

PLANNING APPLICATION NUMBER:P13/1567

Type of approval sought	Full Planning Permission
Ward	Kingswinford North and Wall Heath
Applicant	Lombard Properties Ltd
Location:	THE ALBION INN, 382, ALBION STREET, WALL HEATH, KINGSWINFORD, DY6 0JP
Proposal	CHANGE OF USE FROM PUBLIC HOUSE (A4) TO 1 NO. DWELLING (C3) WITH ELEVATIONAL CHANGES TO INCLUDE DOOR, WINDOW AND NEW GARAGE DOORS
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The Albion Public House is a vacant two storey building located on the eastern side of Albion Street, in a residential area characterised by housing of a variety of styles and ages. The building has rear single storey extensions and a flat roofed single storey extension on its northern side. To the rear of the building is an L-shaped area containing a yard with outbuildings and a beer garden. Immediately adjacent the public house to the north is the site's car park. To the south of the site is 378 Albion Street, a semi-detached house.

PROPOSAL

2. This is an application to convert the building to a four-bedroom house. An associated application has been submitted (P13/1566) for the erection of 4 houses on the car park and within the yard and beer garden. The side extension is to be converted to a double garage and two further parking spaces are to be provided on the northern side of the site alongside the access drive to the proposed four houses. A garden area is to be created at the rear of the building and tree planting proposed along the rear (eastern boundary).

HISTORY

3. None relevant to the assessment of the application.

PUBLIC CONSULTATION

4. Neighbour notification letters have been sent to 19 properties. In response 3 letters of support have been received, raising the following issues:
- The public house has been '*shut more times than it has been open*' over the past few years and was '*generally empty without customers*' during the periods when it was open;
 - The use of the building as a public house has in the past led to noise disturbance to nearby residents;
 - There are 3 other public houses in the village of Wall Heath which is sufficient to serve the community;
 - The proposed use will provide a safer, cleaner and quieter environment for local residents.
5. A Pub Preservation Officer (Dudley Branch) objects to the loss of the public house on the basis that it has previously been operated successfully and cannot be used again as a public house if this application is approved.

OTHER CONSULTATION

6. Group Engineer (Highways) – No objection.

Head of Environmental Health and Trading Standards – No objection.

RELEVANT PLANNING POLICY

7. National Planning Guidance
National Planning Policy Framework (NPPF) 2012
- Black Country Core Strategy 2011
HOU1 Delivering Sustainable Housing Growth

ASSESSMENT

8. The key issues in the assessment of this application are:

- Principle;
- Impact upon the character of the area;
- Residential amenity;
- Highway safety;

Principle

9. The NPPF encourages the effective use of brownfield land as one of its core planning principles. The principle of the development of this site for housing purposes is also in accordance with the aim of Policy HOU1 of the Core Strategy which seeks to ensure the provision of sufficient land to provide for sustainable housing growth, to be achieved by building at least 95% of new housing on previously developed land.
10. The applicant has advised that the public house was marketed for sale in February this year following '*a succession of failed tenants*'. Details were sent to 522 pub applicants and the premises were marketed in trade publications, websites, national offices and local press. The applicant has provided information to show that in the opinion of marketing experts the public house has no future in the licensed trade.

Character

11. The proposed use of the building as a house in this residential area will have no adverse impact on its existing character. The building at present is of domestic scale and appearance. No significant alterations to the front elevation are proposed other than the insertion of garage doors in the side extension. As such the proposal complies with Saved UDP Policy DD4.

Residential Amenity

12. One of the core land-use planning principles set out in the NPPF is that a good standard of amenity should be provided for future occupants of buildings. The New Housing Development SPD sets out guidelines for the provision of rear gardens in developments, in the case of four bedroom properties this being 65sq.metres minimum area and 11m length. The proposed garden area is in excess of these recommended standards and as such the development provides sufficient private amenity space for use by the future occupants.
13. Saved Policy DD4 of the UDP requires that new developments do not have a harmful effect on residential amenity. Plot 3 of the proposed development on the remainder of the site is to be sited approximately 14m to the rear of the public house and has habitable room windows facing it. There would be angled views only between those windows and first floor windows at the application property, and the proposed planting of trees along the rear boundary of the site will provide screening of both properties. As such it is considered that the relationship between the two buildings is acceptable. The development would not have any detrimental effect on the occupants of 378 Albion Street.

Highway Safety

14. Parking provision for the development is in accordance with the standards set out in the Parking Standards SPD. No on-street parking will therefore occur as a result of the development and therefore there would be no detrimental effect on highway safety. In this respect the proposal complies with Saved UDP Policy.

CONCLUSION

15. The proposed development would have no adverse impact on the character of the area, residential amenity or highway safety and therefore complies with Saved Policy DD4 of the UDP.

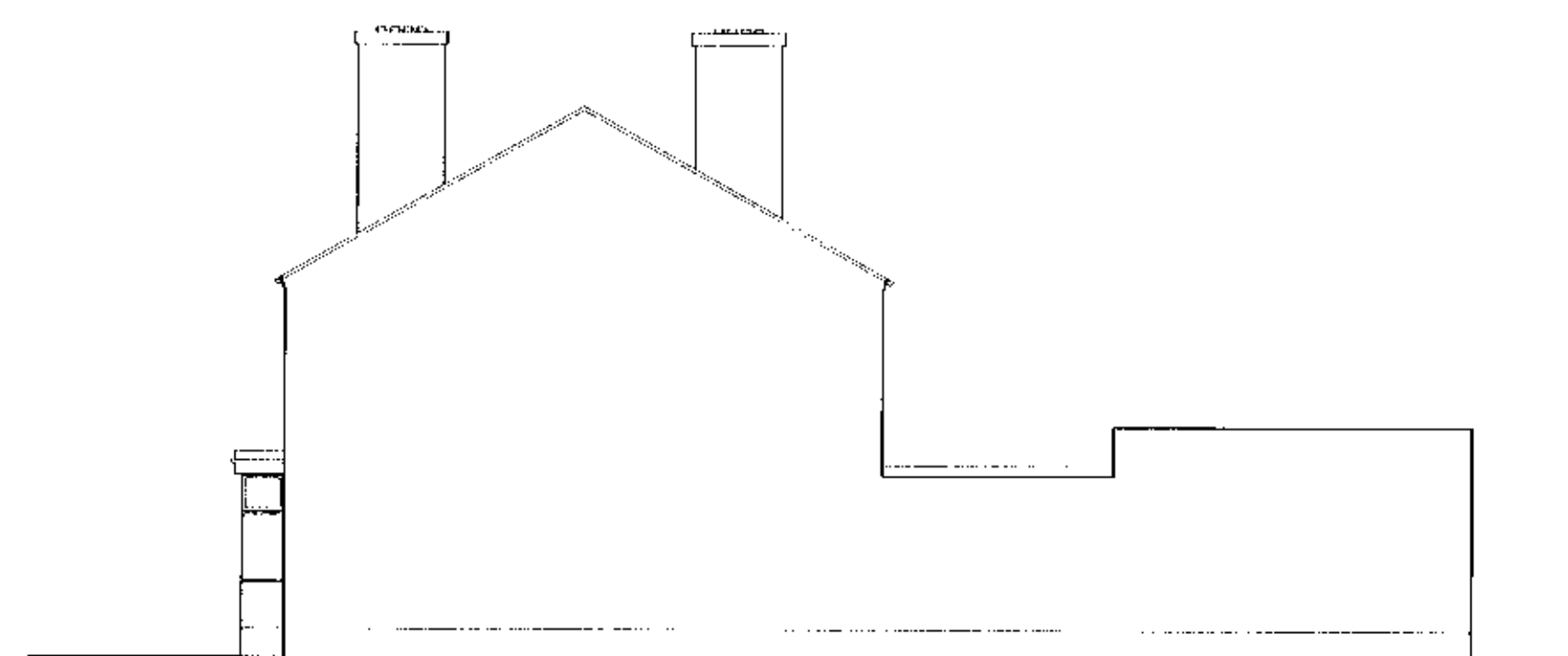
RECOMMENDATION

16. It is recommended that the application is APPROVED subject to the following conditions:

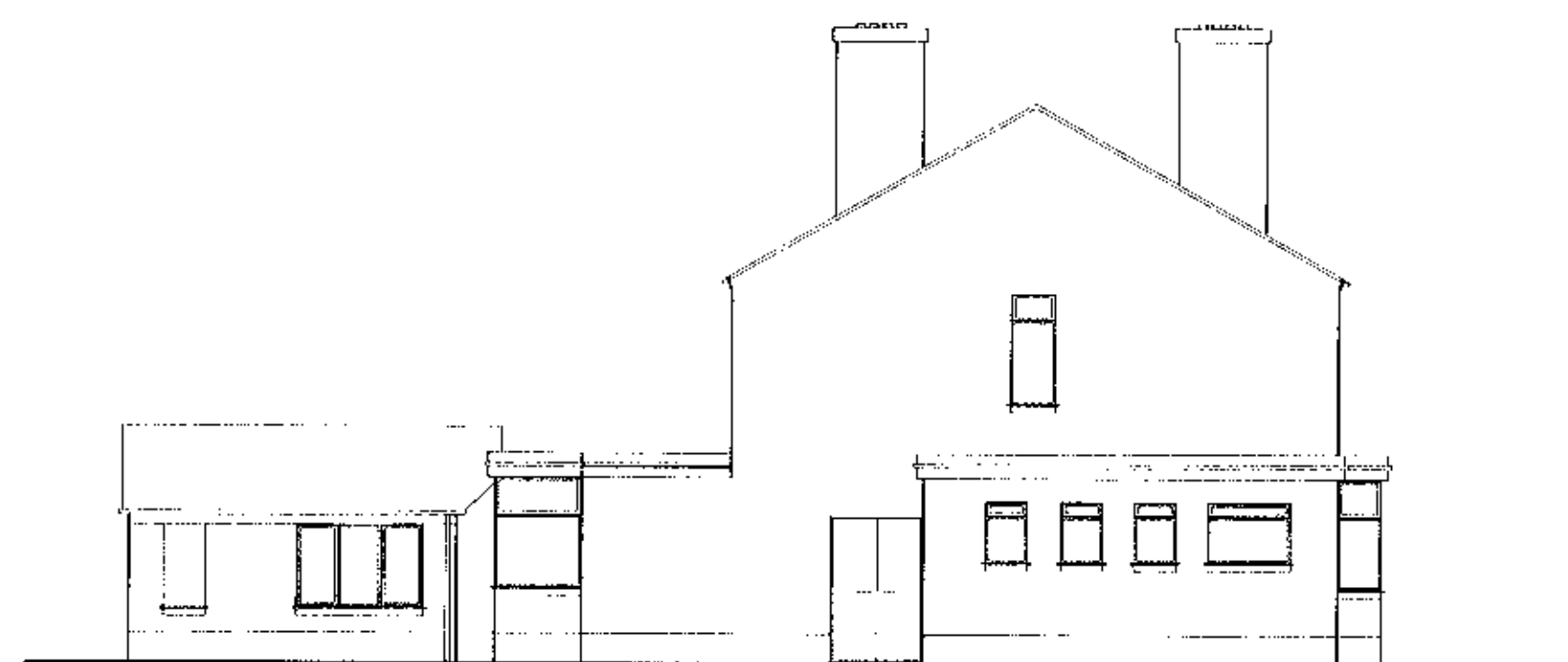
Conditions and/or reasons:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The building shall not be occupied until the parking spaces shown on the approved plans have been provided. The spaces shall thereafter be retained and used for no other purpose than the parking of vehicles.
3. The landscaped areas shall be retained in the form shown on the approved plan throughout the life of the development and shall not be used for any other purpose, unless otherwise agreed in writing by the Local Planning Authority.
4. The development hereby permitted shall be carried out in accordance with the following approved plans: 13-1382/11A, 10, and 01L.
5. The development hereby approved shall be implemented prior to the commencement of the development on the remainder of the site approved under application P13/1566.





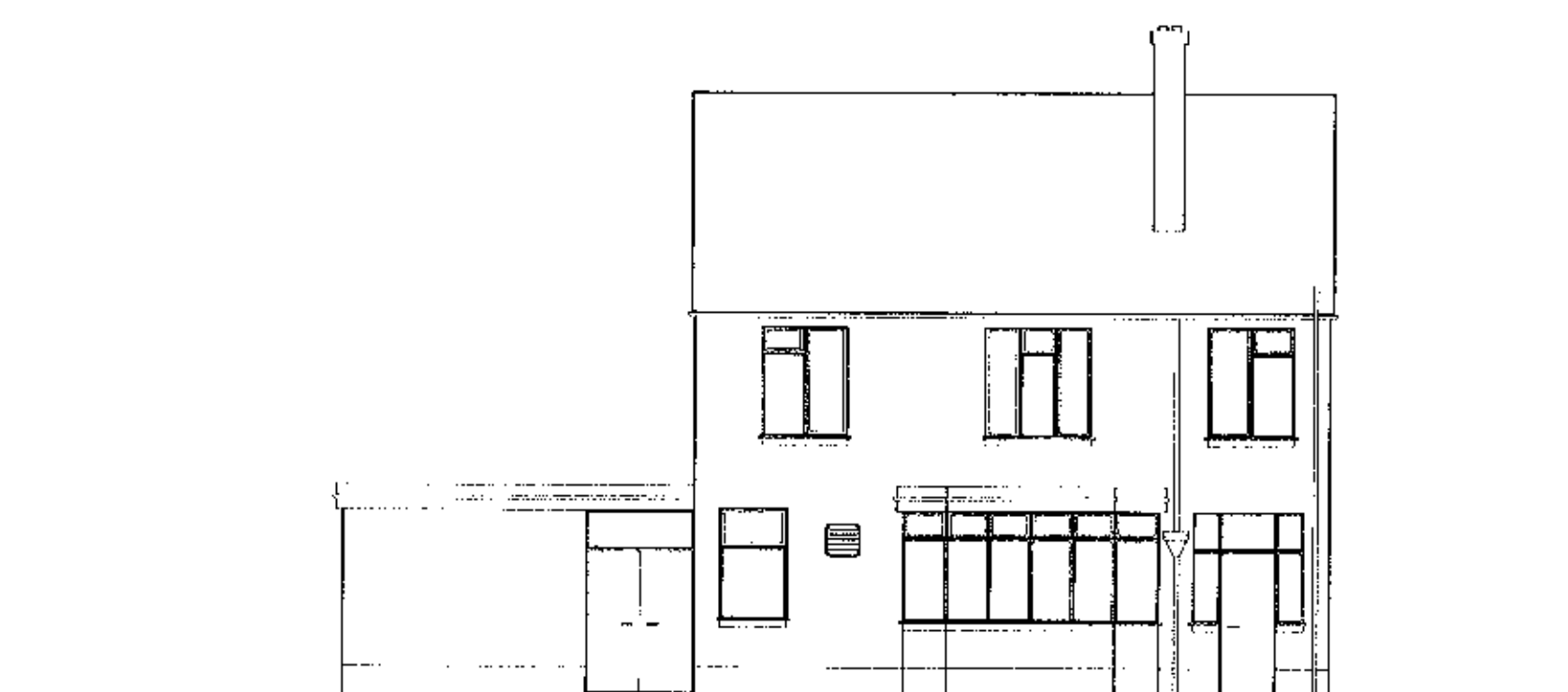
SOUTH EAST ELEVATION



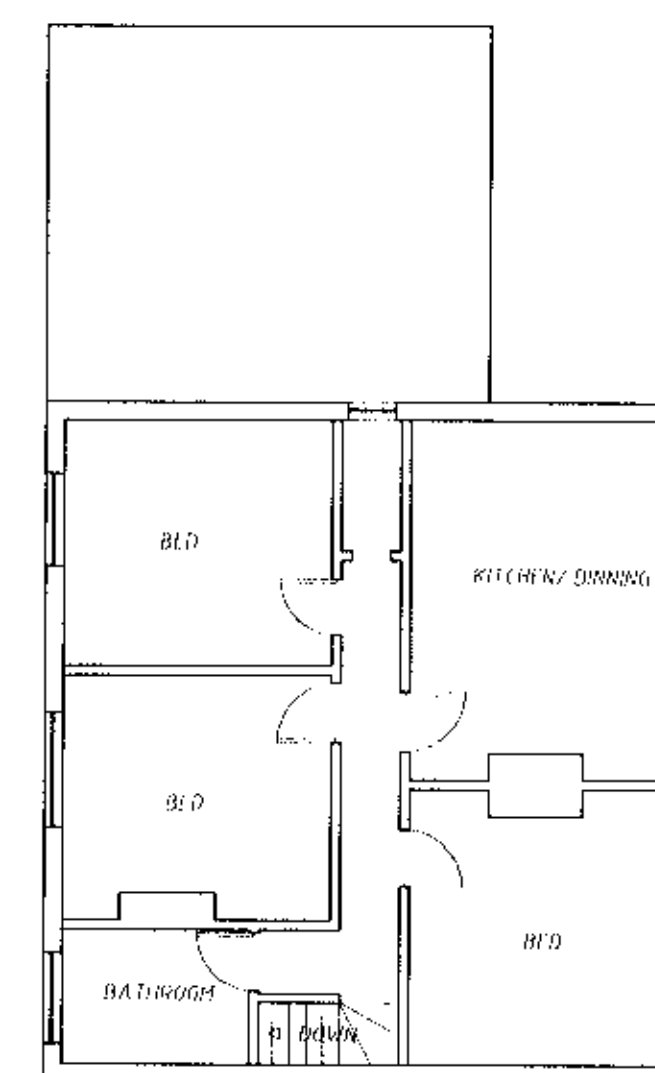
NORTH WEST ELEVATION



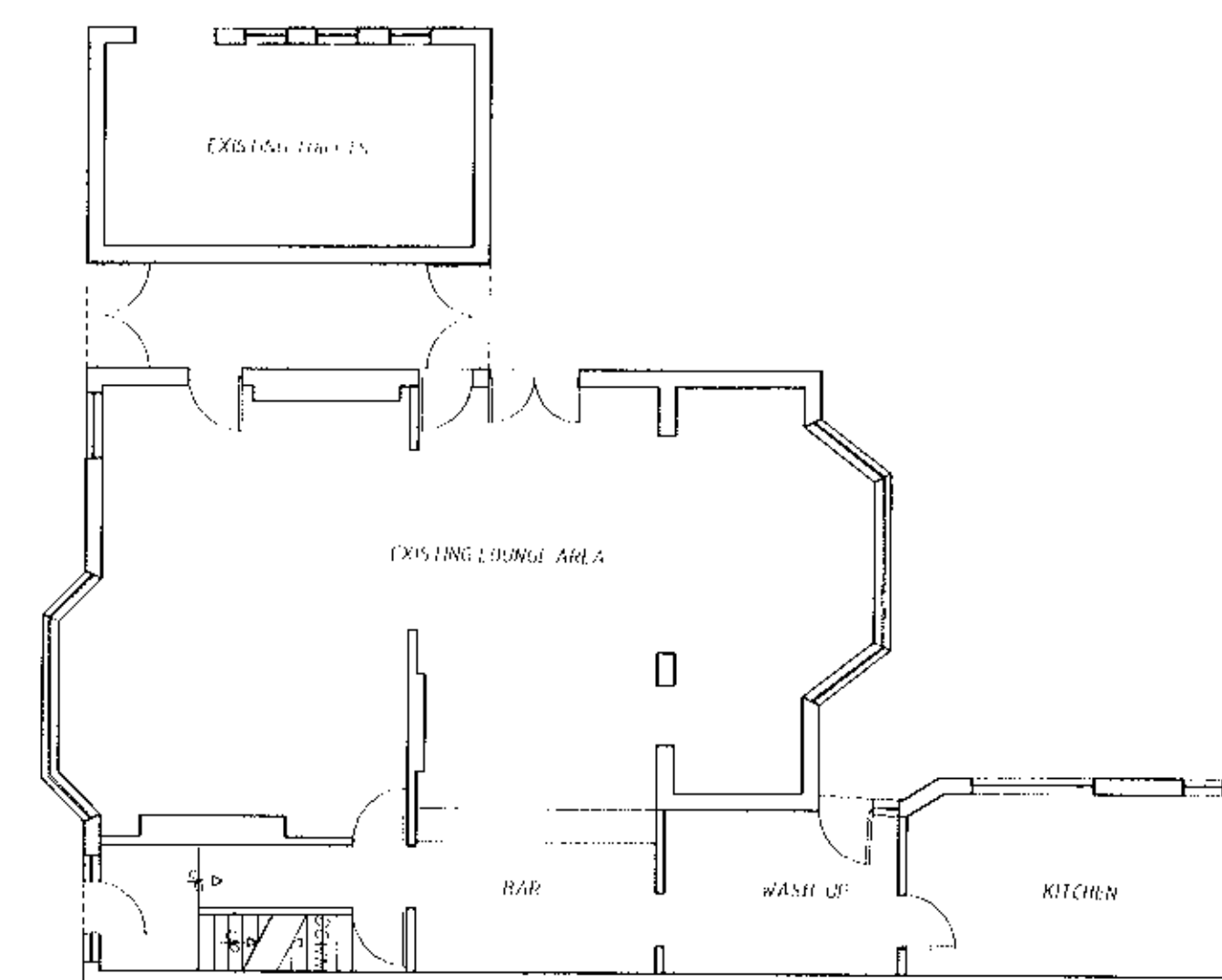
NORTH EAST ELEVATION



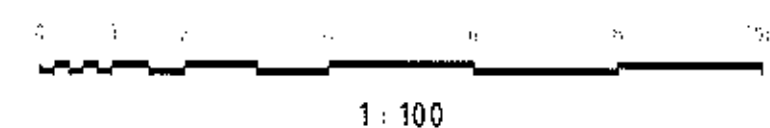
SOUTH WEST ELEVATION



FIRST FLOOR



GROUND FLOOR



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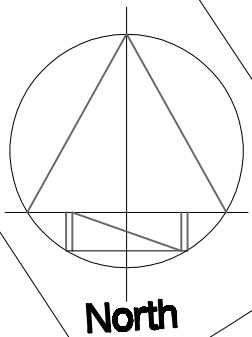
1:50 @ A1 PROPOSED DEVELOPMENT
08/10/2013 ALBION STREET
WALL HEATH for
PRESTBURY LIMITED

J.G. GSA ALBION PUB - PLANS & ELEVATIONS

13 - 1382 - 10

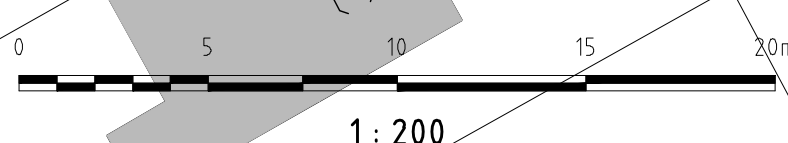
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Layout based upon
OS sheet and minimal
check dimensions.
Full topographical
survey not undertaken.



Plots 1 & 2
2no. 3 bed houses

Plots 3 & 4
2no. 3 bed houses



- Rev I 20/11/13 Revised to planners requirements.
- Rev H 10/10/13 out line of Albion Inn 1st floor added.
- Rev G 04/10/13 Layout amended to Planners Comments
- Rev F 06/08/13 Existing LP and TP shown. Boundary to Pub adjusted.
Plots 1 & 2 adjusted to suit extg LP
- Rev E 29/07/13 layout amended.
- Rev D 26/07/13 House types + layout amended.
- Rev C 17/07/13 House types + layout amended.
- Rev B 10/07/13 Layout amended.
- Rev A 12/06/13 Layout amended, New house type added

JG
TD
TD

TD
TD
TD
TD
MH

drawn|chk'd

rev.	date
1:200@A2	June 13
JH	GSA
13-1382/011	



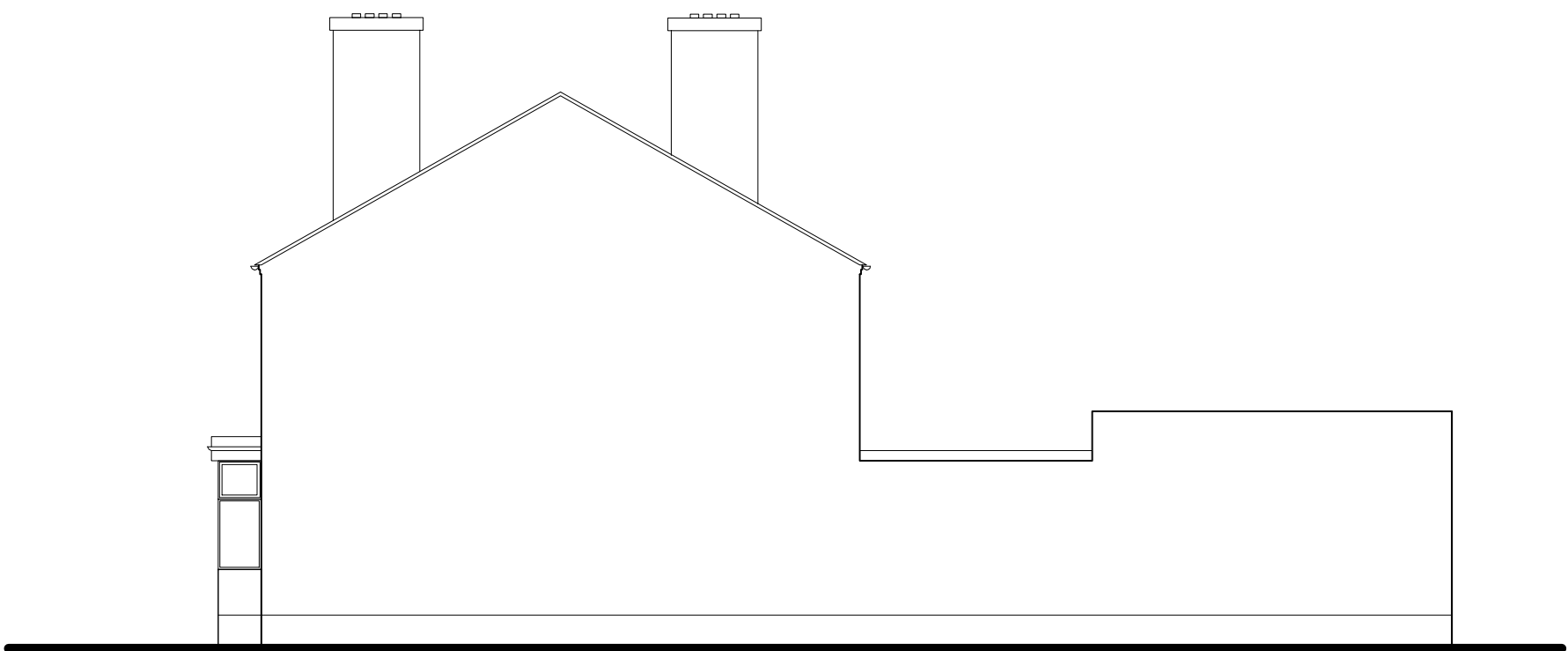
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PROPOSED DEVELOPMENT
ALBION STREET
WALL HEATH for
PRESTBURY LIMITED

Proposed Site Plan

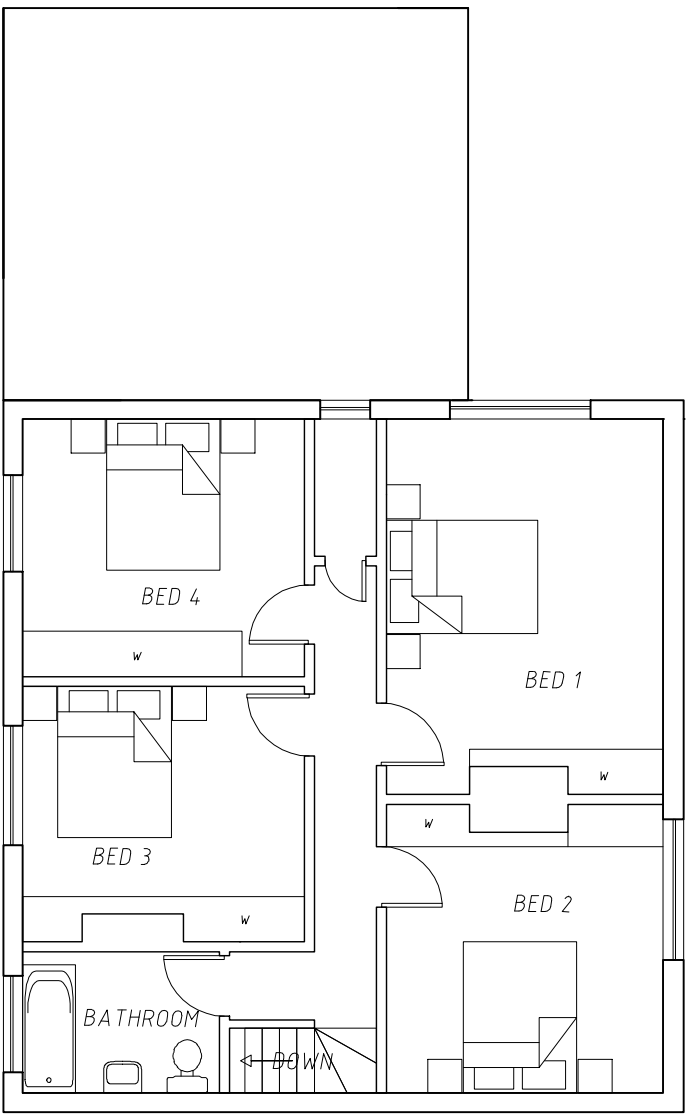
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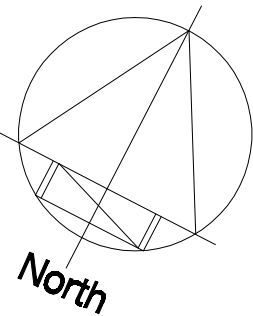
SIDE ELEVATION



SIDE ELEVATION



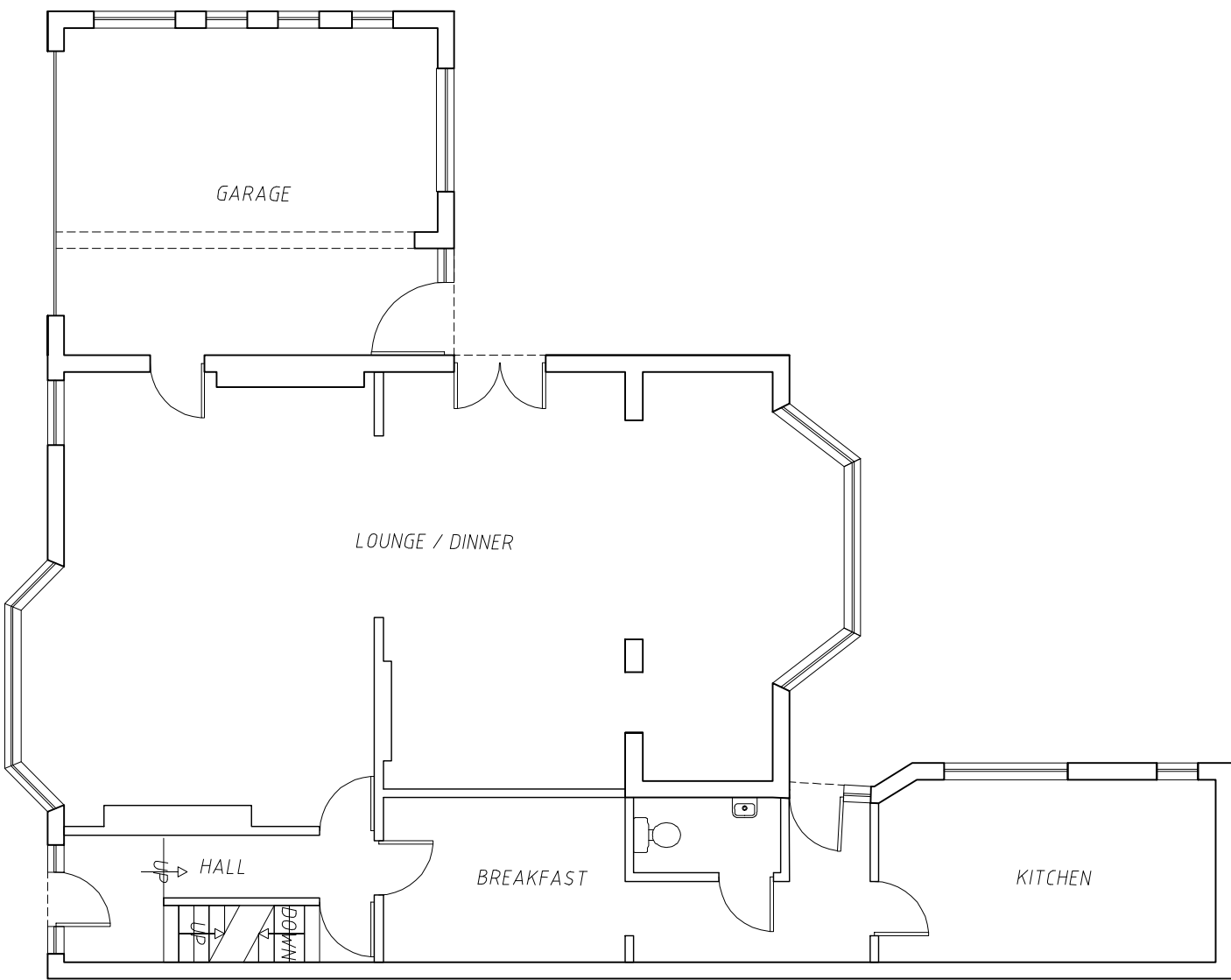
FIRST FLOOR PLAN



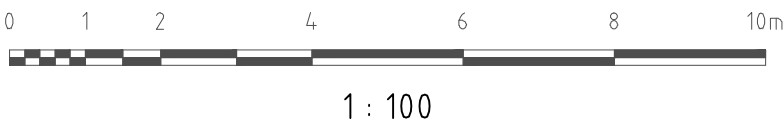
REAR ELEVATION



FRONT ELEVATION



GROUND FLOOR PLAN



1 : 100

A 20.11.13 Amended to planners requirements JG

rev.	date	drawn	chk'd
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scales	1:100@A1
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date	09/10/2013	AS PROPOSED PLANS & ELEVATIONS
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number	drawn	checked	JG GSA	THE ALBION PUB - WALLHEATH
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13 - 1382/11A

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