

PLANNING APPLICATION NUMBER:P10/0442

Type of approval sought	Full Planning Permission
Ward	CRADLEY & FOXCOTE
Applicant	Mr Ray Williams
Location:	10, CARELESS GREEN, WOLLESCOTE, STOURBRIDGE, DY9 8XB
Proposal	ELEVATIONAL CHANGES AND CONVERSION OF EXISTING GROUND FLOOR FLAT INTO 2 NO. FLATS INCORPORATING BEDROOMS ABOVE FROM NO. 10A & 12 CARELESS GREEN
Recommendation Summary:	APPROVE SUBJECT TO A 106 AGREEMENT

SITE AND SURROUNDINGS

1. The site measures 0.028 hectares and comprises a two storey building that currently comprises two no. 3 bedroom dwellings and one no. 3 bedroom flat in a terrace. The building is positioned on a corner plot on the junction with Careless Green and Belmont Road.
2. The building is rendered with a pitched roof and forward facing gables. The front elevation of the building abuts the footpath of Careless Green. Located to the north and south of the row of the three terraced properties are small private garden areas. A hard stand for the parking of vehicles is positioned within the north-western corner of the site with its access from Belmont Road. The side and rear of the site is enclosed by a mix of boundary fencing and a red brick wall. The building is a locally listed building built in 1885.
3. The site is located within a mixed use area with a number of historic industrial units located to the north and east of the site, as well as residential properties being located to the east, south and west. The residential development is of varying styles and age comprising traditional terrace and semi-detached properties and modern terrace and semi-detached properties.

PROPOSAL

4. The proposal seeks elevational changes to the existing buildings and the conversion of the floorspace into a two bedroom apartment with the bedrooms at first floor.
5. The existing terrace comprises three properties, consisting of 2 no. three bedroom dwellings and 1 no. three bedroom flat. The proposed alterations would result in the creation of four dwellings within the site with no. 10 comprising a one bedroom flat and the new two bedroom flat and both no. 10a and 12 being reduced to 2 no. two bedroom dwellings.
6. The proposed conversion would result in the creation of a duplex apartment with a living room, kitchen and bathroom on the ground floor and two bedrooms on the first floor.
7. Two amendments are proposed to the elevations of the building in order to facilitate the conversion with the removal of a small window within the front elevation, the removal of the existing dormer window located on the rear elevation and its replacement with a velux style window on the plane of the roof associated with the front elevation.
8. The existing hard standing area located within the north-western corner of the site would be retained, with space for the provision of 4 parking spaces for the four units within the site.
9. The application is accompanied by a design & access statement.

HISTORY

10. No relevant planning history.

PUBLIC CONSULTATION

11. The application was advertised by way of neighbour notification letters being sent to the occupiers of twenty-three properties located within close proximity to the site with the latest date for comments being the 30th April 2010. At the time of writing the report no observations had been made to the proposed development. Since the closing date for comments has not expired at the time of writing the report any letters received will be reported in a pre-committee note.

OTHER CONSULTATION

12. **Group Engineer (Development):** No objection.
13. **Head of Environmental Health and Trading Standards:** No objection.

RELEVANT PLANNING POLICY

- Unitary Development Plan

DD4 Development in residential areas

DD7 Planning Obligations

AM14 Parking

H3 Housing Assessment Criteria

H6 Density

HE5 Buildings of Local Historic Importance

14. The building is defined as a locally listed building on the SMR record. The industrial units located to the east and north of the site are designated as falling within a local employment area.

- Supplementary Planning Document(s)

Parking Standards and Travel Plans

Planning Obligations

- Supplementary Planning Guidance

PGN3 New housing development

- Regional Spatial Strategy

QE3 Creating a high quality built environment for all

- National policy documents

PPS3 Housing

ASSESSMENT

Key Issues

- Principle
- Density
- Impact upon Residential Amenity
- Impact upon Locally Listed Building
- Parking and Access
- Planning Obligations

Principle

15. The site constitutes previously-developed land. The proposed development would retain the site in residential use. Whilst the site is located within a mixed use area and the established use of the site is as residential, the continued use of the site for this purpose would not have an adverse impact upon the character or appearance of the area and would be in accordance with Policy DD4 of the Adopted Dudley Unitary Development Plan (2005).

Density

16. The proposed conversion would result in the creation of an additional dwelling within the site. The existing properties comprise 3 no. three bedroom units. The proposed development would result in the creation of 2 no. two bedroom dwellings, 1 no. one

bedroom flat and 1 no. two bedroom flat. The current property comprises a total of 9 bed spaces with the proposed development resulting in a net reduction of bed spaces within the site by 2 (the proposed scheme comprising a total of 7 spaces). The proposed development whilst increasing the overall number of units within the site by one would result in a reduction in bed spaces. In this regard, the proposed development would not be considered to be over intensive.

17. The site is located within an area that is characterised by a high level of terraced properties, which by their very nature are built at relatively high densities and the addition of one unit within the scheme would not significantly increase the overall density of the development to an unacceptable level. In this regard, the scheme would be in accordance with Policy H6 of the Adopted Dudley Unitary Development Plan (2005).

Impact upon Residential Amenity

18. Whilst the site is located opposite existing industrial properties, given the established residential use of the site, the proposed development would not raise concerns in terms of the potential impacts of this nearby industrial unit to the occupiers of the proposed dwellings.
19. The internal conversion of the scheme in order to create the two bedroom flat would need to comprise appropriate insulation to ensure that the residential amenity of the adjoining properties was not affected in terms of noise and disturbance. This can be secured by condition.
20. The proposed development would not raise concerns with respect to the residential amenity and would be in accordance with Policy DD4 of the Adopted Dudley Unitary Development Plan (2005).

Impact upon Locally Listed Building

21. The alterations to the locally listed building to facilitate its further conversion would involve the blocking up of existing doorways, the insertion of an additional staircase to serve the first floor, the removal of a dormer window on the rear and a small window

on the front elevation. The only addition would be the insertion of a velux window on the front roof plane.

22. The proposed alterations would be relatively minor and would ensure the retention of the building in residential use thereby contributing towards the conservation of the building. The external alterations are small in scale and would ensure the preservation of the historic integrity of the building. Whilst the internal alterations are more substantial they are considered on balance to be acceptable given that the scheme would retain the building in residential use. In view of these comments, the proposed development would be in accordance with Policy HE5 of the Adopted Dudley Unitary Development Plan (2005).

Parking and Access

23. The proposed alterations would result in the creation of four dwellings within the site. No. 10 would comprise a 1 bedroom flat and a 2 bedroom flat and both no. 10a and 12 would be 2 bedroom dwellings. The Council's Adopted Car Parking Standards and Travel Plans SPD would require the provision of 7 off street car parking spaces for the overall development, with 1 space for the 1 bedroom dwelling and 2 spaces for each of the 2 bedroom dwellings. These standards are maximum standards and there is no objection to the provision of four spaces for the overall development. The submitted drawings show the provision of four off street car parking spaces within the site boundary which would ensure that sufficient parking is provided to meet the needs of the development and to ensure compliance with Policy AM14 of the Adopted Dudley Unitary Development Plan (2005) and the Parking Standards and Travel Plans SPD.

Planning Obligations

24. The proposed development has a requirement to provide planning obligations to mitigate against the consequential planning loss to the existing community. The obligations have been calculated on the basis that the overall scheme would result in a net increase of 1 no. one bedroom flat. Should permission be granted a S106 Agreement would be required in respect of the following contributions.

Offsite Contributions:

The proposal attracts a requirement for a commuted sum to be paid towards the following infrastructure:

- Libraries - £184.92
- Open Space, Sport and Recreation - £1270.28
- Transport Infrastructure Improvements - £182.13
- Management and Monitoring Charge - £250

Total Offsite Contribution equates to £1887.85

(A contribution towards nature conservation enhancements and public realm was not considered appropriate due to minor nature of the proposed development and the scheme resulting in the re-use of an existing building, thereby it was considered that seeking these obligations would have been contrary to Circular 05/05. This is with regard to the obligations not being necessary to make the proposed development acceptable in planning terms, directly related and being fairly and reasonably related in scale and kind to the proposed development)

25. The applicant has agreed to the payment of these offsite planning obligations.

CONCLUSION

26. The principle of the proposed development would be acceptable with the scheme retaining the site in its established residential use. The resultant density of the development is acceptable in view of the fact that whilst the scheme would result in a net increase of one unit that there would be an overall reduction in bed spaces. The proposed development would not have an adverse impact upon residential amenity. The proposed alterations to the building would ensure the protection of the historic integrity of the building thereby ensuring that there would be no adverse impact upon the character of the area. The proposed development would provide sufficient off street parking provision to meet the operational needs of the scheme. A planning obligation would be secured towards infrastructure to ensure that the proposed

development would not result in a consequential planning loss to the existing community.

RECOMMENDATION

27. 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 an off site contribution towards libraries, open space, sport and recreation, transport infrastructure improvements and management and monitoring fee of a total of £1887.85 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 principle of the proposed development would be acceptable with the scheme retaining the site in its established residential use. The resultant density of the development is acceptable in view of the fact that whilst the scheme would result in a net increase of one unit that there would be an overall reduction in bed spaces. The proposed development would not have an adverse impact upon residential amenity. The proposed alterations to the building would ensure the protection of the historic integrity of the building thereby ensuring that there would be no adverse impact upon the character of the area. The proposed development would provide sufficient off street parking provision to meet the operational needs of the scheme. A planning obligation would be secured towards

infrastructure to ensure that the proposed development would not result in a consequential planning loss to the existing community.

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.

Note to Applicant

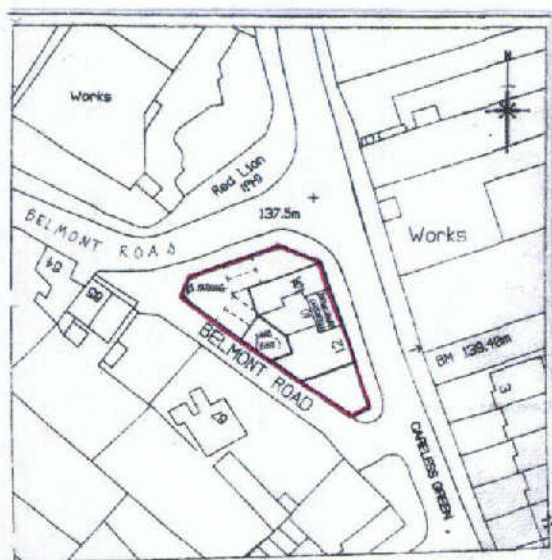
The development hereby permitted shall be built in accordance with the approved plans numbered **CAR/001**, **CAR/002**, **CAR/003**, **CAR/004**, **CAR/005** and **CAR/006** unless otherwise agreed in writing by the Local Planning Authority.

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. The development shall not be commenced until a scheme for the submission and approval of a planning obligation to guarantee the provision of an off site contribution towards libraries, open space, sport and recreation, transport infrastructure improvements and management and monitoring fee has been submitted to and agreed in writing by the Local Planning Authority. 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.
3. The dwelling hereby permitted shall not be occupied until a scheme providing sound insulation between them and the adjacent premises has been submitted to and approved in writing by the local planning authority and all works which form part of the approved scheme have been completed. The works shall be retained for the lifetime of the development unless otherwise agreed in writing with the Local Planning Authority.



RECEIVED
23 MAR 2010
DIRECTORATE OF THE
PLANNING DEPARTMENT



PROPOSED ALTERATIONS TO No. 10
CARELESS GREEN, WALLESCOTE.
STOURBRIDGE, WEST MIDLANDS
SITE PLAN / LOCATION PLAN

Dwg. no. CAR / 006

Scale: 1:500 & 1:1250

Date: Mar. 10.

PROPOSED ALTERATIONS TO No.10
CARELESS GREEN, WALLESCOTE,
STOURBRIDGE, WEST MIDLANDS.

PROPOSED FIRST FLOOR PLAN

Dwg. no. CAR / 004

Scale 1:50

Date DEC. 09.



EXTERNAL WALLS LINED INTERNALLY
WITH 40mm CELOTEX TB3000 WITH 25x50mm
TREATED S.W. BATTENS FINISHED WITH 12.5mm PLASTERBOARDS IN
STRICT ACCORDANCE WITH MANUFACTURER'S
INSTRUCTIONS

EXISTING PURLINS SHORTENED &
ENDS SUPPORTED ON NEW WALLS

PARTY WALLS LINED INTERNALLY WITH
GYPROC SOUNDBOC BOARDS & 25mm
APR 12.00 IN STRICT ACCORDANCE WITH
MANUFACTURER'S INSTRUCTIONS

EXISTING DOORWAY BRICKED UP
USING DENSE CONCRETE BLOCKS

NEW ROOF WINDOW - EXACT POSITION
TO CORRESPOND WITH EXISTING RAFTERS

NEW PURLINS TO SUPPORT EXISTING
ROOF OVER STORE & LANDING

EXISTING DORMER WINDOW
REMOVED & ROOF MADE GOOD

EXISTING WALL/PURLIN SUPPORT
REMOVED

EXISTING PURLINS SHORTENED &
ENDS SUPPORTED ON NEW WALLS

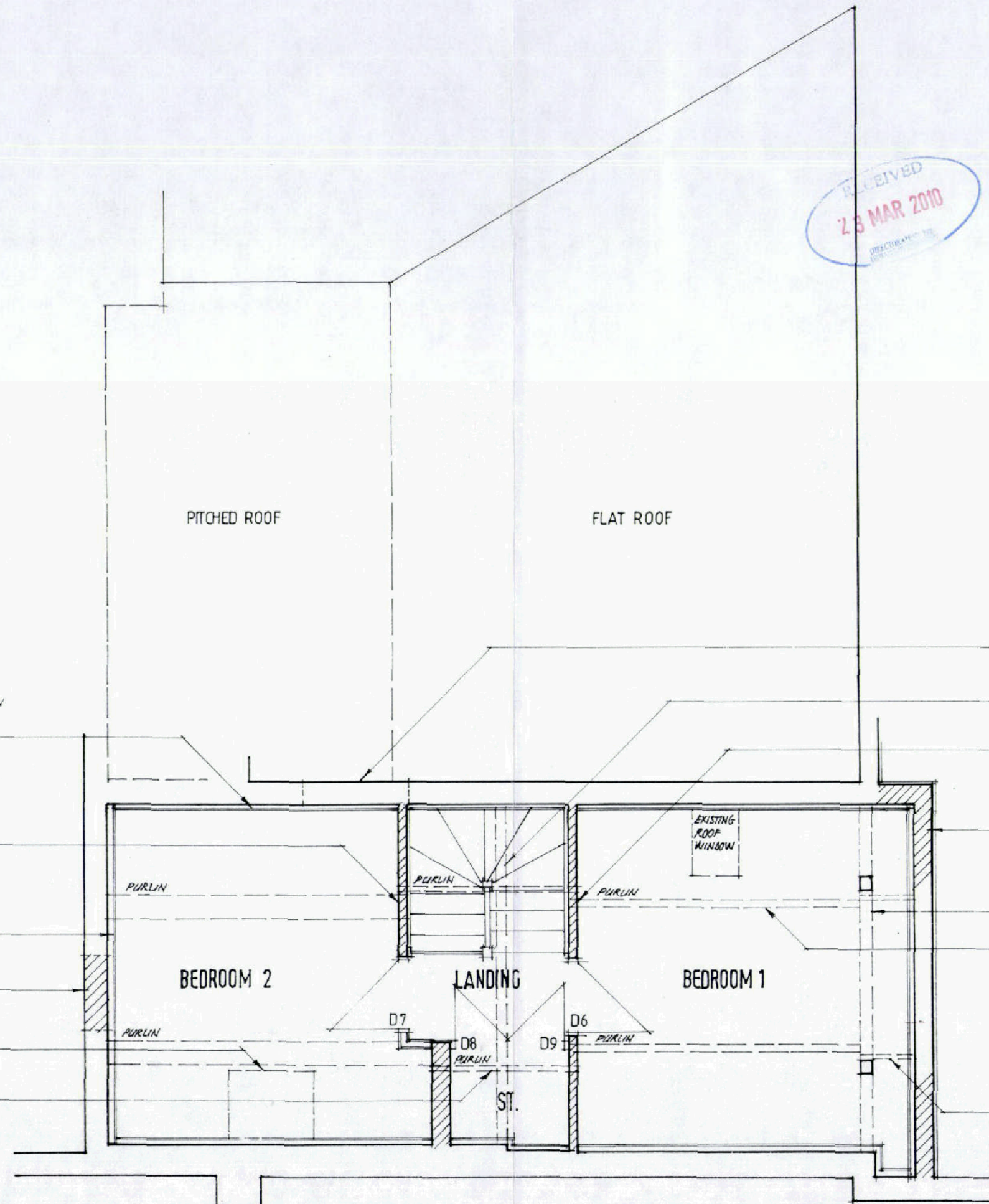
NEW PARTY WALL AT FIRST FLOOR
LEVEL SUPPORTED OFF EXISTING
WALL BELOW (IF SUITABLE)

EXISTING TRUSS TO REMAIN

EXISTING PURLINS TO REMAIN

NOTE:
EXISTING PURLINS TO No.10A TO
BE SHORTENED & ENDS SUPPORTED
ON HANGERS ON NEW PARTY WALL

NEW PURLINS BETWEEN EXISTING
TRUSS & NEW PARTY WALL



Existing Ground Floor Plan

P1010442

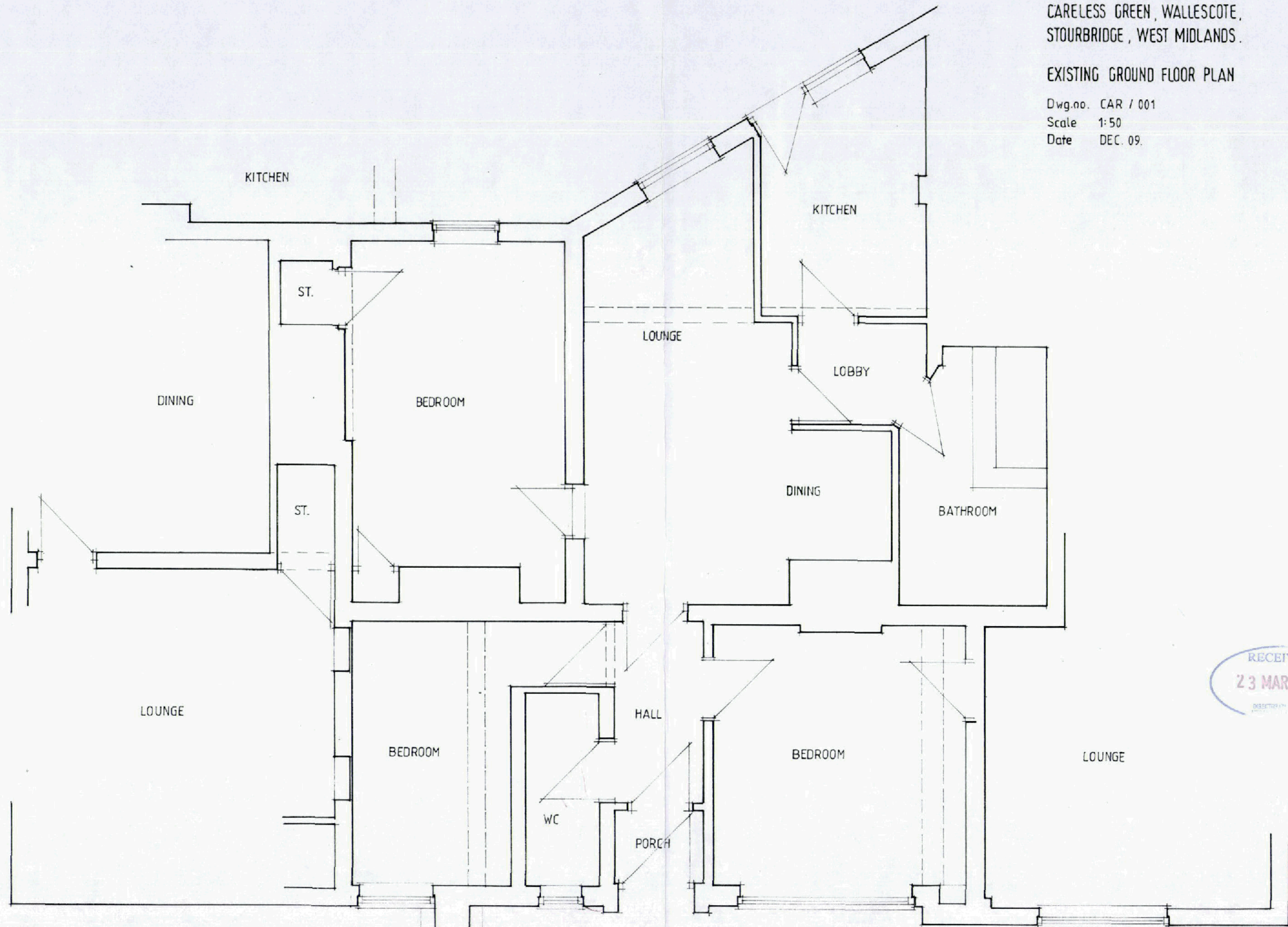
PROPOSED ALTERATIONS TO No. 10
CARELESS GREEN, WALLESCOTE,
STOURBRIDGE, WEST MIDLANDS.

EXISTING GROUND FLOOR PLAN

Dwg.no. CAR / 001

Scale 1:50

Date DEC. 09.

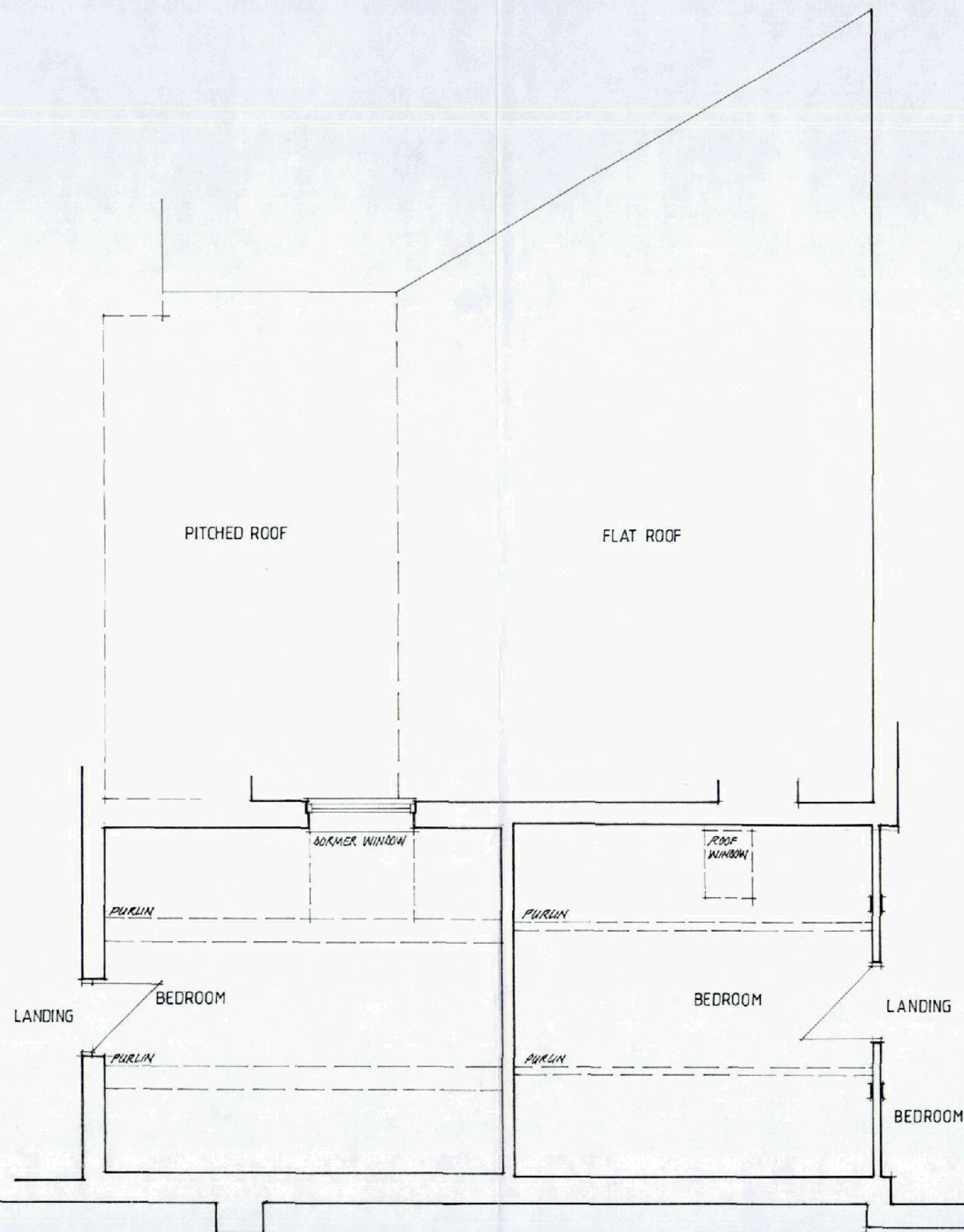


Existing First Floor Plan
P10/0442

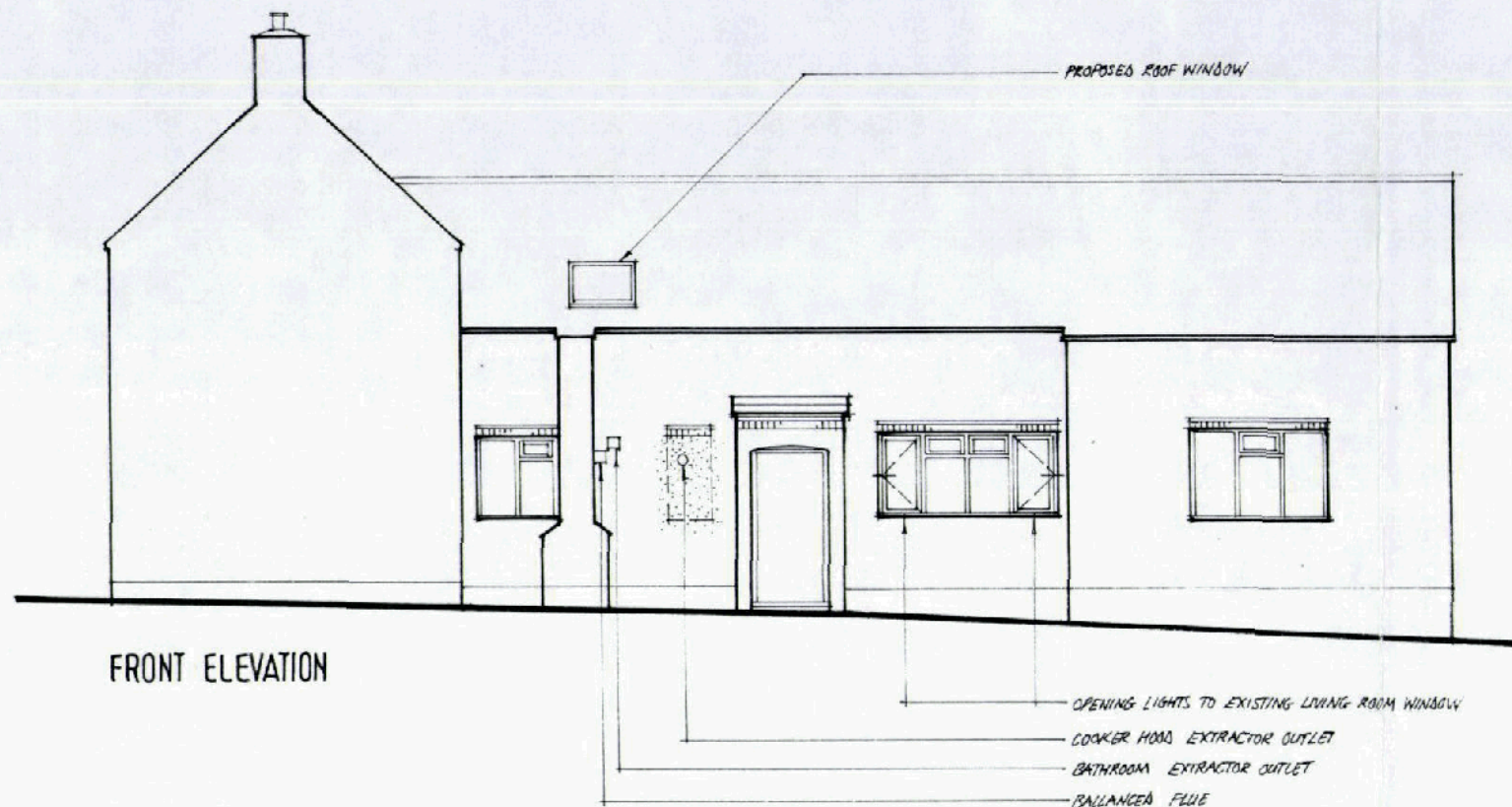
PROPOSED ALTERATIONS TO No. 10
CARELESS GREEN, WALLESCOTE,
STOURBRIDGE, WEST MIDLANDS

EXISTING FIRST FLOOR PLAN

Dwg.no. CAR / 002
Scale 1:50
Date DEC. 09.



RECEIVED
23 MAR 2010
CITY OF STOURBRIDGE



EXISTING ROOF CONSTRUCTION

NEW PURLINS OVER LANDING

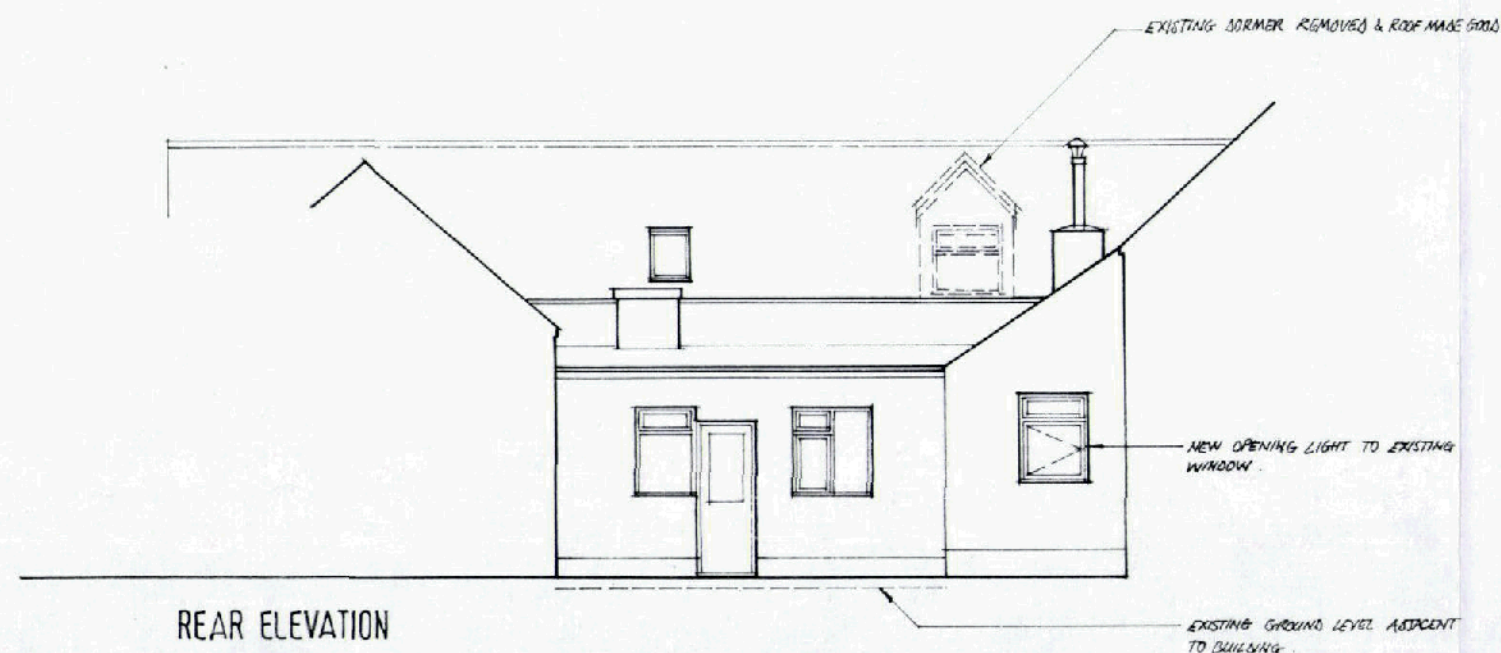
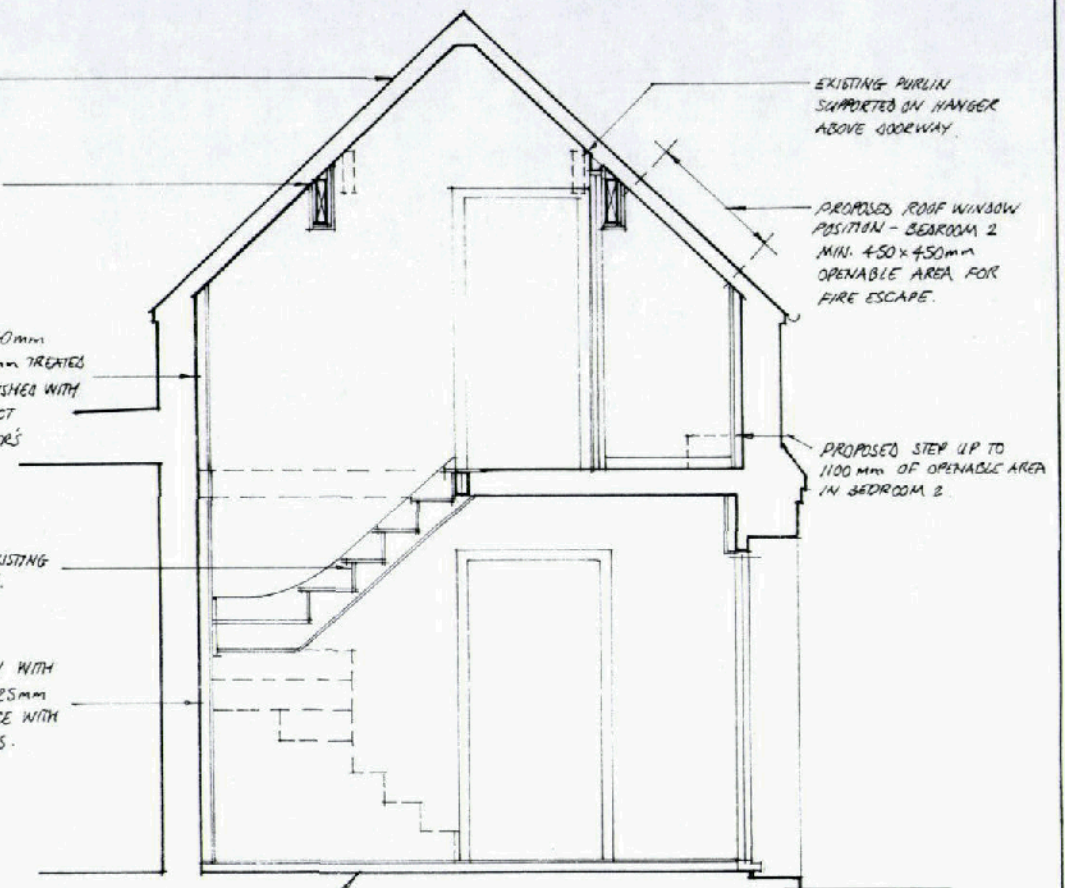
EXTERNAL WALLS LINED WITH 40mm
CELOTEX TBS3000 WITH 25x50mm TREATED
SOFTWOOD BATTENS OVER & FINISHED WITH
12.5mm PLASTERBOARD IN STRICT
ACCORDANCE WITH MANUFACTURER'S
INSTRUCTIONS - TO PROVIDE
U-VALUE OF 0.35 W/m²K

NEW TIMBER STAIRCASE - EXISTING
FLOOR TRIMMED ACCORDINGLY.

PARTY WALL LINED INTERNALLY WITH
GYPROC SOUNDLOC BOARDS & 25mm
APR 1200 IN STRICT ACCORDANCE WITH
MANUFACTURER'S INSTRUCTIONS.

EXISTING FLOOR INSULATED WITH 40mm
CELOTEX TBS 3000 (WITH 18mm T&G CHIPBOARD
FINISH) IN STRICT ACCORDANCE WITH MANUFACTURER'S
INSTRUCTIONS TO PROVIDE U-VALUE OF 0.25 W/m²K

SECTION A-A



PROPOSED ALTERATIONS TO No. 10
CARELESS GREEN, WALLESCOTE,
STOURBRIDGE, WEST MIDLANDS.

ELEVATIONS & SECTION A-A

Dwg.no. CAR / 005

Scale 1:50

Date DEC. 09.

PROPOSED ALTERATIONS TO No 10
CARELESS GREEN, WALLESCOTE,
STOURBRIDGE, WEST MIDLANDS.

PROPOSED GROUND FLOOR PLAN

Dwg.no. CAR / 003

Scale 1:50

Date DEC. 09.

