the results of intrusive ground investigations / drilling and grouting works, undertaken on the adjacent site.

44. The report considers that currently the site is likely to be at risk from probable shallow coal mining due to the mine workings encountered on the adjacent housing development site. The report provides 2 options to mitigate the risk to the site from shallow coal mine workings (ground stabilisation works or reinforced raft foundation).
45. Where a desk-based assessment cannot conclude with certainty the extent of the remedial measures required to address the coal mining risks identified at a site, the Coal Authority considers that in order that the application site, as a whole (not just the planned dwelling) is made safe and stable for the development proposed, ground stabilisation works should be carried out in the first instance, unless justification can be given why this cannot be undertaken. A foundation solution will only stabilise the building, not the ground beneath / within the site.
46. The ground stabilisation works will need to be designed and undertaken by a suitable qualified and experienced person to ensure that development, as a whole is made safe and stable. The applicant is aware that Permission is required from the Coal Authority Permit and Licensing Team before undertaking any activity, such as ground investigation and ground works, which may disturb coal property.
47. Given the above, the Coal Authority recommend conditions are added to any approval to provided appropriate remediation works and/or mitigation measures to address land instability arising from Coal Mining Legacy, as may be necessary.

Financial Material Considerations

48. Section (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. A 'local finance consideration' may be taken to cover the payment of New Homes Bonus, or sums

that a relevant authority has received, or will or could receive, in payment of the Community Infrastructure Levy (CIL).

- 49. The section does not change the law in any way. It is not a new basis for planning policy, and it remains unlawful for planning permissions to be 'bought'.
- 50. This proposal would provide one house generating a New Homes Bonus grant of one times the national average council tax for the relevant bands.
- 51. The proposal is liable for CIL but the site falls within Zone 1 which has a £0 rate thus no CIL charge is required

CONCLUSION

- 52. The redevelopment of the site for housing accords with both national and local policy. The development would provide new housing to help meet the boroughs demand for new homes, and the proposed type and tenure' layout and design are appropriate for the area and can be accommodated without any significant adverse impact on existing residents or the local highway network. The proposals would provide a good-quality development, which is considered would make a positive contribution to the area and which constitutes sustainable development.

RECOMMENDATION

- 53. It is recommended that the application be APPROVED subject to the attached 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.

REASON: To comply with Section 91(1) of the Town and Country Planning Act, 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan; Block Plan; Proposed Elevations; Proposed Floor Plan; P03 Rev B and P02 Rev A.
REASON: For the avoidance of doubt and in the interests of proper planning.
3. No above ground development shall commence until details of the electric vehicle charging points, to be provided for the dwellings in accordance with the Council's standard (Parking Standards SPD), has been submitted to and approved in writing by the Local Planning Authority. Prior to first occupation the electric vehicle charging points shall be provided in accordance with the approved details and shall be maintained for the life of the development.
REASON: In the interests of creating a sustainable form of development and to encourage the use of ultra low emission vehicles in accordance with Policies ENV8 (Air Quality) and DEL1 (Infrastructure Provision) of the Black Country Core Strategy.
4. No above ground development shall commence until a schedule of the types, colours and textures of the materials to be used on the external surfaces of the buildings hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in complete accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.
REASON: In the interests of the visual amenities of the area and to comply with BCCS Policies CSP4 - Place-Making and ENV2 - Historic Character and Local Distinctiveness and Borough Development Strategy 2017 Policy S6 Urban Design and Policy L1 Housing Development, extensions and alterations to existing dwellings Policy D2 Incompatible Land Uses (in part)
5. No above ground development shall begin until details of the types, sizes and locations of the boundary treatments around the site and between the proposed plots has been submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall be carried out in complete accordance with the approved details prior to the occupation of the dwellings hereby approved and shall thereafter retained for the lifetime of the development unless otherwise agreed in writing with the Local Planning Authority
REASON: In order to make a positive contribution to place-making and provide a high quality public realm in accordance with BCCS Policies CSP4 - Place-Making, ENV 2 Historic Character and Local Distinctiveness, ENV3 - Design Quality and DEL1 - Infrastructure Provision and Borough Development Strategy 2017 Policy S6 Urban Design and Policy L1 Housing Development, extensions and alterations to existing dwellings Policy D2 Incompatible Land Uses (in part) This detail is required prior to the commencement of above ground works as the required works may need to be incorporated into buildings on the site and as well as needing to protect the amenity of existing and proposed occupiers.
6. No development shall commence (excluding demolition, site clearance and initial ground works) until full details of the soft landscaping scheme for the site have been submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented in accordance with the approved details before the end of the first planting season following first occupation of the development.
Any trees or shrubs planted in pursuance of this permission including any planting in replacement for which is removed, uprooted, severely damaged,

destroyed or dies within a period of five years from the date of planting shall be replaced by trees or shrubs of the same size and species and in the same place unless otherwise agreed in writing by the Local Planning Authority.

REASON: In order to make a positive contribution to place-making and provide a high quality landscaping in accordance with BCCS Policies CSP4 - Place-Making, ENV 2 Historic Character and Local Distinctiveness, ENV3 - Design Quality and DEL1 - Infrastructure Provision and Borough Development Strategy 2017 Policy S6 - Urban Design and Policy L1 Housing Development, extensions and alterations to existing dwellings and Policy D2 Incompatible Land Uses (in part). This detail is required pre commencement (excluding demolition, site clearance and initial ground works) as landscaping is integral to providing a high quality and sustainable development.

7. No development shall commence (excluding demolition, site clearance and initial ground investigation works) until details of the access(es) into the site, together with parking and turning area(s) [including details of lines, widths, levels, gradients, cross sections, drainage and lighting] have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the access(es) into the site, together with parking and turning area(s) within the site have been laid out in accordance with the approved details. These area(s) shall thereafter be retained and not be used for any other purpose for the life of the development.

REASON: In the interests of highway safety and to comply with Borough Development Strategy 2017 Policy S6 Urban Design, Policy L1 Housing Development, extensions and alterations to existing dwellings Policy D2 Incompatible Land Uses (in part) and policies CSP5, DEL1, TRAN2, CEN8 and TRAN5.

8. No development shall commence until an assessment of the risks posed by any contamination has been submitted to and approved in writing by the Local Planning Authority. Such an assessment shall be carried out in accordance with authoritative UK guidance.

REASON: These details are required prior to the commencement of development to ensure that the risks associated with any contamination are reduced to acceptable levels and that the health and wellbeing of future occupiers are protected and to ensure that the development complies with Borough Development Strategy 2017 Policy D3 Contaminated Land.

9. Where the approved risk assessment (required by condition 8 above) identifies contamination posing unacceptable risks, no development shall commence until a detailed remediation scheme to protect the development from the effects of such contamination has been submitted to and approved in writing by the Local Planning Authority. Following approval, such remediation scheme shall be implemented on site in complete accordance with approved details unless otherwise agreed in writing by the Local Planning Authority.

REASON: These details are required prior to the commencement of development to ensure that the risks associated with any contamination are reduced to acceptable levels and that the health and wellbeing of future occupiers are protected and to ensure that the development complies with Borough Development Strategy 2017 Policy D3 Contaminated Land.

10. Following implementation and completion of the approved remediation scheme (required by condition 9 above) and prior to the first occupation of the

development, a verification report shall be submitted to and approved in writing by the Local Planning Authority to confirm completion of the remediation scheme in accordance with approved details.

REASON: To ensure that the risks associated with any contamination have been reduced to acceptable levels and that the health and wellbeing of future occupiers are protected and to ensure that the development complies with Borough Development Strategy 2017 Policy D3 Contaminated Land and the NPPF.

11. No development shall commence until an assessment of the risks posed by any ground gases or vapours has been submitted to and approved in writing by the Local Planning Authority. Such an assessment shall be carried out in accordance with authoritative UK guidance.

REASON: These details are required prior to the commencement of development to ensure that the risks associated with any contamination are reduced to acceptable levels and that the health and wellbeing of future occupiers are protected and to ensure that the development complies with Borough Development Strategy 2017 Policy D3 Contaminated Land.

12. Where the approved risk assessment (required by condition 11 above) identifies ground gases or vapours posing unacceptable risks, no development shall commence until a detailed remediation scheme to protect the development from the effects of such ground gases or vapours has been submitted to and approved in writing by the Local Planning Authority. Following approval, such remediation scheme shall be implemented on site in complete accordance with approved details unless otherwise agreed in writing by the Local Planning Authority.

REASON: These details are required prior to the commencement of development to ensure that the risks associated with any contamination are reduced to acceptable levels and that the health and wellbeing of future occupiers are protected and to ensure that the development complies with Borough Development Strategy 2017 Policy D3 Contaminated Land.

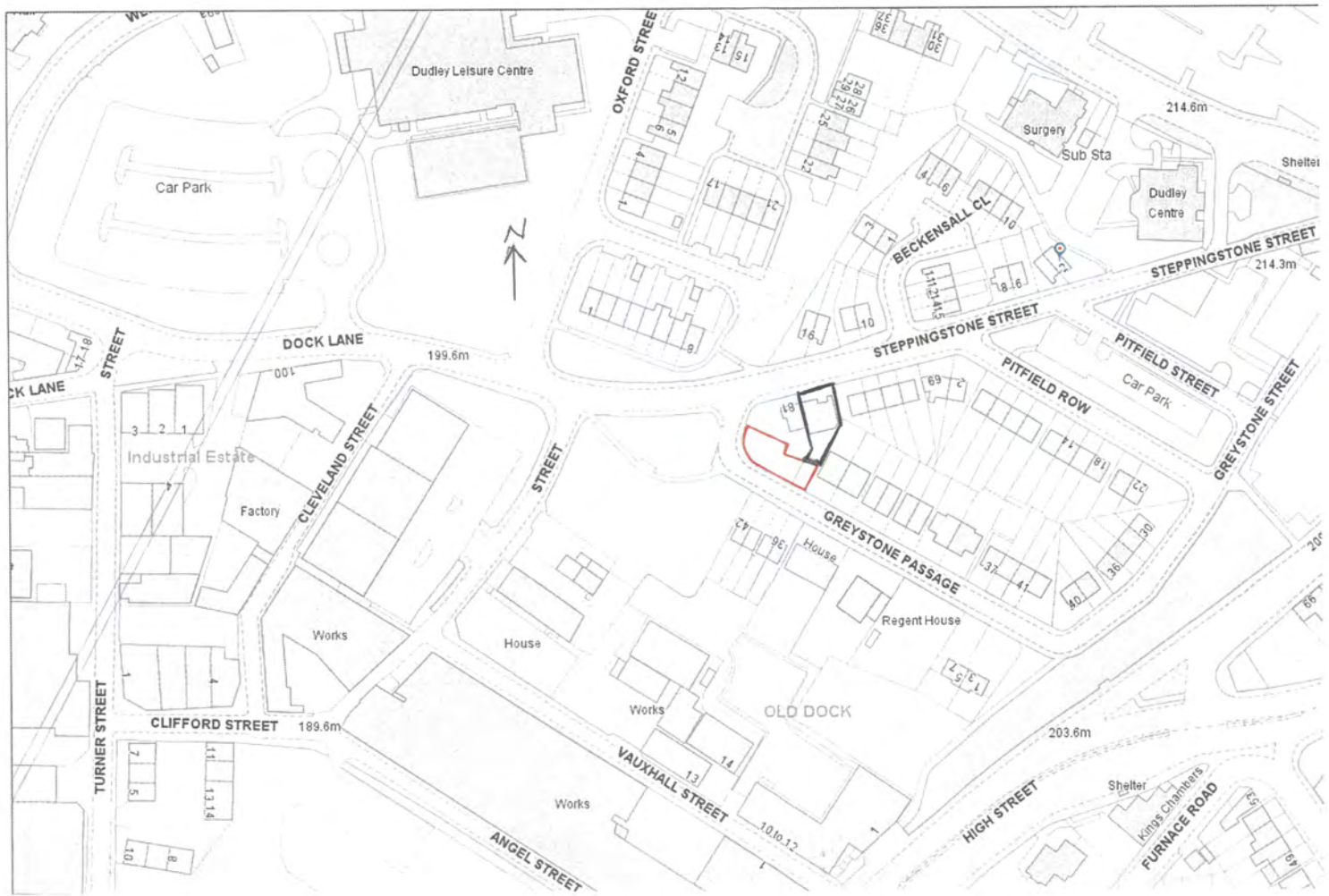
13. Following implementation and completion of the approved remediation scheme (required by condition 12 above) and prior to the first occupation of the development, a verification report shall be submitted to and approved in writing by the Local Planning Authority to confirm completion of the remediation scheme in accordance with approved details.

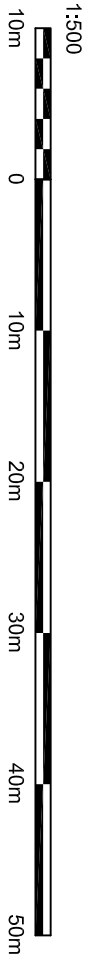
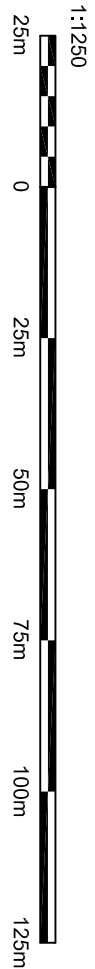
REASON: To ensure that the risks associated with any ground gases or vapours have been reduced to acceptable levels and that the health and wellbeing of future occupiers are protected and to ensure that the development complies with Borough Development Strategy 2017 Policy D3 Contaminated Land and the NPPF.

14. No development shall commence until any remediation works and/or mitigation measures to address land instability arising from coal mining legacy, as may be necessary, have been implemented on site in full in order to ensure that the site is made safe and stable for the development proposed. The intrusive site investigations and remedial works shall be carried out in accordance with authoritative UK guidance.

REASON: To ensure the safety and stability of the development, in accordance with paragraphs 183 and 184 of the National Planning Policy Framework.

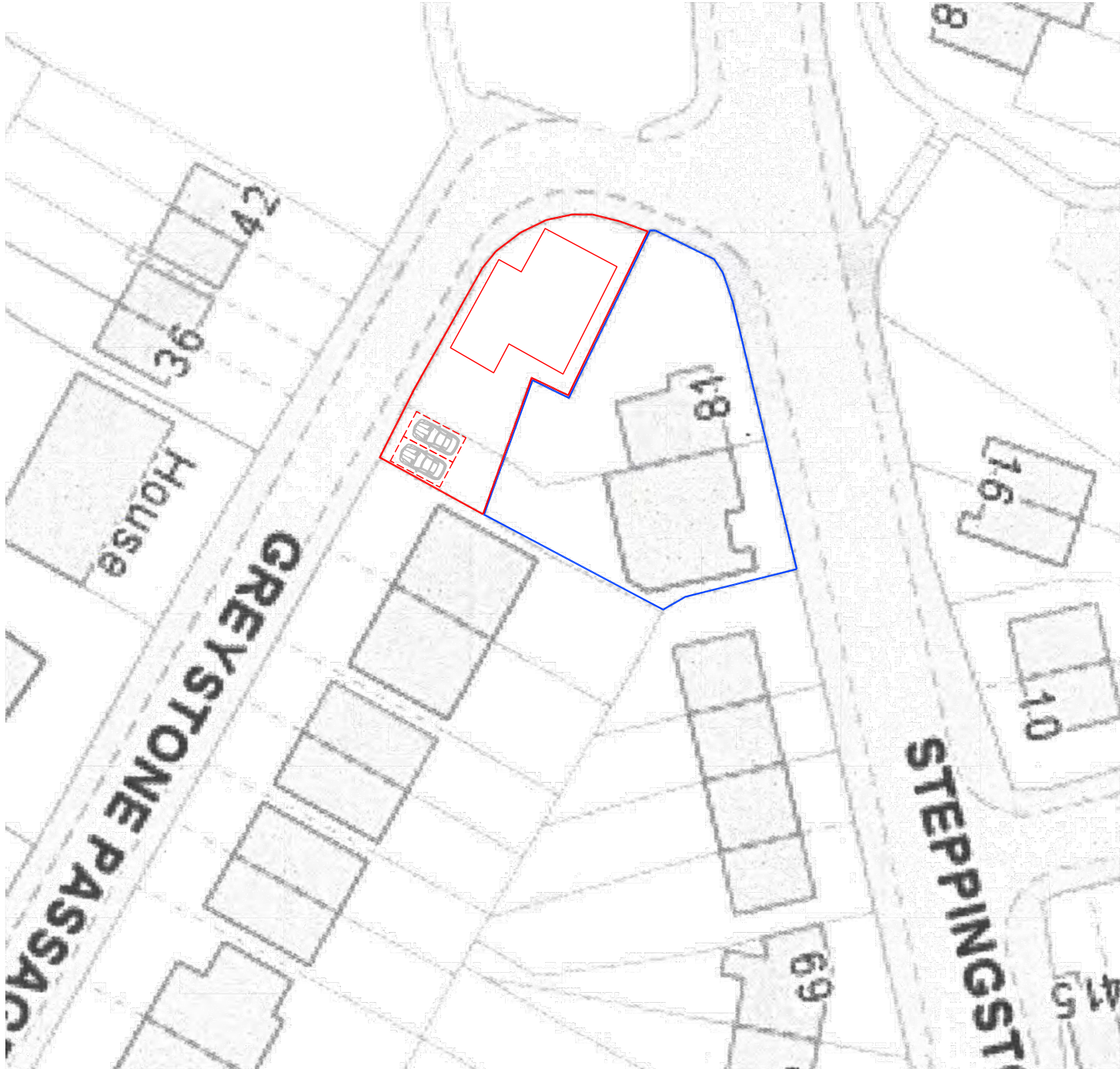
15. Prior to the occupation of the development, or it being taken into beneficial use, a signed statement or declaration prepared by a suitably competent person confirming that the site is, or has been made, safe and stable for the approved development shall be submitted to the Local Planning Authority for approval in writing. This document shall confirm the methods and findings of the intrusive site investigations and the completion of any remedial works and/or mitigation necessary to address the risks posed by past coal mining activity.
REASON: To ensure the safety and stability of the development, in accordance with paragraphs 183 and 184 of the National Planning Policy Framework.
16. Work shall not begin on the construction of the development until a method statement for the control of dust and emissions arising from the construction of the development has been submitted to and approved by the Local Planning Authority. All works which form part of the approved scheme shall be implemented throughout the construction and demolition phase of the development.
REASON: To minimise the impacts to air quality associated with the development and to protect the health and well being of residents in accordance with BCCS Policy ENV8 - Air Quality.
17. The parking area hereby approved shall be completed with a surface and sub-strata that is permeable, or provision shall be made to direct run-off water from the hard surface to a permeable area within the curtilage of the dwelling house, which shall be retained as such for the life of the development.
REASON: To provide a necessary facility in connection with the proposed development and to prevent uncontrolled runoff of rainwater from front gardens onto public roads/drainage in accordance with BCCS Policy ENV5 and Borough Development Strategy 2017 Policy S5 Minimising Flood Risk and Sustainable Drainage Systems (SuDS).
18. In order to minimise the impact of the development on local air quality, any gas boilers provided within the development must meet a dry NO_x emission concentration rate of <40mg/kWh.
REASON: To safeguard the air quality of the Borough which is an Air Quality Management Area in compliance with the Black Country Core Strategy Policy ENV8 and the adopted Air Quality SPD.
19. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order (England) 2015 (or any order revoking or re-enacting that order with or without modification) no development referred to in Schedule 2, Part 1, Classes A, B, D and E of that order shall be carried out without the express grant of planning permission.
REASON: In the interests of the privacy and amenity of surrounding residents in accordance with Borough Development Strategy 2017 Policy L1 Housing Development, extensions and alterations to existing dwellings Policy D2 Incompatible Land Uses (in part) and Policy D4 Unstable Land





AREA LOCATION PLAN

SCALE 1:1250



BLOCK PLAN

SCALE 1:500

NOTES

- 1.1 Do not scale.
- 1.2 All dimensions are in mm unless otherwise specified.
- 1.3 Assume all site details are existing unless otherwise specified.

THIS DRAWING IS THE COPYRIGHT OF **SPACE DESIGN**

PLANNING AND MAY NOT BE COPIED, ALTERED OR REPRODUCED IN ANY FORM OR PASSED TO A THIRD PARTY WITHOUT THEIR WRITTEN CONSENT.

THE CLIENTS ARE LEGALLY REQUIRED TO INFORM THE OWNERS OF ANY ADJOINING BUILDING LIKELY TO BE AFFECTED BY WORKS FALLING WITHIN THE SCOPE OF THE PARTY WALL ETC. ACT 1996.

PRIOR TO THE COMMENCEMENT OF WORK THE CLIENT OR BUILDER MUST ASCERTAIN THAT THE NECESSARY PLANNING AND BUILDING REGULATIONS APPROVALS HAVE BEEN OBTAINED: NO LIABILITY CAN BE ACCEPTED UNDER ANY CIRCUMSTANCES FOR UNAUTHORISED WORK OR FOR THE CONSEQUENCES OF A FAILURE TO CARRY OUT SUCH PRUDENT CHECKS.

ALL DIMENSIONS ARE TO BE ACCURATELY CHECKED ON SITE BEFORE MATERIALS ARE ORDERED OR WORK STARTED: DO NOT ATTEMPT TO DERIVE WORKING MEASUREMENTS FOR ANY PURPOSES BY SCALING FROM THE PLANS. WHILST EVERY EFFORT IS MADE TO ENSURE THE ACCURACY OF DIMENSIONS DEPICTED ON THE PLANS, NO LIABILITY WILL BE ACCEPTED FOR ANY ERRORS. THE AGENT OR BUILDING INSPECTOR MUST BE NOTIFIED WITHOUT DELAY IF THE CLIENT OR BUILDER DECIDES TO DEPART IN ANY WAY FROM THE APPROVED PLANS.

ALL DRAINAGE SHOWN ON THE PLANS IS PROVISIONAL AND MUST BE CONFIRMED ON SITE WITH THE BUILDING INSPECTOR. ALL BUILDING MATERIALS AND COMPONENTS ARE TO BE HANDLED AND USED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS. AND ARE ALSO TO BE SELECTED FROM COMPATIBILITY WITH OTHER MATERIALS SO AS TO ACHIEVE THE INTENDED PERFORMANCE. APPEARANCE AND DURABILITY IN SPECIFIC APPLICATIONS. IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE THE ADEQUACY OF ANY ALTERNATIVES SUBSTITUTED FOR MATERIALS, COMPONENTS OR CONSTRUCTION AND FINISHING METHODS SPECIFIED IN THESE PLANS.

ALL MATERIALS, COMPONENTS, CONSTRUCTION AND WORKING METHODS MUST CONFORM TO THE LATEST BUILDING REGULATIONS AND HEALTH & SAFETY STANDARDS AND GOOD SITE PRACTICE.

IF IN DOUBT REGARDING ANY OF THE ABOVE MATTERS THE AGENT OR BUILDER MUST CONSULT THE AGENT OR BUILDING INSPECTOR WITHOUT DELAY. NO LIABILITY WILL BE ACCEPTED UNDER ANY CIRCUMSTANCES FOR THE CONSEQUENCES OF A FAILURE TO OBSERVE THESE CONDITIONS.

| REV. | DATE | DESCRIPTION | CHK | APP |
|--------------|------|-------------|-----|-----|
| | | | | |
| Sht./Client: | | | | |

Land at Junction of
Greystone Passage
& Steppingstone Passage

| Title: |
|----------------|
| Location Plans |

| Drawing no. |
|---------------|
| 2021/1064/101 |

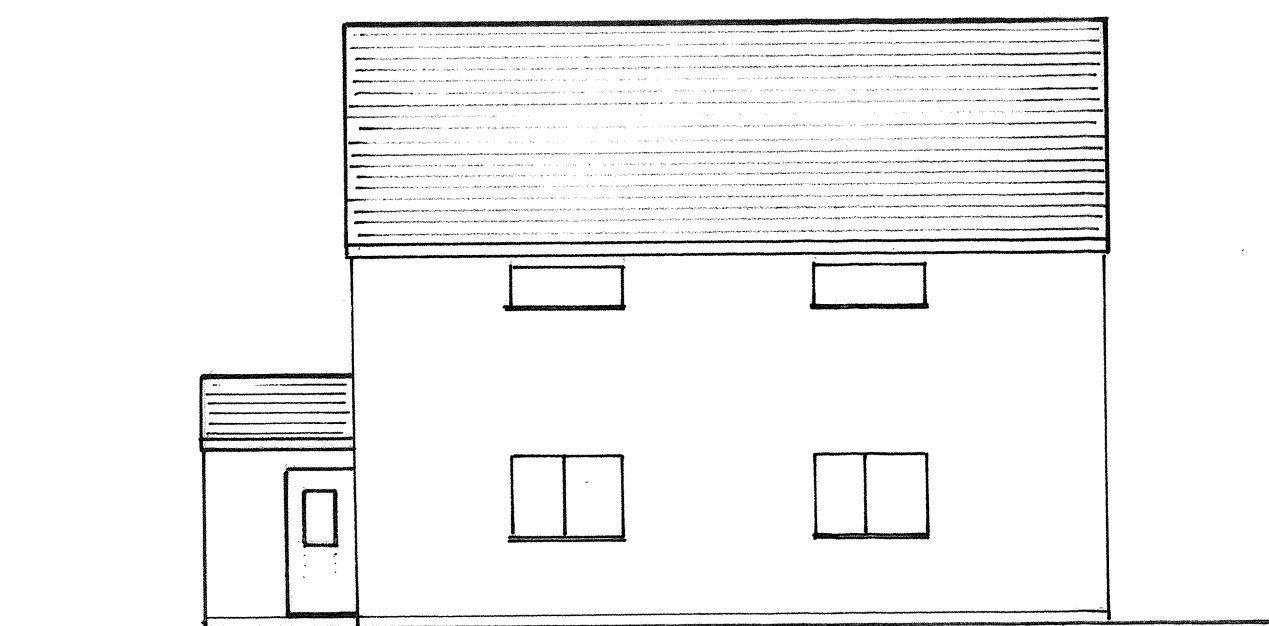
SPACE
DESIGN PLANNING

Tel: 0121 517 0271 E:info@spacep.co.uk

| Name: | Scale: | As Shown: | QA: | Drawn: | Check: |
|-------|--------|-----------|-----|--------|--------|
| | | | | | |
| | | | | | |

PLANNING-ISSUE

Copyright
Space
2013



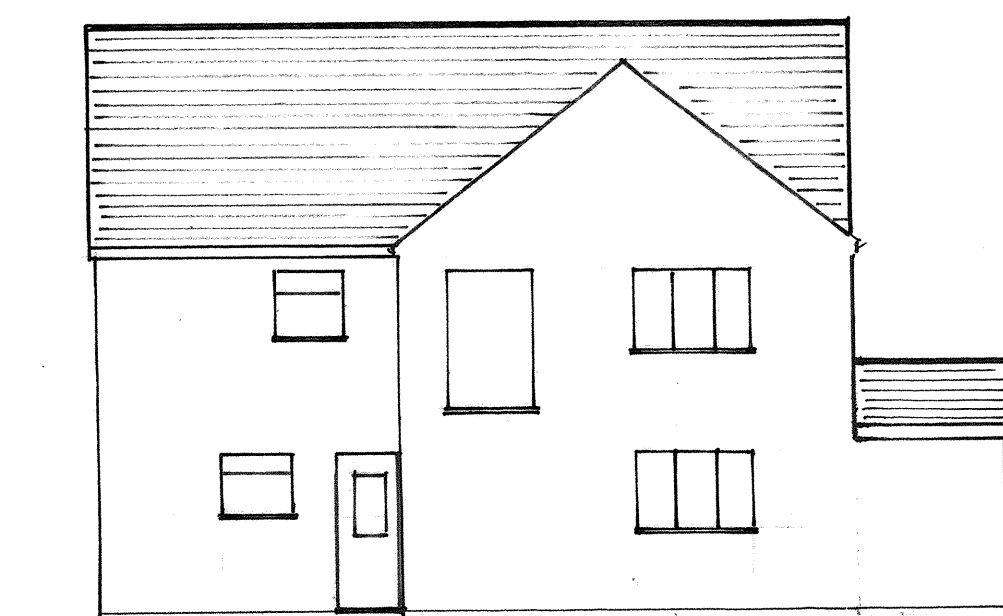
LHS ELEVATION

LAND AT JUNCTION OF
STEPPING STONES STREET
SCALE 1:100

SCALE BAR
0 1 2 3m



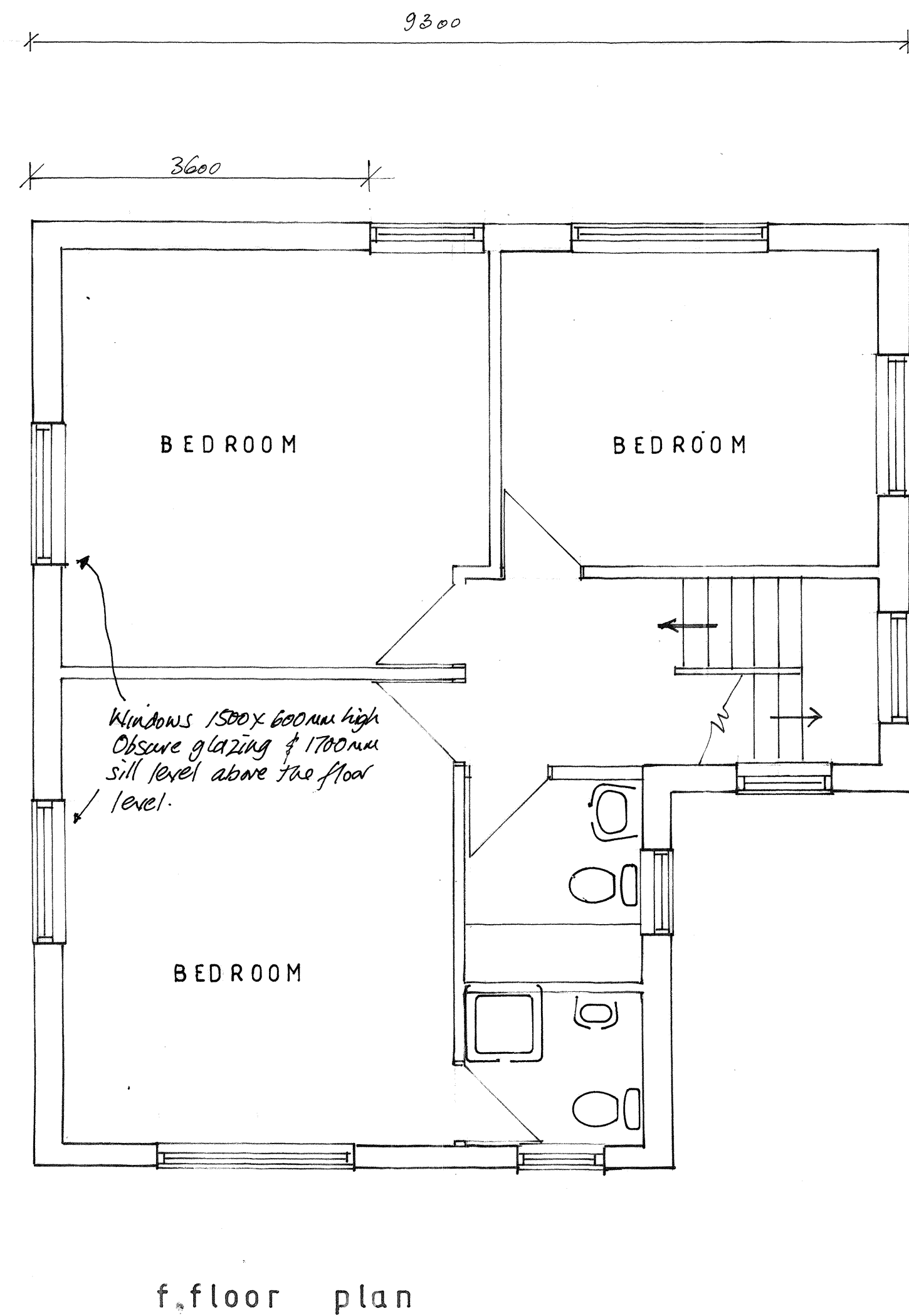
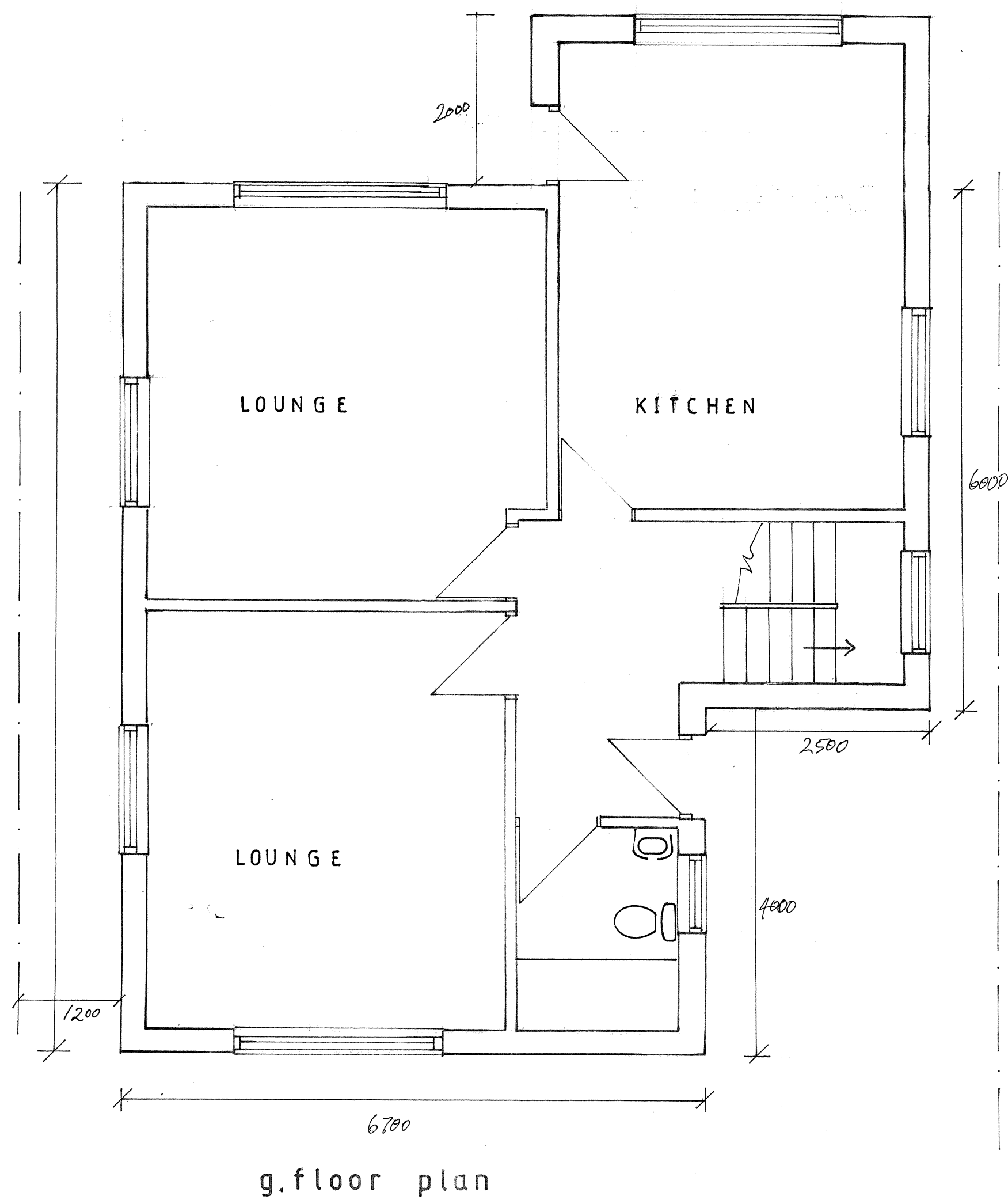
FRONT ELEVATION



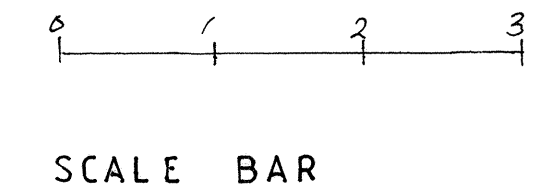
RHS ELEVATION FRONTING
GREYSTONE PASSAGE



REAR ELEVATION



LAND AT JUNCTION OF
STEPPING STONES STREET
SCALE 1:50





NOTES

3D drawings not intended for construction.
Only for indicative purposes.
Do not scale except for planning purposes.
All dimensions in millimeters unless stated otherwise.



1 Proposed South Side Street Scene
1 : 150

| | | | |
|---|----------------------------|---------|----|
| B | car parking identified | 18.8.21 | mm |
| A | ground & windows corrected | 19.6.21 | mm |

| Rev | Description | Date | Dr by | App by |
|-----|-------------|------|-------|--------|
|-----|-------------|------|-------|--------|

PLANNING

Client:

Project:
Land at Junction of Greystone Passage & Steppingstone Passage

Drawing Title:
South Side Street View

| | | | |
|--------------------------|---------------------|------------------------|--------------------|
| Drawn mm | Paper Size A3 | Scale as shown @ A3 | Date 17/05/2021 |
| Project No. 2021/1064 | Drawing No. P103 | Revision B | |

SPACE
Design ARCHITECTURE
T: 0121 517 0271 • W: spacedp.co.uk

THIS DRAWING IS THE COPYRIGHT OF **Space Design Architecture** AND MAY NOT BE COPIED, ALTERED OR REPRODUCED IN ANY FORM OR PASSED TO A THIRD PARTY WITHOUT THEIR WRITTEN CONSENT. THE CLIENTS ARE LEGALLY REQUIRED TO INFORM THE OWNER(S) OF ANY ADJOINING BUILDING LIKELY TO BE AFFECTED BY WORKS FALLING WITHIN THE SCOPE OF THE PARTY WALL ACT 1996.

PRIOR TO THE COMMENCEMENT OF WORK THE CLIENT OR BUILDER MUST ASCERTAIN THAT THE NECESSARY PLANNING AND BUILDING REGULATIONS APPROVALS HAVE BEEN OBTAINED; NO LIABILITY CAN BE ACCEPTED UNDER ANY CIRCUMSTANCES FOR UNAUTHORISED WORK OR FOR THE CONSEQUENCES OF A FAILURE TO CARRY OUT SUCH PRUDENT CHECKS.

ALL DIMENSIONS ARE TO BE ACCURATELY CHECKED ON SITE BEFORE MATERIALS ARE ORDERED OR WORK STARTED; DO NOT ATTEMPT TO DERIVE WORKING MEASUREMENTS FOR ANY PURPOSES BY SCALING FROM THE PLANS. WHILST EVERY EFFORT IS MADE TO ENSURE THE ACCURACY OF DIMENSIONS DEPICTED ON THE PLANS. NO LIABILITY WILL BE ACCEPTED FOR ANY ERRORS. THE AGENT OR BUILDING INSPECTOR MUST BE NOTIFIED WITHOUT DELAY IF THE CLIENT OR BUILDER DECIDES TO DEPART IN ANY WAY FROM THE APPROVED PLANS.

ALL DRAINAGE SHOWN ON THE PLANS IS PROVISIONAL AND MUST BE CONFIRMED ON SITE WITH THE BUILDING INSPECTOR. ALL BUILDING MATERIALS AND COMPONENTS ARE TO BE HANDLED AND USED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS' INSTRUCTIONS, AND ARE ALSO TO BE SELECTED FROM COMPATABILITY WITH OTHER MATERIALS SO AS TO ACHIEVE THE INTENDED PERFORMANCE, APPEARANCE AND DURABILITY IN SPECIFIC APPLICATIONS. IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE THE ADEQUACY OF ANY ALTERNATIVES SUBSTITUTED FOR MATERIALS, COMPONENTS OR CONSTRUCTION AND FINISHING METHODS SPECIFIED IN THESE PLANS.

ALL MATERIALS, COMPONENTS, CONSTRUCTION AND WORKING METHODS MUST CONFORM TO THE LATEST BUILDING REGULATIONS AND HEALTH & SAFETY STANDARDS AND GOOD SITE PRACTICE. IF IN DOUBT REGARDING ANY OF THE ABOVE MATTERS THE CLIENT OR BUILDER MUST CONSULT THE AGENT OR BUILDING INSPECTOR WITHOUT DELAY. NO LIABILITY WILL BE ACCEPTED UNDER ANY CIRCUMSTANCES FOR THE CONSEQUENCES OF A FAILURE TO OBSERVE THESE CONDITIONS.



NOTES

3D drawings not intended for construction.
Only for indicative purposes.
Do not scale except for planning purposes.
All dimensions in millimeters unless stated otherwise.



1 Proposed West Side Street Scene
1 : 100

THIS DRAWING IS THE COPYRIGHT OF **Space Design Architecture** AND MAY NOT BE COPIED, ALTERED OR REPRODUCED IN ANY FORM OR PASSED TO A THIRD PARTY WITHOUT THEIR WRITTEN CONSENT. THE CLIENTS ARE LEGALLY REQUIRED TO INFORM THE OWNER(S) OF ANY ADJOINING BUILDING LIKELY TO BE AFFECTED BY WORKS FALLING WITHIN THE SCOPE OF THE PARTY WALL ACT 1996.

PRIOR TO THE COMMENCEMENT OF WORK THE CLIENT OR BUILDER MUST ASCERTAIN THAT THE NECESSARY PLANNING AND BUILDING REGULATIONS APPROVALS HAVE BEEN OBTAINED; NO LIABILITY CAN BE ACCEPTED UNDER ANY CIRCUMSTANCES FOR UNAUTHORISED WORK OR FOR THE CONSEQUENCES OF A FAILURE TO CARRY OUT SUCH PRUDENT CHECKS.

ALL DIMENSIONS ARE TO BE ACCURATELY CHECKED ON SITE BEFORE MATERIALS ARE ORDERED OR WORK STARTED; DO NOT ATTEMPT TO DERIVE WORKING MEASUREMENTS FOR ANY PURPOSES BY SCALING FROM THE PLANS. WHILST EVERY EFFORT IS MADE TO ENSURE THE ACCURACY OF DIMENSIONS DEPICTED ON THE PLANS. NO LIABILITY WILL BE ACCEPTED FOR ANY ERRORS. THE AGENT OR BUILDING INSPECTOR MUST BE NOTIFIED WITHOUT DELAY IF THE CLIENT OR BUILDER DECIDES TO DEPART IN ANY WAY FROM THE APPROVED PLANS.

ALL DRAINAGE SHOWN ON THE PLANS IS PROVISIONAL AND MUST BE CONFIRMED ON SITE WITH THE BUILDING INSPECTOR. ALL BUILDING MATERIALS AND COMPONENTS ARE TO BE HANDLED AND USED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS' INSTRUCTIONS, AND ARE ALSO TO BE SELECTED FROM COMPATABILITY WITH OTHER MATERIALS SO AS TO ACHIEVE THE INTENDED PERFORMANCE, APPEARANCE AND DURABILITY IN SPECIFIC APPLICATIONS. IT IS THE BUILDER'S RESPONSIBILITY TO ENSURE THE ADEQUACY OF ANY ALTERNATIVES SUBSTITUTED FOR MATERIALS, COMPONENTS OR CONSTRUCTION AND FINISHING METHODS SPECIFIED IN THESE PLANS.

ALL MATERIALS, COMPONENTS, CONSTRUCTION AND WORKING METHODS MUST CONFORM TO THE LATEST BUILDING REGULATIONS AND HEALTH & SAFETY STANDARDS AND GOOD SITE PRACTICE. IF IN DOUBT REGARDING ANY OF THE ABOVE MATTERS THE CLIENT OR BUILDER MUST CONSULT THE AGENT OR BUILDING INSPECTOR WITHOUT DELAY. NO LIABILITY WILL BE ACCEPTED UNDER ANY CIRCUMSTANCES FOR THE CONSEQUENCES OF A FAILURE TO OBSERVE THESE CONDITIONS.

| A | | car parking identified | 18.8.21 | mm |
|---|-------------|------------------------|------------|--------|
| Rev | Description | Date | Dr by | App by |
| PLANNING | | | | |
| Client: | | | | |
| Project: | | | | |
| Land at Junction of Greystone Passage & Steppingstone Passage | | | | |
| Drawing Title: | | | | |
| West Side Street View | | | | |
| Drawn | Paper Size | Scale | Date | |
| mm | A3 | as shown @ A3 | 17/05/2021 | |
| Project No. | | Drawing No. | Revision | |
| 2021/1064 | | P102 | A | |