

PLANNING APPLICATION NUMBER:P08/0253

Type of approval sought	Full Planning Permission
Ward	NORTON
Applicant	Beechwood Properties
Location:	REDLANDS, QUARRY PARK ROAD, STOURBRIDGE, STOURBRIDGE, WEST MIDLANDS, DY8 2RE
Proposal	RETENTION OF EXISTING HOUSE 'REDLANDS'. ERECTION OF 2 NO. DETACHED DWELLINGS ON ITS GROUNDS WITH ASSOCIATED ACCESS DRIVE INCLUDING REMOVAL OF TREES. (RESUBMISSION OF REFUSED APPLICATION P07/1553)
Recommendation Summary:	APPROVE SUBJECT TO A 106 AGREEMENT

SITE AND SURROUNDINGS

1. This 0.5 hectare site located on the western side of Quarry Park Road, Pedmore, currently accommodates a large detached house ('Redlands') set within extensive grounds. The house is accessed via a long driveway and is located behind another detached house fronting Quarry Park Road called Richmond Lodge. The site is bounded on all sides by residential properties. The site is heavily treed, particularly on its boundaries (the trees are protected by TPO). The surrounding area is exclusively residential – the area is characterised by large individually-styled detached dwellings set within spacious plots, screened from the highway by mature trees on the site frontage.

PROPOSAL

2. The proposed development is for the erection of 2no. two/three storey 5/6-bed dwellings within the garden area of Redlands, at a density of 6 dwellings per hectare.
3. The application is accompanied by a tree survey and wildlife survey.

HISTORY

4.

APPLICATION	PROPOSAL	DECISION	DATE
P07/1553	Retention of Existing House (Redlands) and Erection of 3no. Detached Dwellings With Associated Access Drive and Removal of Trees	Refused	December 2007

5. The above application was refused for the following reason:

‘The development will have an adverse impact upon the character and appearance of the area by placing new houses in close proximity to each other and existing dwellings in an area that is distinct by the scale of properties located within large open grounds, contrary to Policy DD4 of the adopted Unitary Development Plan’.

PUBLIC CONSULTATION

6. One letter has been received, objecting to the proposal on the following grounds:

- Loss of privacy at neighbouring properties;
- Loss of light;
- Overdevelopment of the site;
- Plot sizes out of character with others in the area;
- The size and style of the buildings is out of keeping with existing properties in the area;
- Vehicular access to the properties is inadequate;
- The development would destroy trees and wildlife habitat.

OTHER CONSULTATION

7. The Head of Public Protection: no objection to the proposal.
8. Group Engineer (Development): no objection to the proposal.

RELEVANT PLANNING POLICY

9. Adopted UDP 2005

Policy DD1 (Urban Design);
Policy DD4 (Development in Residential Areas);
Policy DD6 (Access and Transport Infrastructure);
Policy DD7 (Planning Obligations);
Policy NC6 (Wildlife Species);
Policy H3 (Housing Assessment Criteria);
Policy H6 (Housing Density)

Supplementary Planning Guidance

Parking Standards
Planning Obligations

ASSESSMENT

10. Key Issues
 - Principle of residential development at the site;
 - The impact of the development on the character of the area and residential amenity;
 - Impact on TPO trees and any wildlife species at the site;
 - Parking/access;
 - Planning Obligations

Principle

11. PPS3 (Housing) advises that sustainable patterns of development can be achieved by concentrating most additional housing within urban areas and by maximising the re-use of previously developed land. Policy H3 of the UDP also encourages the development of housing on previously-developed land in urban areas in order to promote urban renaissance and meet sustainability aims. The subdivision of large gardens to form new housing plots has been a feature of this particular area in the past few years. Therefore in policy terms the principle of new residential development at this 'previously-developed' site is acceptable.

Impact on the character of the area

12. Policy DD4 advises that new development in residential areas will only be allowed where there would be no adverse effect on the character of the area and residential amenity, and where the scale and intensity of the proposed development would be in keeping with the surrounding area. The main issue in the determination of this application is whether this amended proposal satisfactorily addresses the reason for refusal of application P07/1553 with regard to its impact on the character of the area.
13. The layout plan submitted demonstrates that two dwellings could be satisfactorily accommodated at the site in a manner which is in keeping with the existing character of the wider area (large individually-styled houses set within relatively large plots, with rear garden lengths and widths significantly in excess of the minimum required by supplementary planning guidance standards). By reducing the proposed number of new houses from three to two, the development is of a lower density than the previous scheme and is more reflective of the existing character of the area because of the increased amount of space between the proposed and existing dwellings. The development is similar in nature to recently approved developments at 'Beechwood' and 'Greenridges' to the west of the site on Ounty John Lane and at 'Grantchester' further along Quarry Park Road. The houses

themselves are of an acceptable design and scale and would contribute positively to the character of the area, in accordance with the requirements of Policy DD1 of the UDP.

14. The applicant has submitted site cross-sections to illustrate the relationship of the proposed buildings with existing landscaping on the site boundaries and properties surrounding the site. The retention of the majority of existing trees on the site's boundaries will help to ensure that the erection of the proposed houses will not have any adverse privacy implications for occupants of adjoining properties, or lead to any loss of light reaching those properties. The proposal does not therefore contravene UDP Policy DD4.

Trees

15. With regard to the impact of the development on TPO trees at the site, the Council's Arboricultural Officer has advised that the proposed development is acceptable subject to the imposition of conditions relating to protection of existing trees during construction works, details of tree felling/pruning works to be submitted, and replacement tree planting in the event that any of the trees shown on the approved plans are to be removed.

Wildlife

16. Policy NC6 of the UDP states that development will only be permitted where it can be demonstrated that measures to protect protected wildlife species are proposed as part of the scheme proposed. The Council's Nature Conservation Officer has no objection to the proposal subject to replacement trees and shrubs being planted and gardens being landscaped and stocked with wildlife in mind, to compensate for the loss of wildlife habitat resulting from the development. In addition it is recommended that bird and bat boxes are used within the development.

17. Parking/Access

The development provides off-street parking in accordance with the standards set out in the Parking Standards SPD. The access road to the site is of sufficient width to accommodate two-way traffic and provides a turning area for refuse vehicles.

18. Planning Obligations

Policy DD7 of the UDP and the Planning Obligations SPD require that new residential developments should contribute to play/open space provision and enhancement, and library, public realm and transport improvements in the wider area in line with the increase in users resulting from the development. This can be secured by condition and subsequently dealt with in a Section 106 Agreement. The applicant has indicated acceptance of this principle and the recommendation is made on this basis.

CONCLUSION

19. The proposed development constitutes the reuse of previously developed land within an urban area for housing of an appropriate density, and would make a positive contribution to the character of the area. No adverse effect on residential amenity, nature conservation interests or highway safety would result from the development. The proposal therefore complies with Policies DD1, DD4, DD6, NC6, H3 and H6 of the UDP.

RECOMMENDATION

20. It is recommended that the application is approved subject to:
- a) the development not be beginning until a scheme for the submission and approval of a planning obligation to guarantee off site public open space/play provision and enhancement and library, public realm and transport improvements has been submitted to and agreed in writing by the Local Planning Authority, and
 - b) The following conditions, with delegated powers to the Director of the Urban Environment to make the necessary amendments to these as necessary:

Reason For Approval

The proposed development constitutes the reuse of previously developed land within an urban area for housing of an appropriate density, and would make a positive contribution to the character of the area. No adverse effect on residential amenity, nature conservation interests or highway safety would result from the development.

The decision to grant planning permission has been taken with regard to the policies and proposals in the Dudley Unitary Development Plan set out below and to all relevant material considerations including supplementary planning guidance:

Policy DD1 (Urban Design);

Policy DD4 (Development in Residential Areas);

Policy DD6 (Access and Transport Infrastructure);

Policy NC6 (Wildlife Species);

Policy H3 (Housing Assessment Criteria);

Policy H6 (Housing Density)

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 FOR APPLICANT: For the avoidance of doubt, this permission relates to drawing no.s. 0712.015, 0712.016, 0712.017, and 0712.018.

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. No works should commence, or continue, if the most recent protected species survey and assessment is over 12 months old. A revised survey shall be submitted which must include the whole of the site and be carried out by an experienced and

qualified ecological consultant and integrated into a site mitigation plan. The survey must be submitted to and approved in writing by the Council before any works commence (or continue). All works must be carried out in accordance to the approved plan.

3. A plan detailing a) suitable provision and location of a minimum of 1no. bat tube and 1no.bat tile to be incorporated into each of the new buildings on site, and b) a minimum of 6no. bird boxes and 6no. bat boxes to be placed within trees at the site shall be submitted and approved in writing by the Council before any works proceed. All works must be carried out in accordance to the approved plan.
4. The development hereby approved shall only take place in accordance with the recommendations of the Bat Survey by Elizabeth McKay dated September 2007.
5. A plan detailing suitable replacement native trees and shrubs, and their establishment programme, should be submitted to and approved in writing by the local planning authority before any works proceed. This should comprise of a minimum of three times the number of trees and shrubs removed. All works must be carried out in accordance to the approved plan and programme.
6. No development shall take place until there has been submitted to, and approved in writing by the local planning authority details of the tree protection measures on site. The details shall include:
 - a. A plan showing the location and identification (with reference to a survey schedule if necessary) of all trees on, or directly adjacent to the development site, that are to be retained during construction. These trees are to be marked with a continuous outline.
 - b. A plan showing the location and identification (with reference to a survey schedule if necessary) of all the trees on, or directly adjacent to the development site that are to be removed prior to, or during development. These trees are to be marked with a dashed outline.
 - c. A plan showing the extent of the Root Protection Area, which is to be protected by physical barriers during development. The extent of the area that is to be protected will be calculated in accordance with Clause 5.2 of British Standard BS: 5837 – 2005 “Trees in Relation to Construction – Recommendations”.
 - d. Design details of the proposed protective barriers to be erected around the trees during development. Any protection barriers should be designed and constructed in accordance with the provisions set out in section 9.2 of British Standard BS:5837 – 2005 ‘Trees in Relation to Construction – Recommendations’.
7. No development or other operations shall commence on site or in connection with the development hereby approved, (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed tree felling / pruning specification has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall commence on site until the approved tree felling and pruning works have been completed. All tree felling and pruning shall be carried out in full accordance with the approved specification and the requirements of British Standard 3998 (1989) Recommendations for Tree Work.

8. All the existing trees and hedges indicated on the approved drawings to be retained shall be protected by suitable fencing and at a suitable distance as outlined in BS:5837 – 2005 - “Trees in Relation to Construction“, or such alternatives as may be agreed in writing by the Local Planning Authority. Such fences shall be erected before any materials are brought onto site or development commences. No materials shall be stored, no rubbish dumped, no fires lit and no buildings erected inside the fence(s), nor shall any changes in ground level be made within the fence(s) unless previously agreed in writing by the Local Planning authority.
9. The existing trees shown on the approved plans to be retained shall not be damaged or destroyed, uprooted, felled, lopped or topped during the construction period of the development without prior written consent of the local planning authority. Any trees removed without such consent or dying or being seriously damaged or diseased during that period shall be replaced with healthy trees of such size and species as may be agreed in writing by the local planning authority.
10. No development shall take place until there has been submitted to and approved in writing by the local planning authority technical details of any proposed driveway / parking area within 3 metres of the outer canopy spread of any existing tree situated on or off the site. The details of the vehicular access and parking areas shall include existing and proposed ground levels, materials to be used and the relative time of construction within the whole development and must be in accordance with appropriate guidelines, namely BS 5837:2005 ‘Trees in Relation to Construction’ and Arboricultural Advisory & Information Service Practice Note ‘Driveways Close to Trees’ (1996). Any driveway / parking areas within 3 metres of existing trees must be constructed using minimum excavation techniques incorporating appropriate surfaces to avoid damage to trees and to prevent any potential direct or indirect damage caused by trees.
11. No development or other operations shall commence on site or in connection with the development hereby approved, (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning authority. No development or other operations shall take place except in complete accordance with the approved Method Statement. Such method statement shall include full detail of the following:
 - Implementation, supervision and monitoring of the approved Tree Protection Plan.
 - Implementation, supervision and monitoring of the approved Treework Specification.
 - Implementation, supervision and monitoring of all approved construction works within any area designated as being fenced off or otherwise protected in the approved Tree Protection Plan.
 - Timing and phasing of arboricultural works in relation to the approved development.
12. No development or other operations shall commence on site or in connection with the development hereby approved, (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed foundation design and specification has been submitted to and

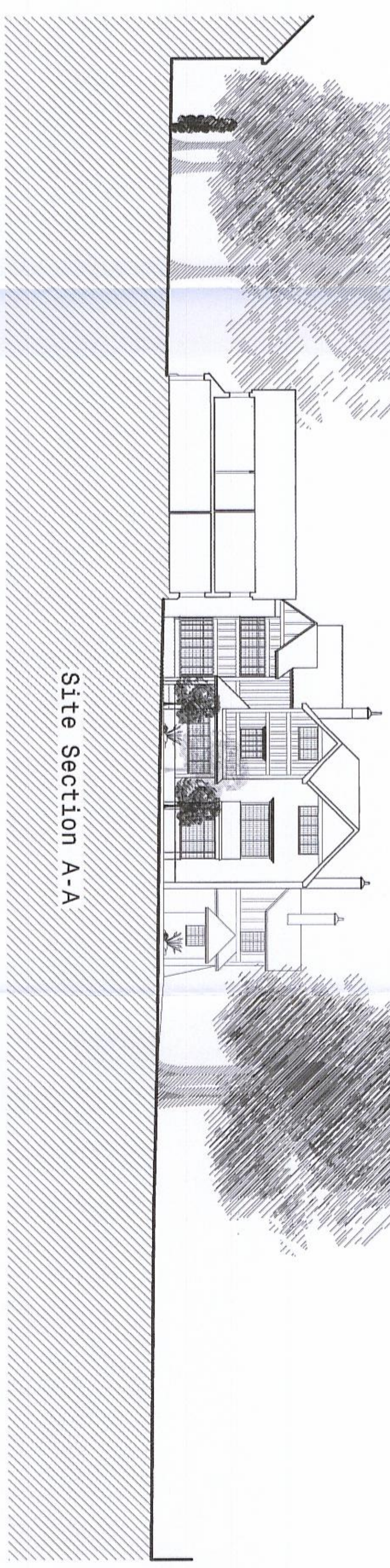
approved in writing by the Local Planning Authority. No development or other operations shall commence on site until the approved tree foundation works have been completed.

13. No development shall commence until a scheme of landscaping has been submitted to and approved in writing by the local planning authority. The scheme shall include details of tree and shrub planting to replace those removed as a result of the development, and shall be stocked to provide a suitable foraging habitat for wildlife.
14. 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.
15. 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.
16. The development shall not be begun until arrangements for the submission and approval of a means to guarantee the financial payment of a total sum of £2,712.78, increased through index linking from the 1st April each subsequent year in accordance with the Council's policy, to the Council for the-
 - i) provision of off site public open space and play area improvements,
 - ii) library provision
 - ii) public realm improvements;
 - ii) transport infrastructure
 - iv) the managing and monitoring of the spend of those monies, and timing of the payment,has been submitted to and agreed in writing with the Council.
17. Prior to first occupation the parking areas and means of access will be implemented in accordance with the approved plan, graded, levelled surfaced and drained and will be retained for no other purpose for the life of the development.

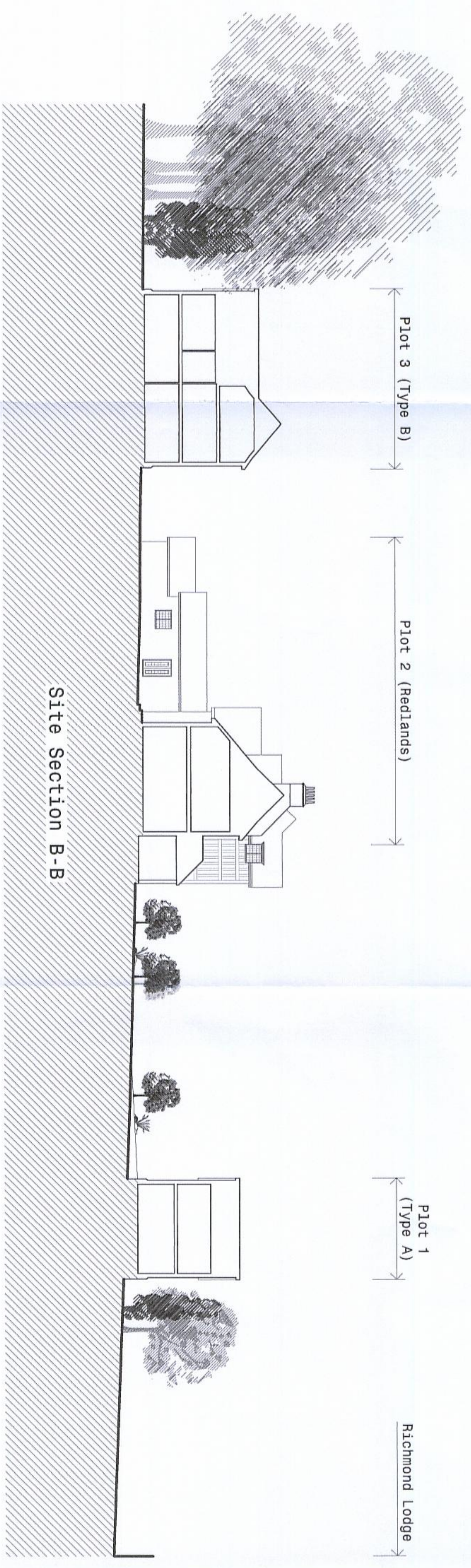
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Rev. Description Drawn Ck Date

Featherknowle Plot 1 (Type A) Plot 2 (Redlands) Dene Bank



Plot 3 (Type B) Plot 2 (Redlands) Plot 1 (Type A) Richmond Lodge



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Proposed Residential Development
at Redlands, Quarry Park Road,
Pebmore, Stourbridge

client
Beechwood Properties Ltd

design
Proposed Site Sections

scale 1:200 @ A1
date Jan 08

rev
0712.018

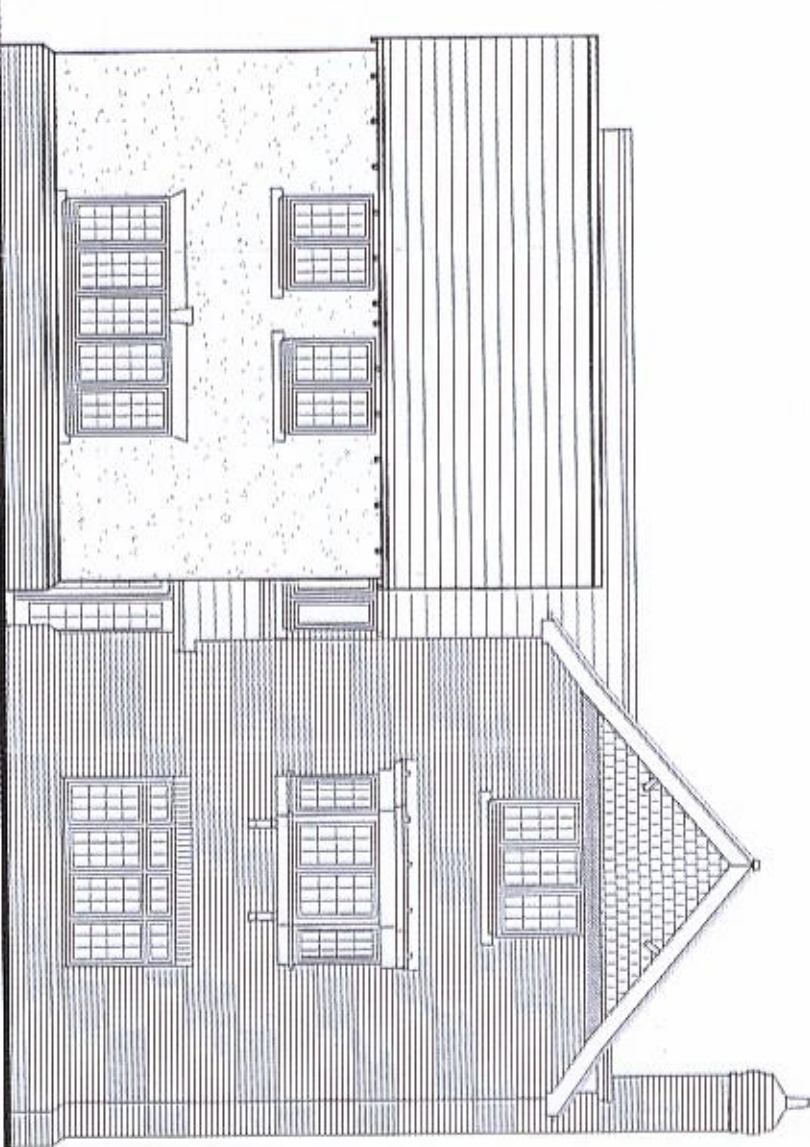
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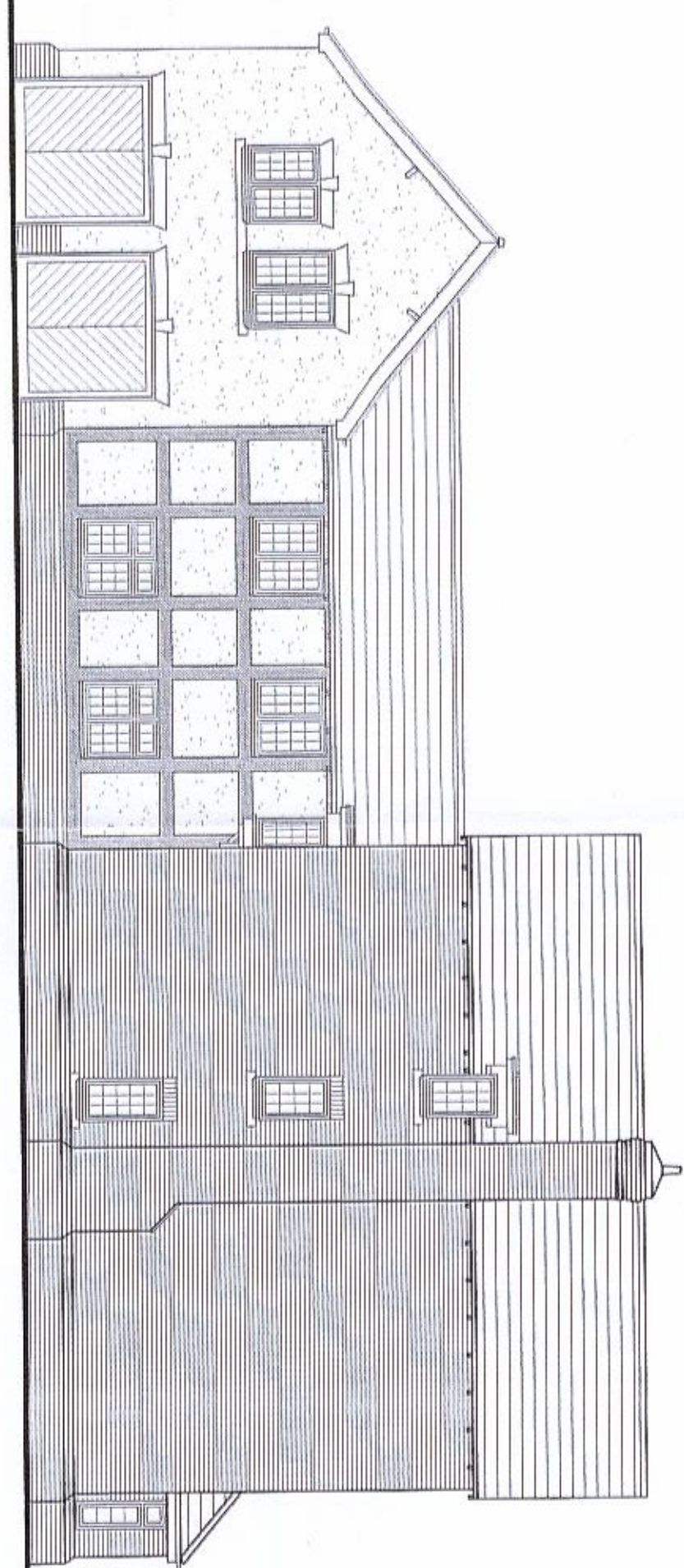
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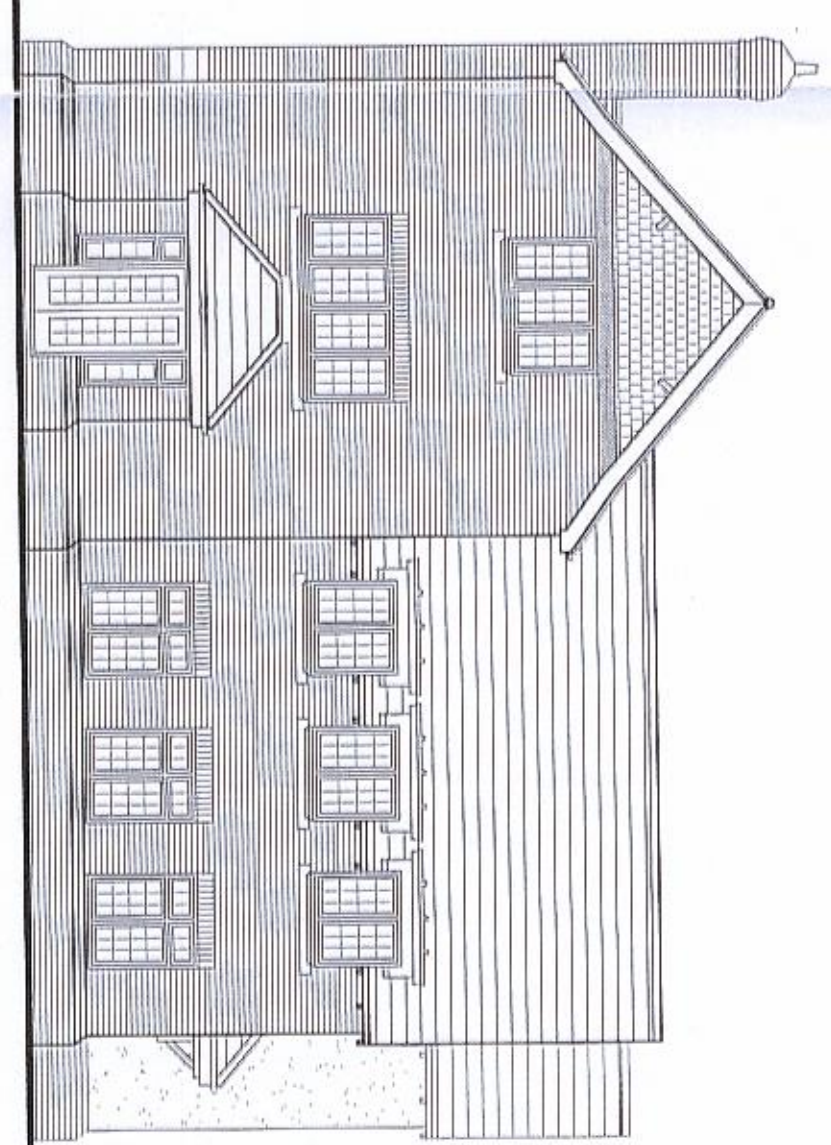
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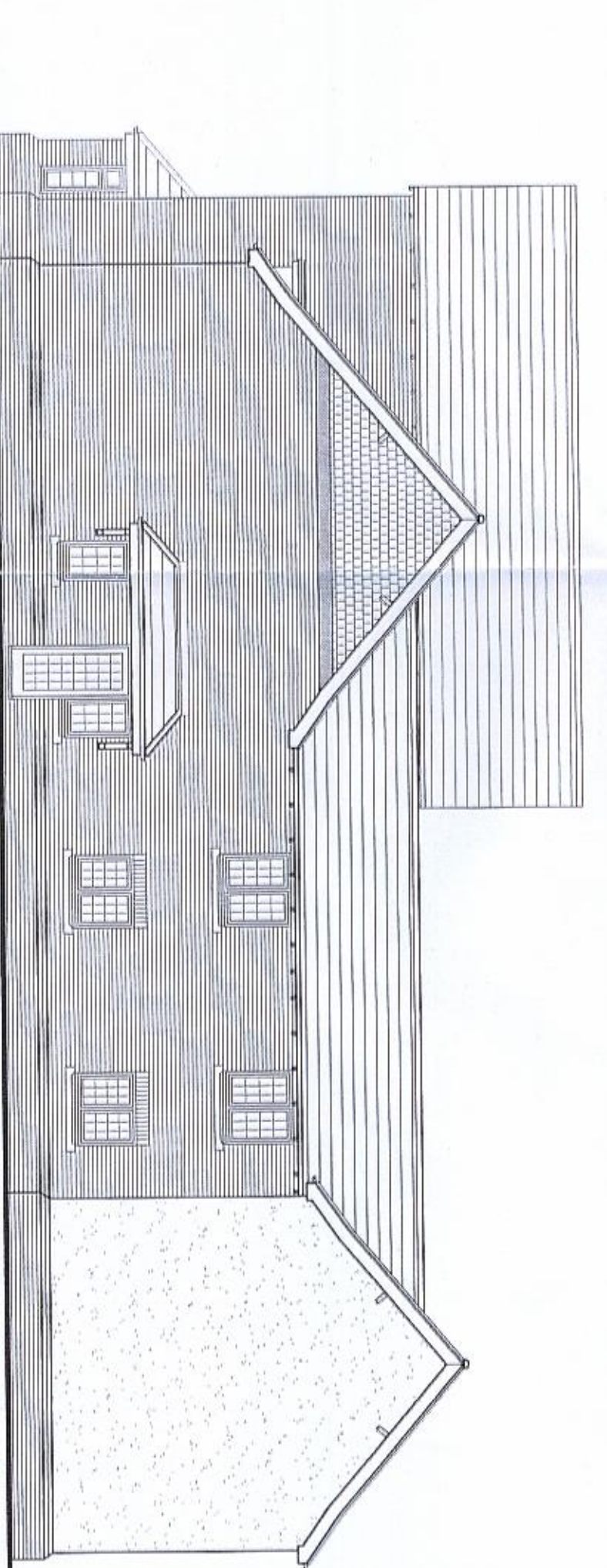
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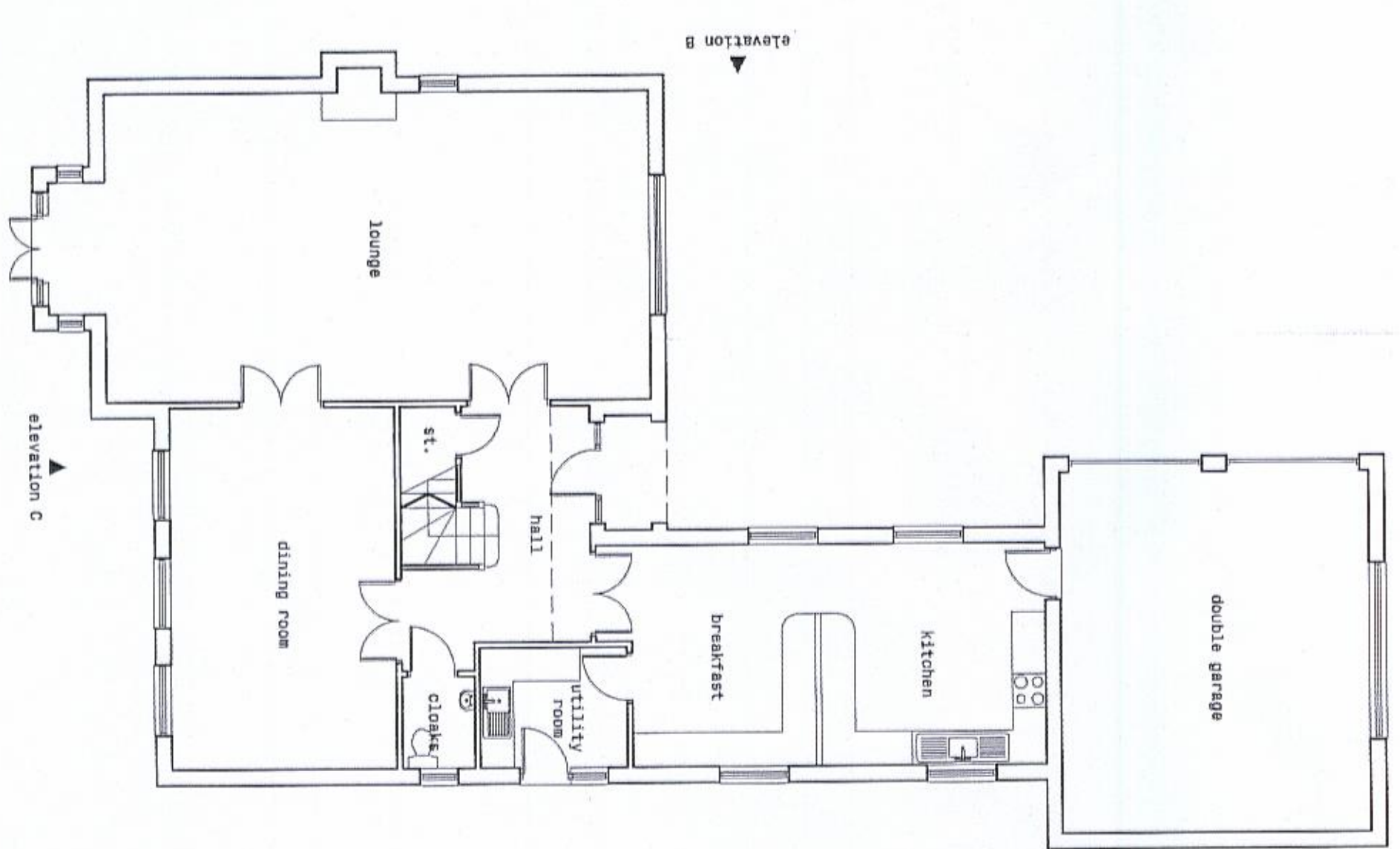
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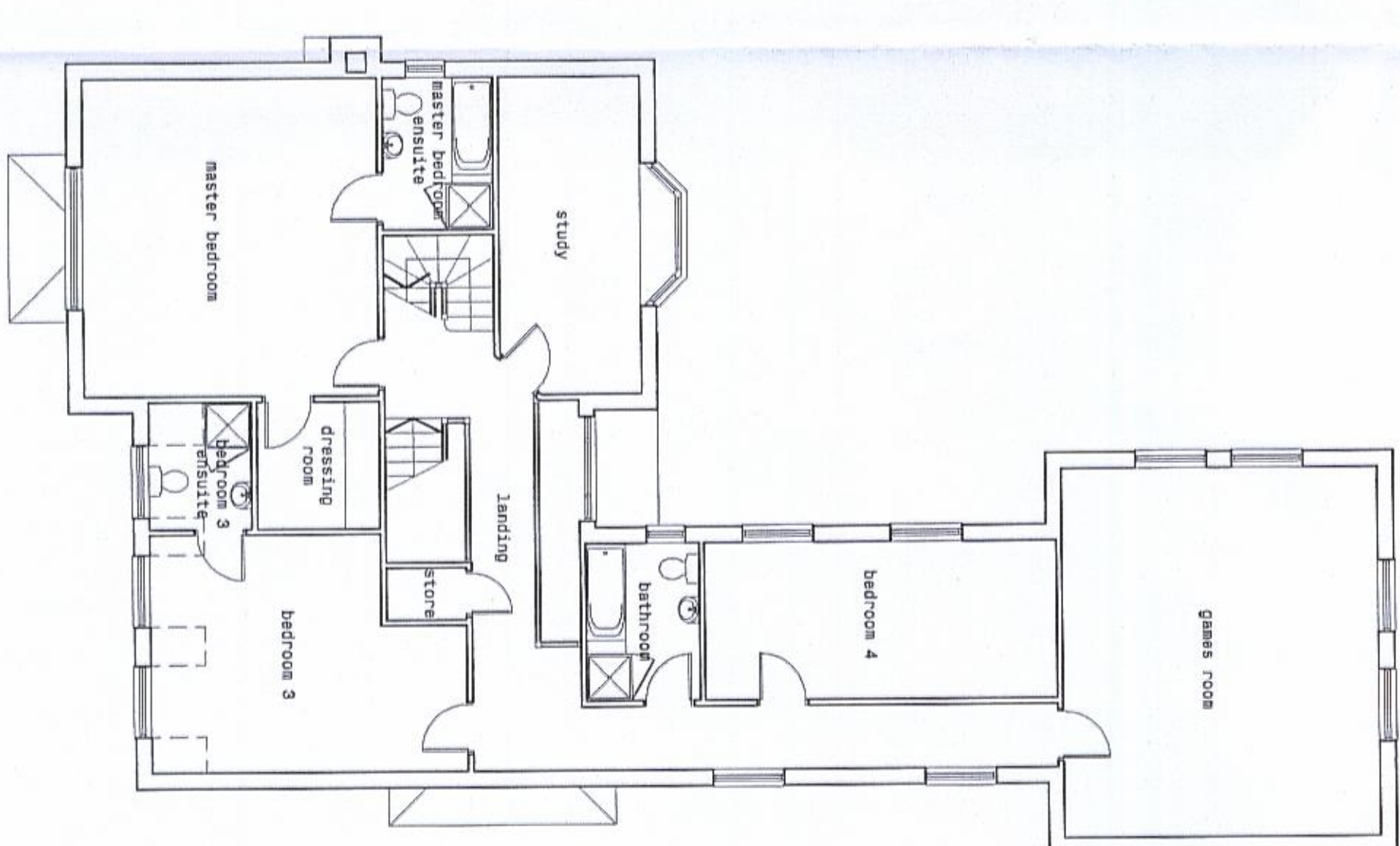
Elevation C



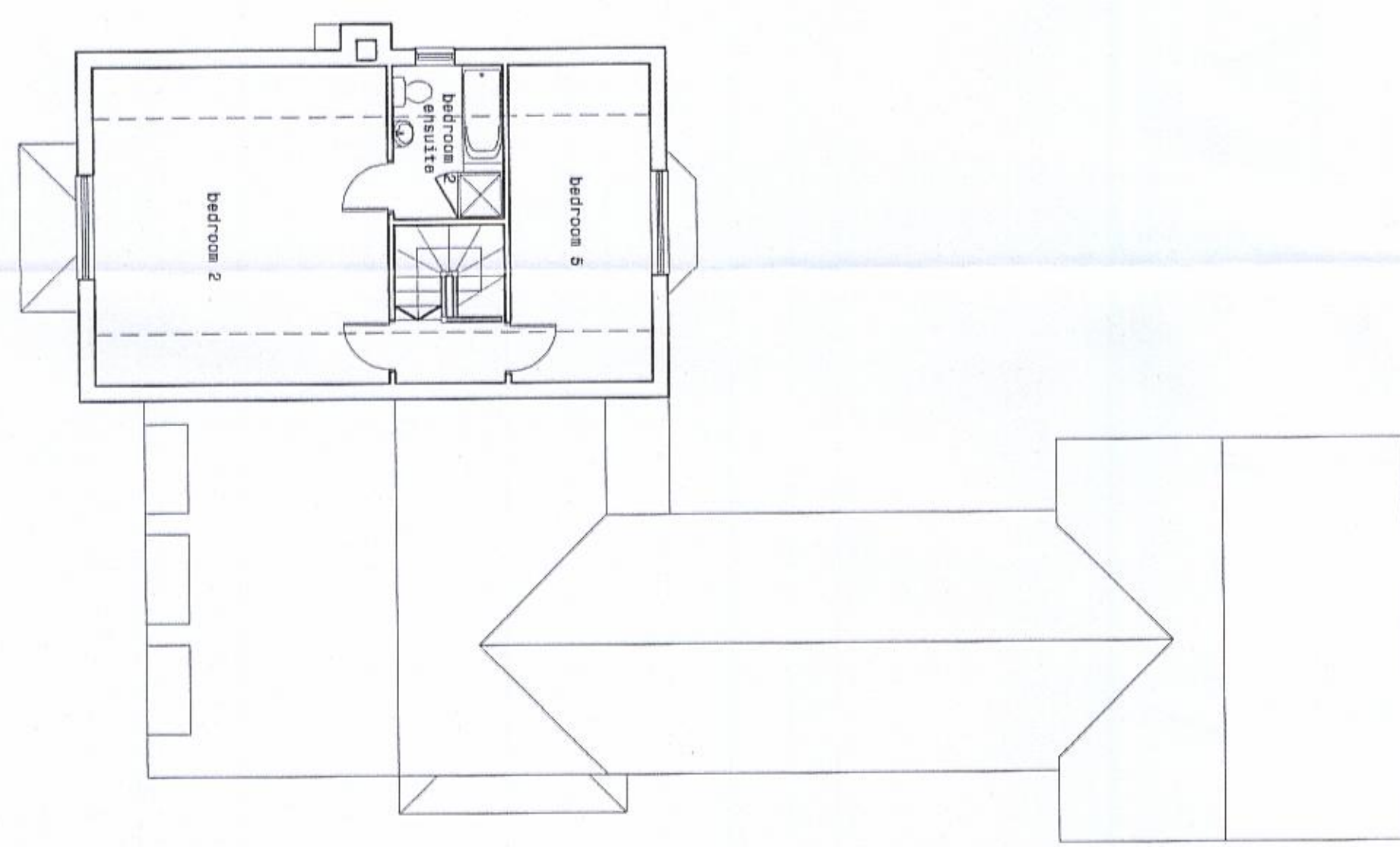
Elevation D



Ground Floor Plan
363m² GIA (excl garage)



First Floor Plan



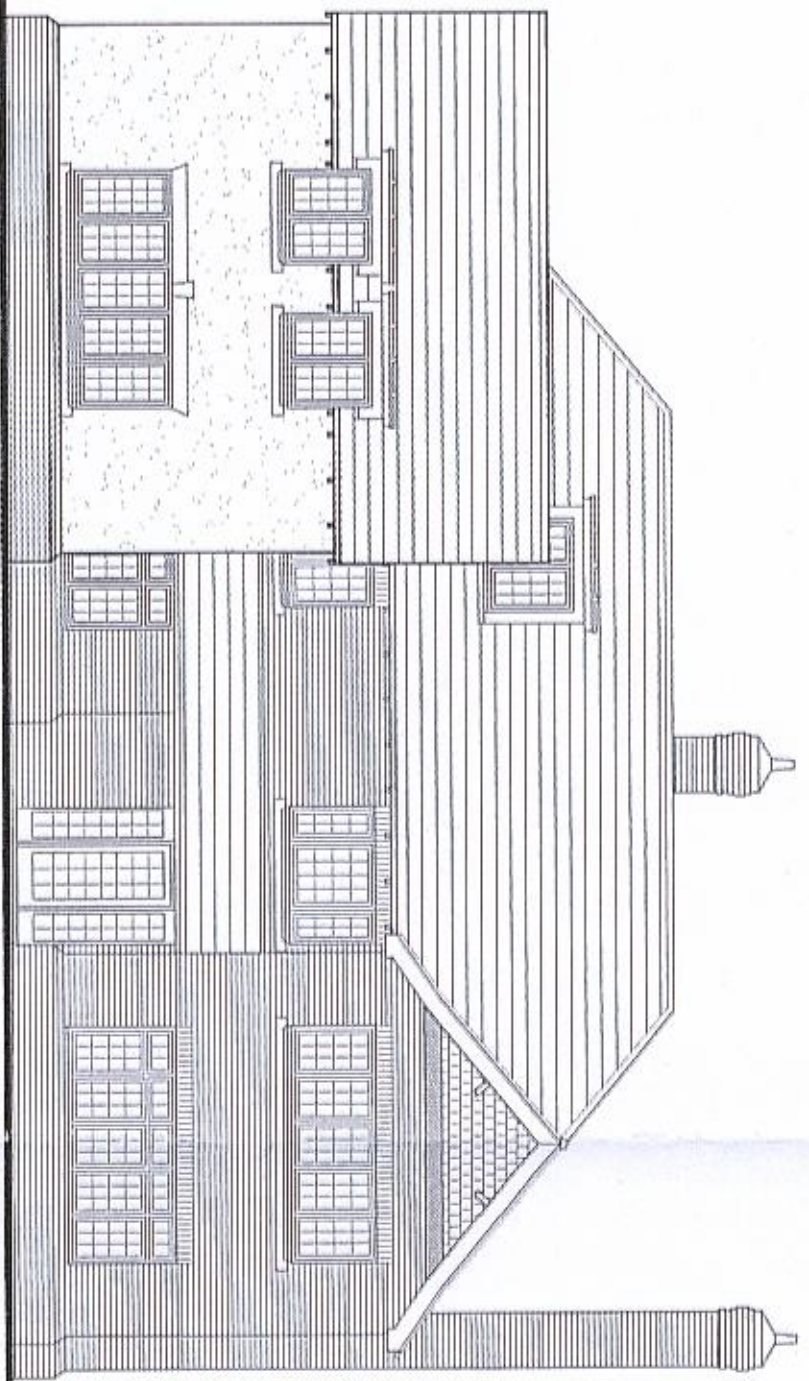
Second Floor Plan

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Proposed Residential Development
at Redlands, Quarry Park Road,
Pedenmore, Stourbridge
client
Beechwood Properties Ltd
dwg title Plot 3 - Plans and Elevations
scale 1:100 @ A1
date Jan 08
rev 0712.017
drawn njh
checked th
Plot Date: 31.01.08

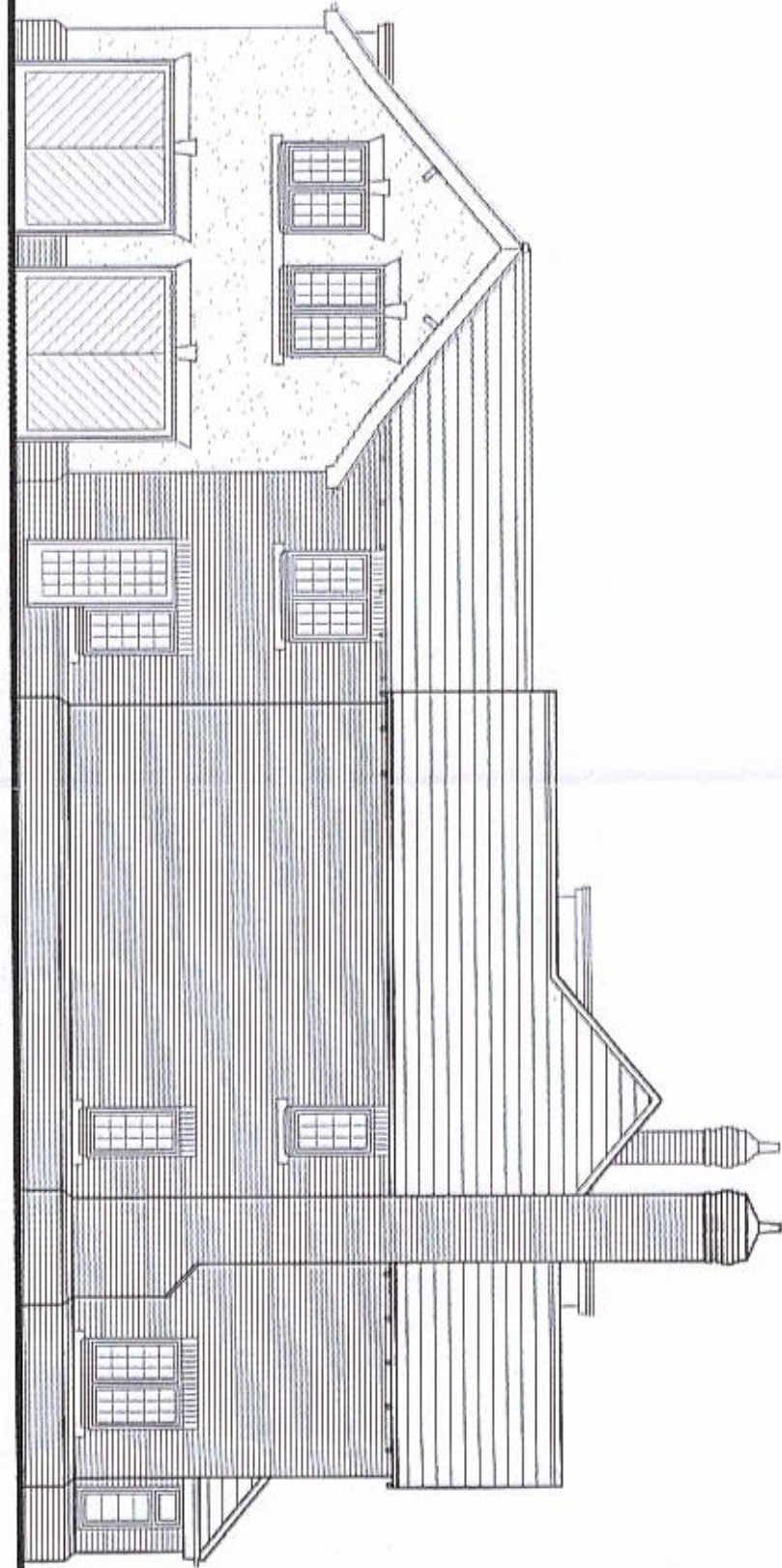
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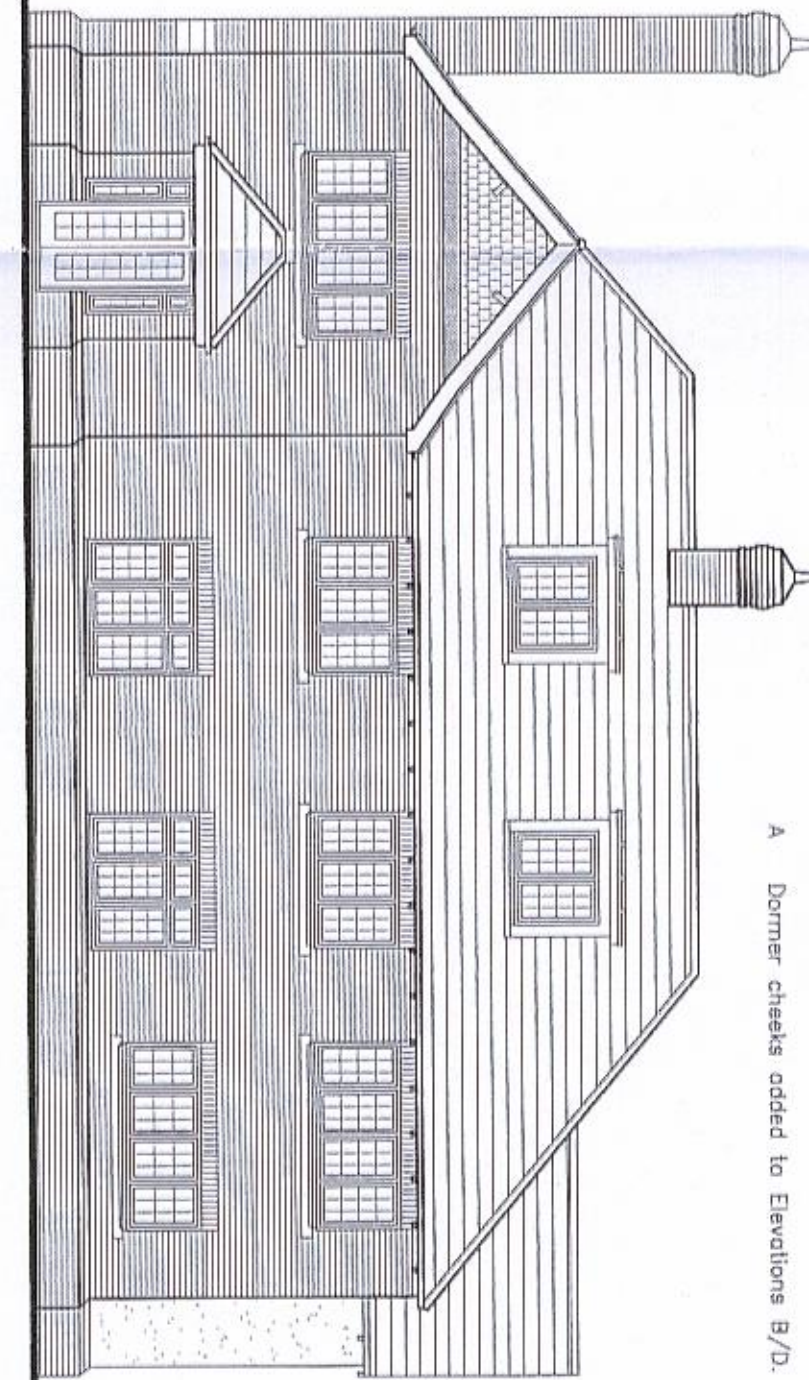
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A Former sheets added to Elevations B/D. th 02/08



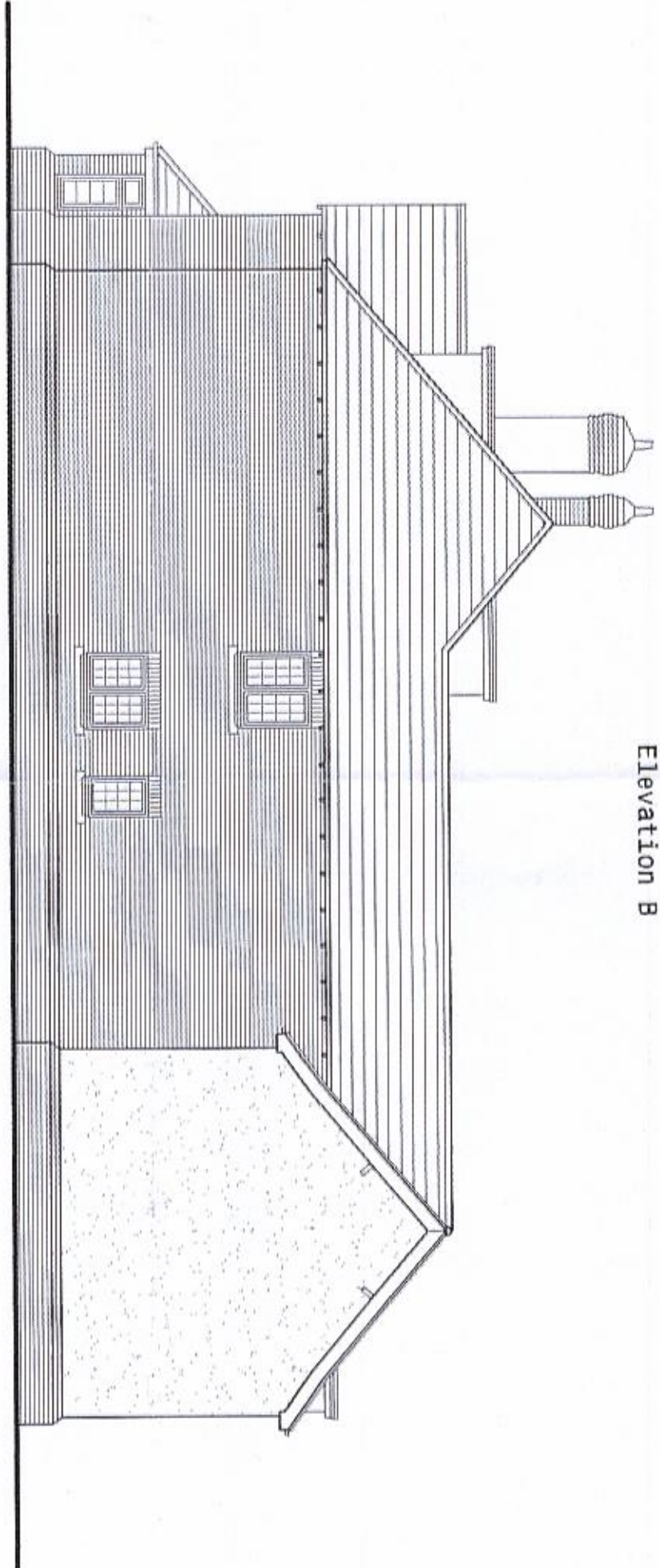
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Elevation B



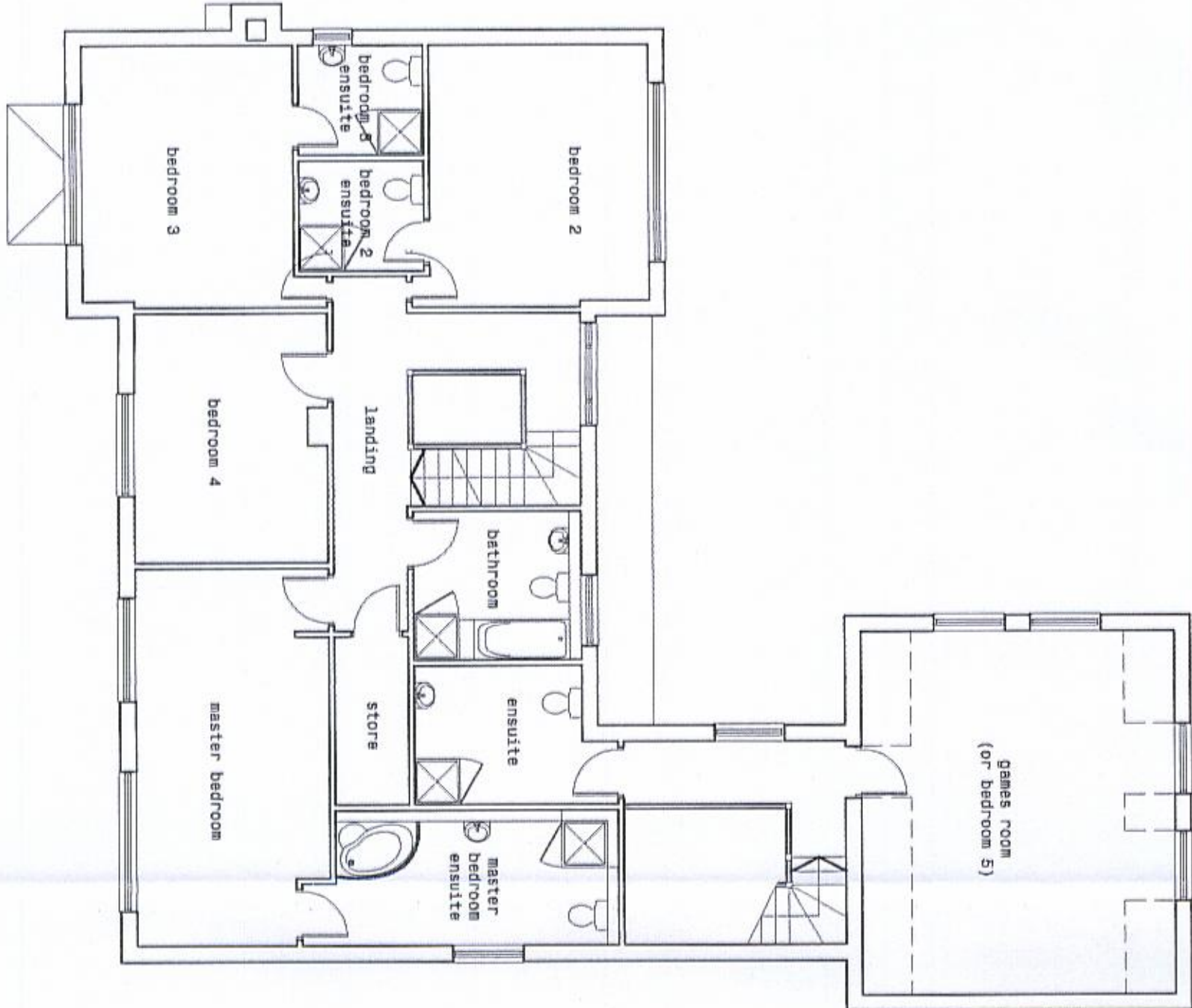
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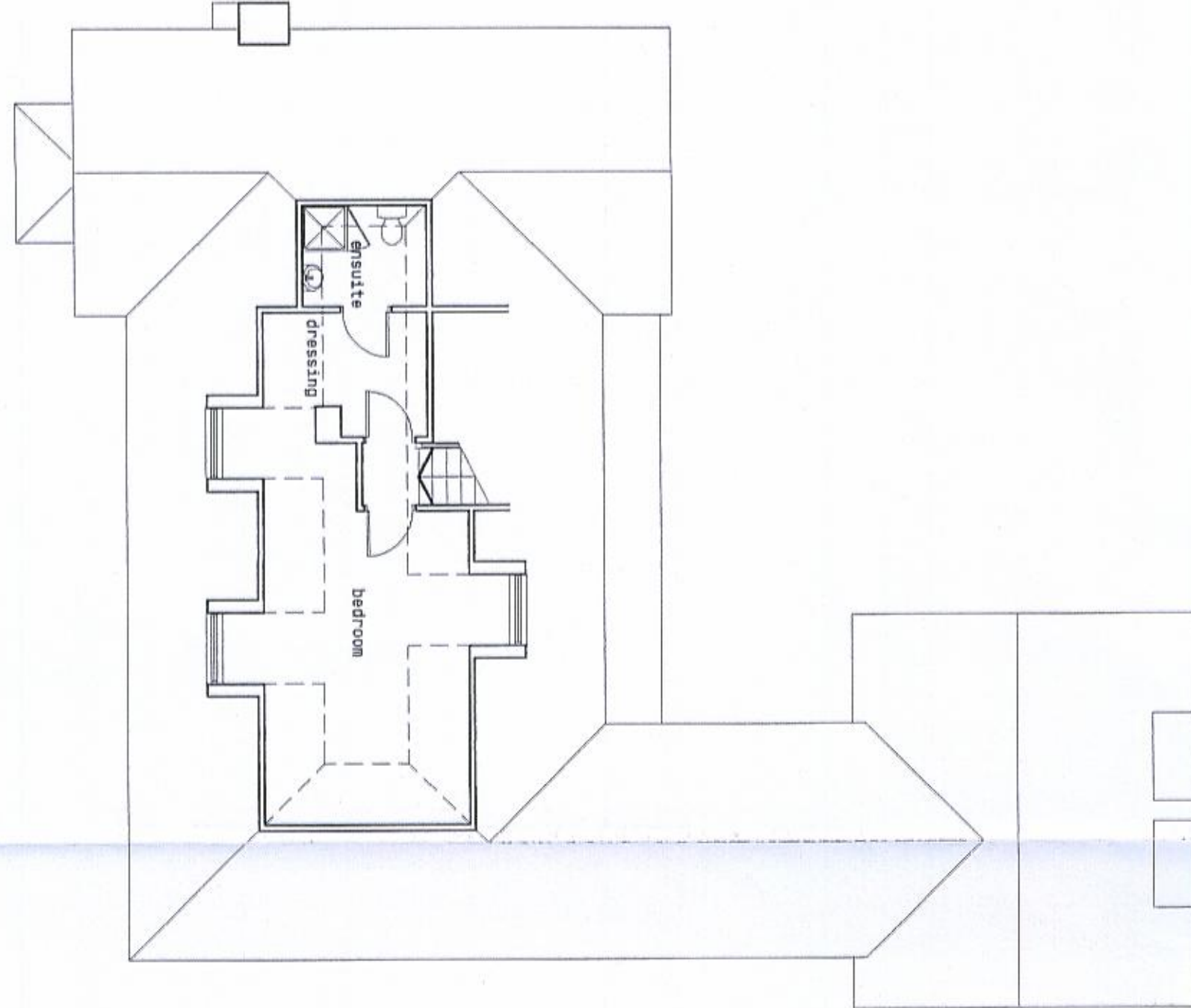
Elevation D



Ground Floor Plan
381m² GIA (excl garage)



First Floor Plan



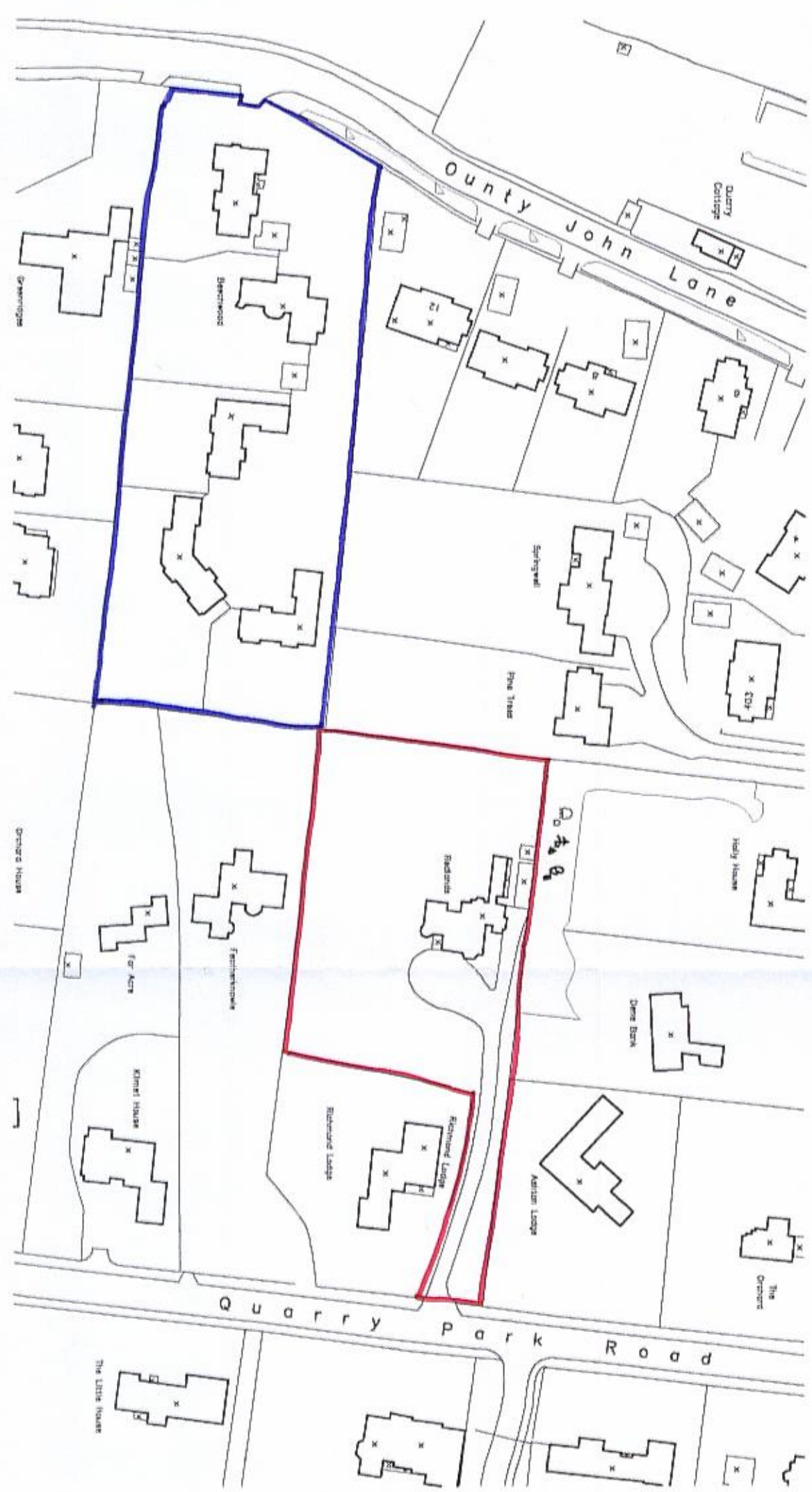
Second Floor Plan

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Proposed Residential Development
at 'Redlands', Quarry Park Road,
Pedenmore, Stourbridge
Client
Beechwood Properties Ltd
Design Title Plot 1 - Plans & Elevations
Scale 1:100 @ A1
Date Jan 08
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Plot Ref:



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A	Plan enlarged.	th	th	Aug 07
B	Plan updated.	th	th	Jan 08



Location Plan

This plan shows buildings that are complete, under construction or have the benefit of planning consent.



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Proposed Residential Development
at 'Redlands', Quarry Park Road,
Pedmore, Stourbridge
client:
Beechwood Properties Ltd

dra: title	Location Plan
scale 1:1250	EA3
date	Jul 07
rev	0712.006 B
drawn	th
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Plot File:	0712.006
Plot Date:	06.07.07

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QUARRY PARK ROAD

- SCHEDULE OF ACCOMMODATION**
- Plot 1 - 5/6 bed detached, 381 sqm / 4100 sqft GIA (excl garage)
- Plot 2 - Redlands, existing 7 bed detached
- Plot 3 - 5 bed detached, 363 sqm / 3907 sqft GIA (excl garage)

denotes existing tree to be removed

denotes new trees and landscaping
(indicative only)

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Proposed Residential Development
at 'Redlands', Quarry Park Road,
Pedenmore, Stourbridge

Beechwood Properties Ltd

client
Proposed Site Plan

scale 1:200 @ A1
date Jan 08

Plot File: 0712.015

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