

PLANNING APPLICATION NUMBER:P07/0434

Type of approval sought	Full Planning Permission
Ward	Cradley & Foxcote
Applicant	Hadlington Brothers Ltd
Location:	FORMER HODGE HILL METHODIST CHURCH, WASSELL ROAD, STOURBRIDGE, WEST MIDLANDS, DY9 9DL
Proposal	DEMOLITION OF FORMER METHODIST CHURCH AND ERECTION OF 3 NO. DETACHED AND 2 NO. SEMI-DETACHED DWELLINGS
Recommendation Summary:	APPROVE SUBJECT TO A 106 AGREEMENT

SITE AND SURROUNDINGS

1. The application relates to Hodge Hill Methodist Church, a building constructed by the Council in circa 1930's, located on the corner of Oakfield Road and Wassell Road. This is currently vacant and boarded up. The site is elevated from the road level, with a substantial grassed area to the frontage.
2. It is located within an area of former council built residential dwellings, typically consisting of hipped roofed semi-detached dwelling types. Properties located on the opposite corners are distinctly arranged, such that the pairs of semi's are positioned around the circularly arranged junction. The Church building which is sought to be demolished is situated breaking away from the building line along Oakfield Road and is set back further from the junction, where properties opposite maintain symmetry in the way they have been laid out.

PROPOSAL

3. The application proposes the demolition of the existing Church building and redevelopment of the site for residential purposes.

4. The proposal relates to the erection of 5 dwellings, consisting of 3 no. 3-bedroom detached dwellings and 2 no. 2-bedroom semi-detached dwellings. Plots 1 and 2 would be conventionally designed semi's, Plots 3 and 4 would both be slightly kinked in footprint to wrap around the corner position and Plot 5 a detached dwelling.
5. Plots 1 and 2 show gardens to be 14m long, plots 3 and 4 are triangular in shape with a maximum length of 13m, and plot 5 has garden length of 13m.
6. Each plot has been provided with 2 off-street parking spaces accessed by separate drives

RELEVANT HISTORY

7. None relevant

PUBLIC CONSULTATION

8. Neighbour notification was carried out to all adjoining and adjacent neighbours as a result of which no letters of objection have been received.

OTHER CONSULTATION

9. The Head of Environmental Protection has no objections to this proposal subject to a condition.
10. The Group Engineer, Development has no objections subject to conditions.

RELEVANT PLANNING POLICY

11. Adopted UDP
Policy DD1 – Urban Design

Policy DD4 – Development in Residential Areas
Policy DD6 – Access and Transport Infrastructure
Policy H3 – Housing Assessment Criteria
Policy H6 – Housing Density
Policy DD7 – Planning Obligations
Policy DD8 Provision of open space, sport and recreation facilities

12. Supplementary Planning Guidance
PGN3 – New Housing Development
PGN14 – Car Parking Standards

ASSESSMENT

13. The main considerations in determination of this application are whether the proposal would have an adverse impact of the character of the area or if residential amenity would be adversely affected, and highway safety implications.

Character & Appearance

14. Policy DD4 – Development in Residential Areas, seeks to ensure that residential development will be allowed where,
- *there would be no adverse effect on the character of the area or upon residential amenity*
 - *the scale, nature and intensity of the use of the proposed development would be in keeping with the surrounding area.*
15. The removal of the church building offers an opportunity to lay out replacement buildings to respond to the urban form of the surrounding area.
16. The proposed layout of the site brings built form closer to the corner, reflecting more appropriately the dwellings on opposite corners. Other corner properties are located between 5m to 8m away from the edge of the footpath. The proposed properties are located 6m away, and are therefore comparably situated. The overall design and appearance of the dwellings are modern but sympathetic to surrounding

properties, with the mass and scale of the properties comparable to the adjacent dwellings. In this respect, the development would make a positive contribution to improving the streetscene.

17. Interwar dwellings surrounding the site have densities of approximately 30 to 36 dph. The development provides a density of 50 dph, and although this would result in a tighter urban grain, it would be consistent with policies H3 and H6 of the UDP which encourages development that makes efficient and effective use of the land in the urban area.
18. The dwellings take into account the context of surrounding dwellings and do not have an adverse impact upon the character and appearance of the area, therefore the proposed development would be compliant with Policies DD1, DD4, H3 and H6 of Dudley's Adopted UDP.

Residential Amenity

19. No. 43 Oakfield Road adjoins the eastern boundary of this development. Dwellings located on plots 1 and 2 would be nearest to this neighbour. They have been located flush with the front of no. 43, but the rear would project further back by approximately 3m. That being said, a 3m gap between the gable ends of these properties is maintained and the proposed dwellings do not conflict with the Council's 45-Degree Code guidelines.
20. The removal of the church located on higher ground level will improve the immediate outlook of this and adjacent dwellings. Having an enclosed rear garden to plot 1 would also improve the security of the adjacent dwellings, which are somewhat exposed by the grassed frontage and lack of enclosure. No adverse impact upon residential amenities of the occupiers of no. 43 Oakfield is anticipated, and therefore Policy DD4 is complied with.
21. No. 4 Wassell Road adjoins the south-eastern boundary. Plot 5 projects forward marginally by 0.5m, with the rear projecting out by 2.5m. Again the development does not conflict with the 45-Degree Code guidelines, and therefore no adverse

impact upon residential amenities is likely to occur. It must also be noted that this garden is currently enclosed by the length of the rear elevation of the Church, the removal of which would be a significant improvement to the immediate outlook and enjoyment of the garden.

22. Minimum separation distances between habitable rooms of the proposal in relation to dwellings opposite are maintained in accordance with PGN 3 – New Housing Development guidelines.
23. In all respects, this proposal is not considered to have an adverse impact upon residential amenities of nearby occupiers, and therefore Policy DD4 of the adopted UDP is complied with.

Amenity Space.

24. Plots 1, 2 and 5 have garden lengths in excess of 11 m. Plots 3 and 4 are slightly more restricted due to the corner situation, however, this would still allow garden areas of at least 50m², which are considered adequate for these dwellings. It is worth noting that buildings on the opposite corners do also have notably smaller gardens than dwellings located elsewhere on this estate.
25. It is considered that the proposal makes adequate provision of private amenity space for future occupiers in compliance with Policy DD4.

Highway Safety & Parking

26. The proposal provides ample off-street parking for each dwelling on front driveways, which can accommodate at least 2 parking spaces. With no garages proposed the drive length of 5m long is adequate, ensuring that any parked vehicles do not obstruct the highway, The Group Engineer, Development raises no objection. Adequate and safe provision for access and egress by vehicles, pedestrians and other road users is therefore provided which adheres with policy DD6 of the adopted UDP.

Other issues

27. A bus shelter is currently located in front of the driveway serving plot 1. The plans indicate that this is to be re-located to an alternative position. This scheme would need to be confirmed in conjunction with approval from Centro, a relevant condition to ensure that this takes place has been recommended.
28. Policies DD7 and DD8 of the UDP require that new developments (5 or more units) should contribute to recreation facilities/open space in the wider area in line with the increase in users caused by the development. This can be dealt with in a legal agreement (S106) to accompany the application. The applicant has indicated their acceptance of this principle and the recommendation is made on this basis.

CONCLUSION

29. Consistent with national planning guidance, the proposal makes efficient use of land within the urban area for residential development. The layout, scale and design of the proposed dwellings do not have an adverse impact upon the character and appearance of the existing street scene. No harm would arise upon the residential amenities of the adjacent neighbours or highway safety. Providing a suitable legal agreement is arrived at and having taken regard for the Council's policies controlling such development and other material considerations, for the reasons set out above it is considered that the proposed development would satisfy Policies DD4 (Development in Residential Areas), DD1 (Urban Design), DD6 – Access and Transport Infrastructure, DD7 – Planning Obligations, DD8 Provision of open space, sport and recreation facilities, Policy H3 – Housing Assessment Criteria and Policy H6 – Housing Density of the adopted Dudley Unitary Development Plan.

RECOMMENDATION

30. It is recommended that the application be approved subject to:
 - a) The development not beginning until a scheme for the submission and approval of a planning obligation to guarantee the provision of off-site public open space and play

provision has been submitted to and agreed in writing by the Local Planning Authority

- b) The following conditions, with delegated powers to the Director of the Urban Environment to make amendments to these as necessary;

REASON FOR GRANT OF PLANNING PERMISSION

Consistent with national planning guidance, the proposal makes efficient use of land within the urban area for residential development. The layout, scale and design of the proposed dwellings do not have an adverse impact upon the character and appearance of the existing street scene. No harm would arise upon the residential amenities of the adjacent neighbours or highway safety. Providing a suitable legal agreement is arrived at and having taken regard for the Councils policies controlling such development and other material considerations, for the reasons set out above it is considered that the proposed development would satisfy Policies DD4 (Development in Residential Areas), DD1 (Urban Design), DD6 – Access and Transport Infrastructure, DD7 – Planning Obligations, DD8 Provision of open space, sport and recreation facilities, Policy H3 – Housing Assessment Criteria and Policy H6 – Housing Density of the adopted Dudley Unitary Development Plan.

INFORMATIVE

For the avoidance of doubt, this permission relates to drawing number O.R.1 and drawings showing ground floor, first floor and elevation plans of house types A, B and C and shall be implemented in strict accordance with these plans unless otherwise agreed in writing with the LPA.

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. Development shall not commence until an arrangement for the submission and approval of a means to guarantee the financial payment of a total sum of £8,861.13 to the Council together with the timing of the payment for the:

- Provision of off-site public open space and play area improvements and their future maintenance
 - The managing and monitoring of the spend of those monies has been submitted to and agreed in writing with the Council.
3. No development shall take place until there has been submitted to and approved in writing by Centro, a plan indicating the relocated position of the existing bus shelter in front of Plots 1 and 2, located on Oakfield Road. The re-location of the said bus shelter shall be completed before the dwellings are occupied and shall be carried out in accordance with the approved details.
 4. Development shall not begin until details of the type, texture and colour of materials to be used in the external elevations have been submitted to and approved by the local planning authority. Development shall be in accordance with the approved details.
 5. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the dwellings are occupied and shall be carried out in accordance with the approved details.
 6. Before any dwelling hereby approved is first occupied the parking area and access thereto shall be paved with a suitable hard impervious material, and drained.
 7. Prior to first occupation of the dwellings the visibility splays shall be provided in accordance with the approved details and maintained for no other purpose for the life of the development.
 8. None of the dwellings shall be occupied until works for the disposal of foul and surface water drainage have been provided on the site to serve the development hereby permitted, in accordance with details to be submitted to and approved by the Local Planning Authority.
 9. Development shall not begin until details of the existing and proposed levels of the site, which should be related to those of adjoining land and highways, have been submitted to and approved by the local planning authority. Development shall be in accordance with the approved details.
 10. Development shall not begin until a comprehensive written site investigation strategy (in a form to be agreed by the local planning authority), has been submitted to and approved by the local planning authority. Such a strategy shall facilitate the identification of methane & carbon dioxide. Where the investigations identify the presence of methane and/or carbon dioxide the development shall not begin until a scheme to protect the development from the effects of such gases has been submitted to and approved by the local planning authority. Such a scheme shall: include provisions for validation monitoring & sampling; be implemented in accordance with the approved details before the development is first occupied; and be retained throughout the lifetime of the development.
 11. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of the development.
 12. All planting, seeding or turfing comprised in the details of landscaping approved in accordance with condition 11 shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development whichever is the sooner; and any trees, hedgerows or plants

contained in the approved planting scheme which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.

13. Notwithstanding the provisions of the Town and Country Planning (General Development) Order 1995 (or any order revoking and re-enacting that order), no development referred to in Part 1 Classes A,B and D of Schedule 2 to that order shall be carried out.
14. Development shall not begin until details of plans and sections of the lines, widths, levels, gradients and form of construction of service/access roads and drainage systems have been submitted to and approved by the local planning authority.