

PLANNING APPLICATION NUMBER: P16/0241

Type of approval sought	Full Planning Permission
Ward	Lye and Stourbridge North
Applicant	Mohammad Mahroof
Location:	86, DUDLEY ROAD, LYE, STOURBRIDGE, DY9 8ET
Proposal	TWO STOREY FRONT EXTENSION WITH NEW ENTRANCE CANOPY AREA. ELEVATION CHANGES TO INCLUDE NEW ROOF, DOORS, WINDOWS AND ROLLER SHUTTER DOOR.
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The 656m² application site consists of a 1980s premises of facing brick construction with corrugated metal sheeting to the side elevations and roof. The building is set back from the adjacent properties and there is a central entrance doorway with canopy. To the rear is a hard surfaced parking area which is accessed from Station Road. The building is currently vacant and was last used as a snooker hall (Use Class D2).
2. To the north of the site are Nos. 84 and 85 Dudley Road, commercial buildings with residential units above. Directly to the south is No. 90 Dudley Road, a Locally Listed Building currently in use as a restaurant (A3 Use) with residential above. To the rear is Station Road, beyond which is a large premises in industrial use. The overall character of the wider area is that of industrial and commercial uses.

PROPOSAL

3. The application seeks approval for a two storey front extension with flat roof and new front entrance to facilitate a change of use of the property to a live music venue and incorporate a residential unit for use by operators of the venue. The floor area to be created would be 88m² taking the total floor area to 418m² (representing a 26% increase). Elevational changes proposed are as follows:

- Replacement of the corrugated asbestos cement sheeting with powder coated corrugated steel sheeting
- Replacement of windows
- Creation of a new parking area to the rear to include new security lighting
- Installation of a roller shutter door to the rear elevation
- Installation of new door and window openings to the front elevation adjacent to the new entrance.

The proposed use as a live music venue and the existing use as a snooker hall both fall within the same Use Class (D2) and therefore the change of use is permitted development and planning permission for change of use is not required.

HISTORY

4. Planning history relates to use of the building as a snooker hall.

PUBLIC CONSULTATION

5. Five objections have been received following consultation with 13 adjoining neighbours and the posting of a site notice. The objections raise the following material planning considerations:

- The proposed use and opening hours specified will lead to noise and disturbance which will affect neighbouring occupiers
- Existing parking arrangements are inadequate

Since registering the application it has come to light that the proposed use as a live music venue and the existing use as a snooker hall both fall within the same Use Class (D2) and therefore the change of use is permitted development. Whilst planning permission is not required for the change of use, the matters raised by objectors will still be addressed within the following assessment.

OTHER CONSULTATION

6. Group Engineer (Highways): Material considerations. Concerns related to parking and pedestrian access.
7. Head of Environmental Health and Trading Standards: No objection following confirmation that change of use is permitted development
8. West Midlands Police: No objection subject to adequate CCTV and lighting

RELEVANT PLANNING POLICY

9.
 - National Planning Guidance
National Planning Policy Framework (2012)
Planning Practice Guidance (2014)
 - Black Country Core Strategy (2011)
CSP2 Development outside the Growth Network
TRAN2 Managing Transport Impacts of New Development
 - Unitary Development Plan (2005) (Saved Policies)
DD1 Urban Design
DD4 Development in Residential Areas
DD5 Development in Industrial Areas
EP7 Noise Pollution
 - Supplementary Planning Guidance/Documents
Parking Standards Supplementary Planning Document (2012)

ASSESSMENT

10. The main issues are

- Principle
- Design
- Neighbour Amenity
- Access and Parking

Principle/Policy

11. The NPPF advises that the purpose of the planning system is to contribute to the achievement of sustainable development. The NPPF sets out a '*presumption in favour of sustainable development such that development proposals which accord with the development plan should be approved without delay*' (Paragraph 14). The provision of a two storey front extension and elevational changes would support the change of use of the building to a new use within a sustainable location and within a street scene that forms a wider mixed use area. It should be noted that the change of use can be undertaken under permitted development rights.

Design

12. The proposed extension is located on a prominent part of the building, upon the front elevation. Whilst the proposed extension will be a prominent addition in terms of its scale and massing, the contemporary appearance is considered to enhance the existing outdated facade and will serve to bring the building closer the established building line of adjacent premises. Whilst roller shutters are not normally an appropriate means of security in terms of design, the shutter proposed would be located to the rear. All other external alterations proposed are considered to assimilate satisfactorily with the existing building.

Neighbour Amenity

13. Five objections have been received which raise concerns in respect of potential disturbance to the amenity of neighbouring occupiers at Nos. 84, 85 and 90 Dudley

Road. However the change of use can be undertaken under permitted development rights and therefore neighbour amenity cannot be considered as part of this application. Notwithstanding this, if the venue proposes to open beyond 2300 hours a license will be required from the Licensing Authority and the applicant will therefore need to provide information to them in this regard. The applicants also leave themselves open to the submission of noise complaints to Environmental Protection Team if the building is not adequately sound proofed prior to the change of use.

Access and Parking

14. The Highways Engineer has made comments in relation to parking at the site and pedestrian access. Parking to the frontage of Dudley Road should be avoided as this location but this should be enforced by the existing double yellow lines to the frontage. There are several public car parks in the vicinity of the site, and a small car parking area is proposed to the rear. The car parks within the vicinity are within a short walking distance and are free. The site is also within close proximity to the railway station. The Highways Engineer has also raised the issue of pedestrians accessing and egressing the site. This is a particular issue at the end of the operational night when there is the potential for large crowds to leave in a short space of time. Whilst this is noted there are several pedestrian crossing points on Dudley Road as well as a formal crossing on Lye-by-pass close to the car parks. As a final point the change of use of the existing building to a live music venue can be undertaken under permitted development without the need for planning permission. The proposed extension results in this application requiring consideration. Given the above and considering the town centre location the proposed development is considered as acceptable.

CONCLUSION

15. The proposed development is considered to be acceptable in terms of principle, and the design of the proposed extension and alterations would serve to enhance the appearance of this vacant building. Moreover, the proposed extension is unlikely to have any adverse impact on neighbour amenity or highway safety. Consideration has been given to Policies CSP2 Development outside the Growth Network, TRAN2

Managing Transport Impacts of New Development, ENV 2 Historic Character and Local Distinctiveness of the Black Country Core Strategy and Saved Policies DD1 Urban Design, DD4 Development in Residential Areas, DD5 Development in Industrial Areas, and EP7 Noise Pollution of the Dudley Unitary Development Plan.

RECOMMENDATION

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

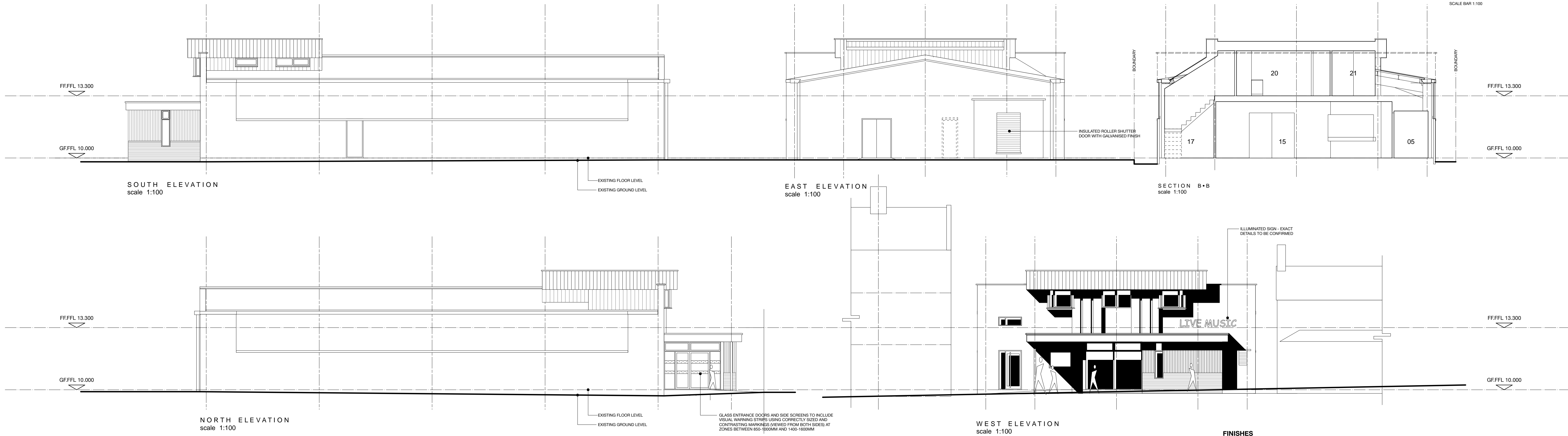
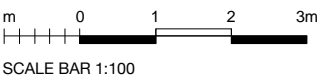
Conditions and/or reasons:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following approved plans: 1510-01 (Survey - Plans & Elevations), 1510-02A (Planning drawing - Plans & Elevations)
3. The materials to be used in the approved development shall match in appearance, colour and texture those of the existing building unless otherwise agreed in writing with the Local Planning Authority.
4. No development shall begin until an assessment of the risks posed by any ground gases or vapours has been submitted to and approved by the Local Planning Authority. Such an assessment shall be carried out in accordance with authoritative UK guidance.
5. Where the approved risk assessment (required by CL02a) identifies ground gases or vapours posing unacceptable risks, no development shall begin until a detailed scheme to protect the development from the effects of such contamination has been submitted to and approved by the Local Planning Authority.
6. Unless otherwise agreed in writing with the LPA, the approved scheme (required by CL02b) shall be implemented and a verification report submitted to and approved by the LPA, before the development (or relevant phase of the development) is first occupied/brought into use.
7. Prior to the commencement of development details of the following shall be submitted to and approved in writing by the Local Planning Authority:
 - * The submission of a scheme of intrusive site investigations, including a gas monitoring programme, for approval;
 - * The undertaking of that scheme of intrusive site investigations;
 - * The submission of a report of findings arising from the intrusive site investigations;
 - * The submission of a scheme of remedial works for approval; and
 - * The implementation of those remedial works.Thereafter any remedial works required shall be implemented in accordance with the approved details.



DO NOT SCALE. FIGURED DIMENSIONS ONLY TO BE TAKEN FROM DRAWING. CONTRACTOR IS TO VISIT THE SITE AND BE RESPONSIBLE FOR TAKING AND CHECKING ALL RELEVANT DIMENSIONS/LEVELS

STATED SCALES AT SHEET SIZE A1



FINISHES

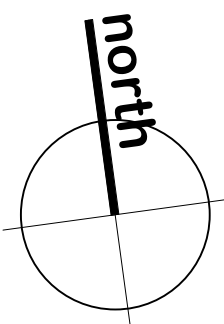
WALLS:
EXTERNAL WALLS - COMBINATION FACING BRICKS TO MATCH EXTG + VERTICAL PC CORRUGATED STEEL SHEETING

ROOF:
FLAT ROOF (OVER NEW FIRST FLOOR FLAT AREA) - SINGLE SKIN MEMBRANE, SARNAPL OR SIMILAR
PITCHED ROOF (OVER EXTG HALL) PC CORRUGATED STEEL SHEETING

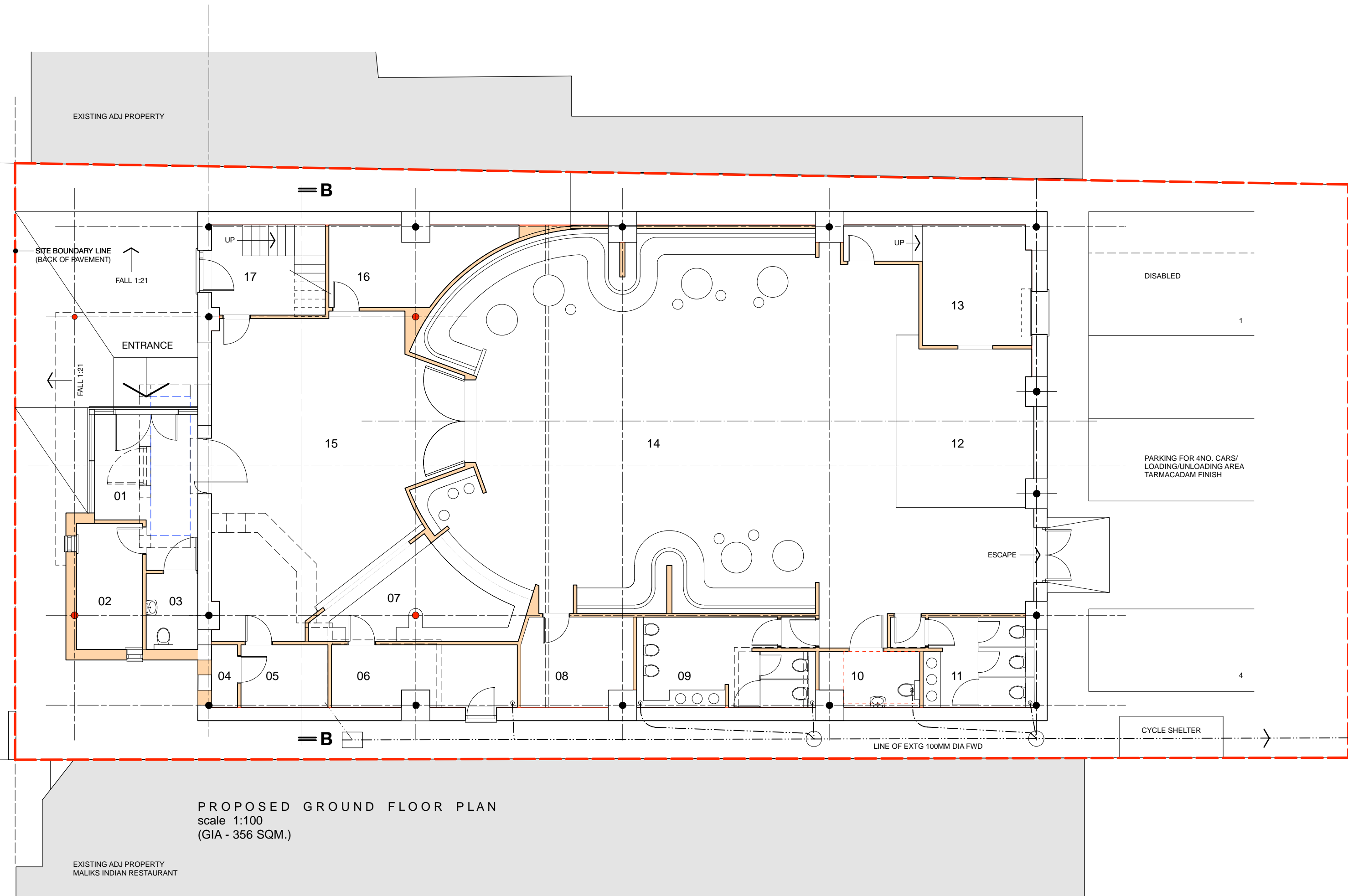
DOORS + WINDOWS:
POLYESTER POWDER COATED ALUMINIUM

RAINWATER GOODS:
EXTG DOWNPIPES AND GUTTERS REPLACED WITH NEW - GALVANISED FINISH

ALL COLOURS/PROFILES TO BE CONFIRMED WITH LOCAL AUTHORITY

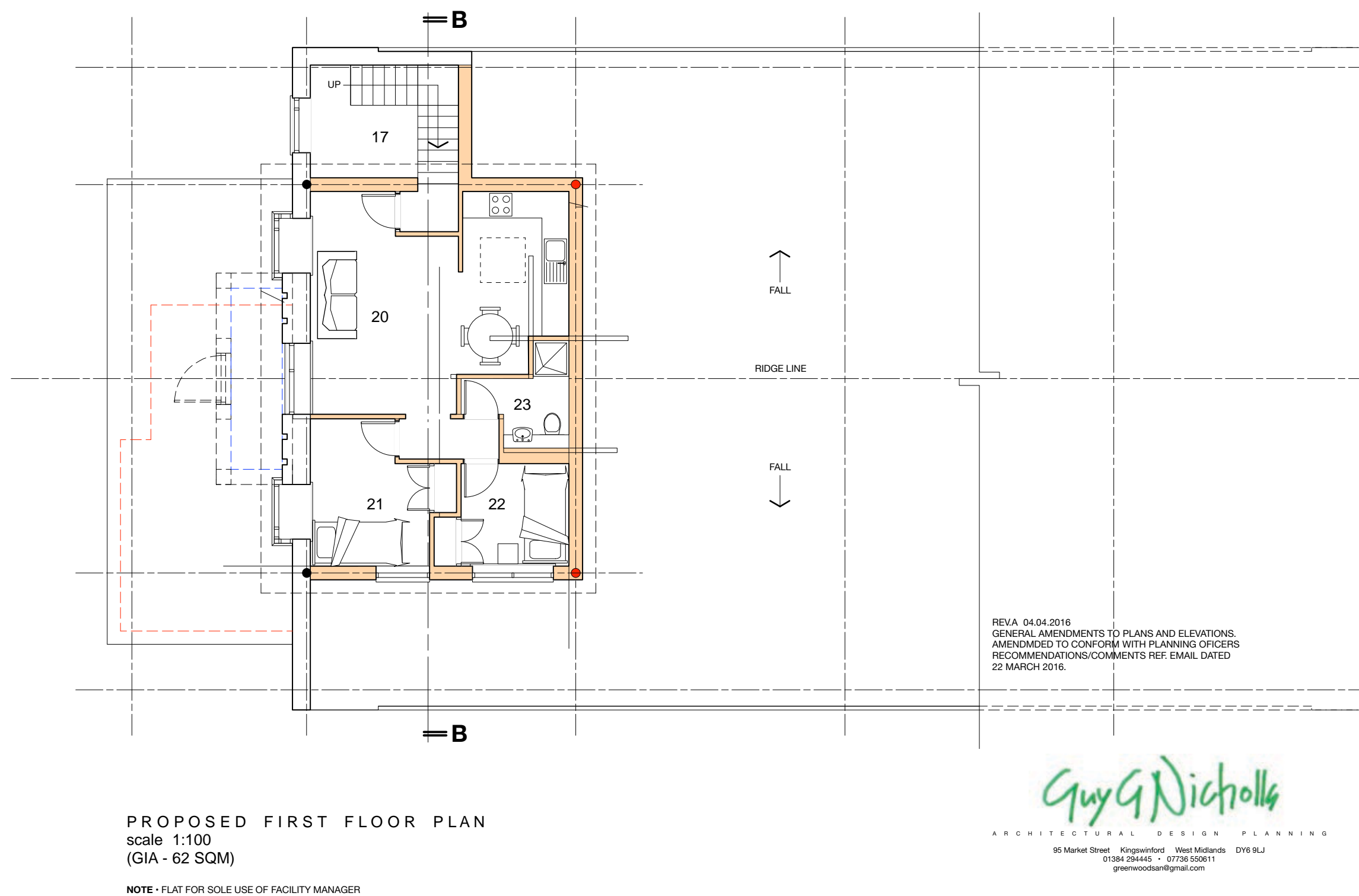


DUDLEY ROAD



KEY

- GROUND FLOOR
- 01 ENTRANCE LOBBY
 - 02 STAFF OFFICE
 - 03 STAFF/DISABLED TOILET
 - 04 METERS
 - 05 CLEANERS STORE
 - 06 BAR STORE
 - 07 BAR
 - 08 PLANT ROOM
 - 09 MALE TOILET
 - 10 DISABLED TOILET
 - 11 FEMALE TOILET
 - 12 DAIS
 - 13 CHANGING
 - 14 MAIN HALL
 - 15 FOYER
 - 16 STORE
 - 17 FLAT ENTRANCE LOBBY
- FIRST FLOOR
- 20 KITCHEN DINING LIVING
 - 21 BEDROOM
 - 22 BEDROOM
 - 23 SHOWER ROOM



REVA: 04.04.2018
GENERAL AMENDMENTS TO PLANS AND ELEVATIONS.
AMENDMENTS TO CONFORM WITH PLANNING OFFICERS
RECOMMENDATIONS COMMENTS REY. EMAIL DATED
22 MARCH 2018.

Gay & Nicholls
ARCHITECTURAL DESIGN PLANNING

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0181 8944444 07788 890611
greenwooddesign@gmail.com

Mr. M. Mahroof

Proposed extensions/alterations

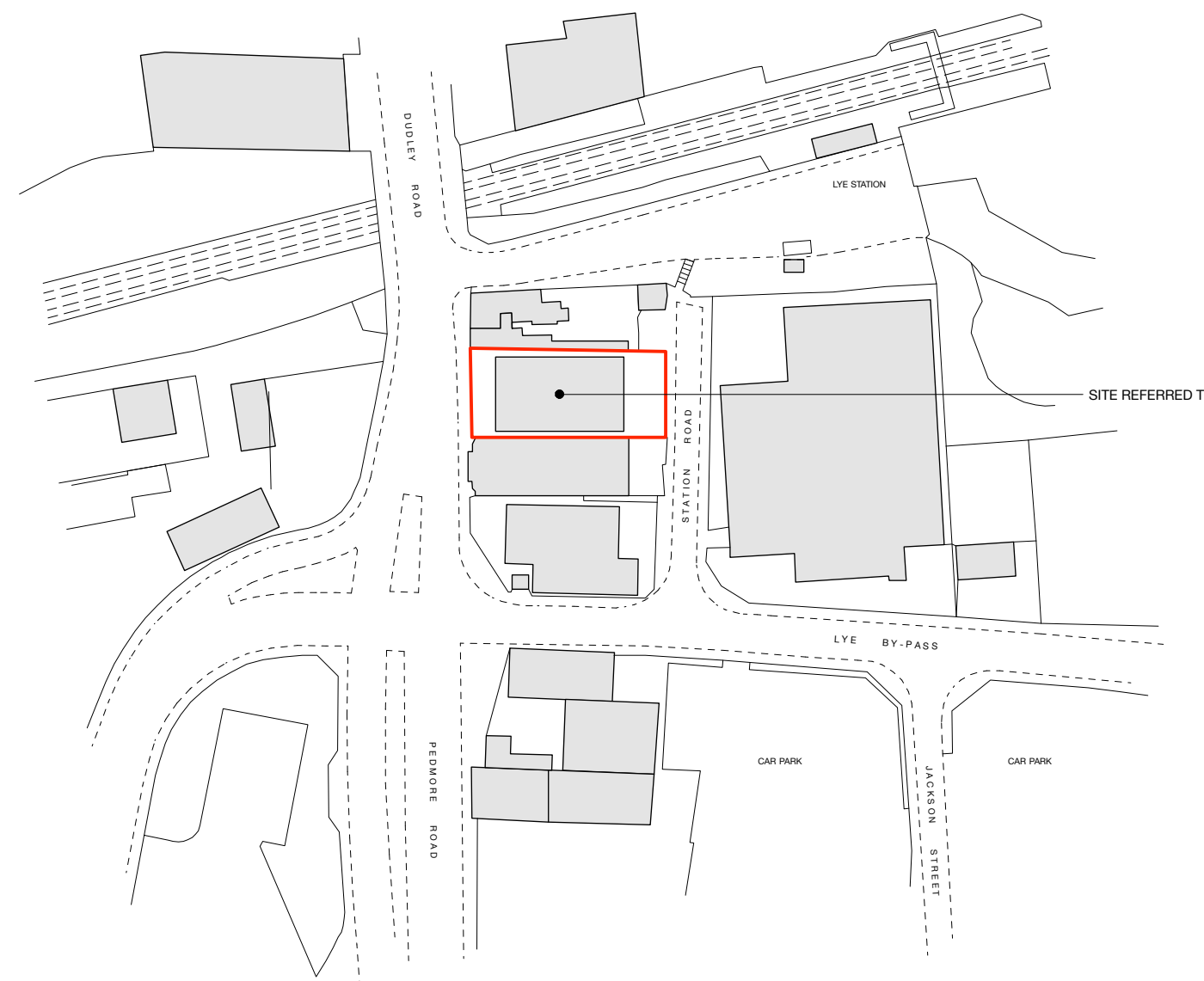
**86-89 Dudley Road, Lye
DY9 8TT**

planning drawing - plans & elevations

February 2016

dwg **1510-02A**

	GROUND FLOOR
01	ENTRANCE LOBBY
02	BAR
03	BAR STORE
04	PLANT
05	STORE
06	MALE TOILETS
07	FEMALE TOILETS
08	SNOOKER HALL
09	POOL HALL



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dwg 1510-01