

PLANNING APPLICATION NUMBER:P15/0084

Type of approval sought	Full Planning Permission
Ward	Brockmoor & Pensnett
Applicant	Mrs F. Hayward, DMBC
Location:	PENS MEADOW POST 16 UNIT, (FORMER PENSNETT SCHOOL SITE), TILED HOUSE LANE, DUDLEY, WEST MIDLANDS, DY5 4PJ
Proposal	ELEVATIONAL CHANGES TO FORMER SCHOOL GYM AND NEIGHBOUR CENTRE TO INCLUDE NEW EXTERNAL WINDOWS AND DOOR AND NEW ENTRANCE AREA
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

- 1 The application site consists of a series of former school buildings at the former Pensnett school site.
- 2 The buildings in question consist of series of single storey and two storey brick built conjoined buildings located on southern eastern part of the wider site.
- 3 One of the buildings was formerly used as gymnasium/sports hall and other as teaching space. The gymnasium building is a double height building and is mostly devoid of any openings particularly to its southern and eastern elevations.
- 4 Immediately to the south of the application site are the rear gardens and associated houses to Rookery Park which set lower than the application site, by around 2m. The rear gardens boundaries are between 9m and 17m from the former gymnasium building, with the houses typically being between 20m and 50m away from the same building.
- 5 Access to the site is via an existing vehicular access drive from Tiled House Lane, which also provides access to the other former school buildings.

- 6 It is understood these buildings have recently been used for quasi- educational or community purposes but have remained within the same D1 use class.

PROPOSAL

- 7 This application seeks to carry out modifications to the above described buildings as part of their reuse as a post 16 special education facility. The alterations which are mostly internal are not subject of planning control, nor is the proposed use.
- 8 However, a number of external alterations will be required to the buildings and consist mostly of new window and door openings, particularly to the former gymnasium/sports hall building to the south of the site (which includes an new entrance and reception area), but not exclusively so, as some changes to the position of doors are proposed to the former teaching building, for example.
- 9 Additionally a new access ramp and raised platform and steps are proposed to the entrance/reception area which be located on the southern side of the former gymnasium building.

HISTORY

- 10 Extensive planning history relating to the educational use of the site.

PUBLIC CONSULTATION

- 11 No representations received, following consultation with 67 adjoining neighbours the posting of a site notice and the publication of an advert within a local newspaper.

OTHER CONSULTATION

- 12 None

RELEVANT PLANNING POLICY

- National Planning Guidance
National Planning Policy Framework (2012)
Planning Practice Guidance (2014)
- Black Country Core Strategy (2011)
TRAN2 Managing Transport Impacts of New Development
ENV 2 Historic Character and Local Distinctiveness
- Unitary Development Plan (2005) (Saved Policies)
DD1 Urban Design
DD4 Development in Residential Areas

ASSESSMENT

13 The main issues are

- Policy
- Design
- Neighbour Amenity
- Access and Parking
- Access for all

Policy

14 The main policy that relates to the proposal is Saved Policy DD4 - Development in Residential Areas of the Dudley Unitary Development Plan, which requires development proposals to be respectful to the amenity of adjoining neighbours and to be of appropriate design. Similarly Policy ENV 2 Historic Character and Local Distinctiveness of the Black Country Core Strategy encourages good design.

Design

15 In the main the existing buildings which relates to the application are comparatively bland and devoid of any architectural detailing, due to their original purpose as

gymnasium/sports hall which to a certain extent, despite their brick construction are somewhat stark in their outward appearance.

- 16 It is considered that the provision of new window openings would significantly improve the appearance of these buildings by adding more detail and rhythm, as well as providing more active frontages and allowing for better surveillance of the space around the buildings, which at present is somewhat lacking.
- 17 The provision of the ramp, raised platform and steps raises no significant design issues in that it would be around 0.35m to 0.4m high.
- 18 Therefore from a design point of view the proposed changes to the elevations are considered to be a significant visual improvement.

Neighbour Amenity

- 19 As stated above there are a number of residential dwellings and their associated garden areas immediately to the south of the application site. The boundary to these gardens currently consists of 1.6m high metal railings, which is reinforced by close boarded and concrete panel fences along part of the boundary which are typically around 1.8m high.
- 20 These houses and gardens are generally set below the application site in the region 2m, but this is not necessarily uniform. Also the distance between these houses and the application buildings varies between 20m and 50m.
- 21 The proposed new openings which would be formed to main western, eastern and north elevations of the former gymnasium/sports hall poses no privacy concerns to neighbours in that these would overlook land within the same planning unit. Similarly the other changes amongst the buildings furthest away from the neighbour cause no concern.
- 22 However, there are some concerns regarding potential overlooking from many of the windows from the south elevation of the building. Therefore, it is proposed to

condition to installation of obscured glazing to the lower levels windows to the proposed dining room, kitchen, class room 1 (only one elevation) the corridor adjoining class room 2, and the first floor staff room to prevent overlooking. Additional amended plans have been requested which will show this treatment. However, windows to the reception area would not be obscure glazed to ensure the entrance to the building is naturally surveyed. The separation distance to the neighbours at the rear is at its most distant at this point which would reduce the likelihood of overlooking.

- 23 Therefore, subject to the imposition of a condition controlling the provision of obscured glazing to the lower level windows ground floor (except the reception) and staff room windows to first floor, the proposal is considered to be acceptable in respect of neighbour amenity.

Access and Parking

- 24 The proposal has no implications regarding highway safety in that change of use is occurring.

Access for All

- 25 The proposed ramp to the reception area poses no concerns in that it proposed gradient complies with the Council adopted standards. The platform area to the top of the ramp is in excess of the adopted standard.

CONCLUSION

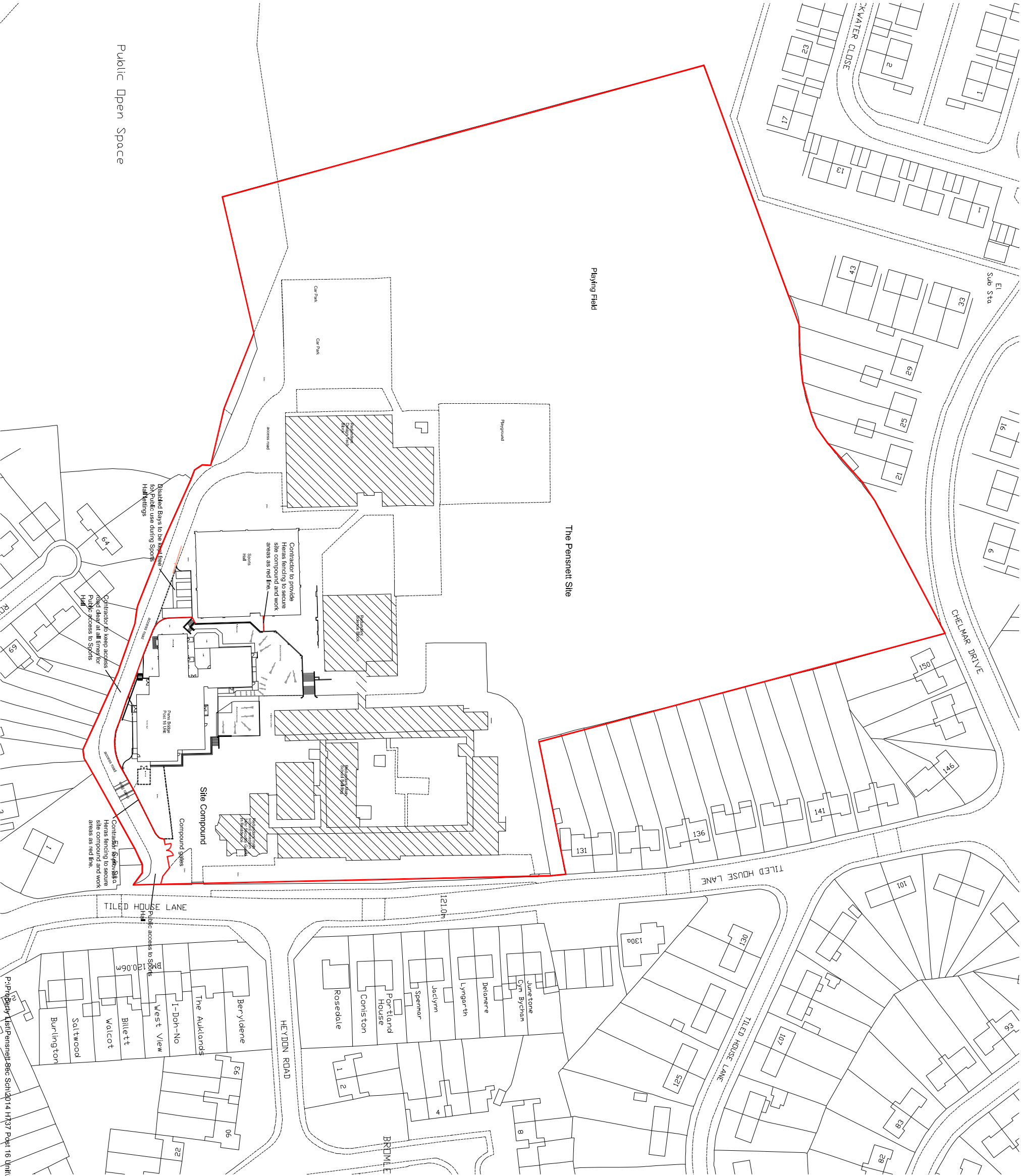
- 26 The proposed development is considered to improve the appearance of the existing buildings through the introduction of fenestration to what is otherwise a bland group of buildings. Subject to the provision of obscured glazing the proposal is considered to be acceptable from an amenity point of view. Consideration has been given to Policies TRAN2 Managing Transport Impacts of New Development and ENV 2 Historic Character and Local Distinctiveness of the Black Country Core Strategy and Saved Policies DD1 Urban Design DD4 Development in Residential Areas of the Dudley Unitary Development Plan.

RECOMMENDATION

It is recommended that the application be 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 development hereby permitted shall be carried out in accordance with the following approved plans: A200, A300, A301, A841, SK1.
3. The windows, cladding and solid panels, and the doors shall be finished in accordance with the colour details outlined in the email of 3 March 2015, unless otherwise agreed in writing by the Local Planning Authority.
4. The first floor staff room windows to the south elevation shall be fitted with obscured glazing, as shall all lower level ground floor windows to the south elevation (except those to the reception) which shall be retained for the life of the development.



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REV	DATE	DESCRIPTION	BY

Construction and Design

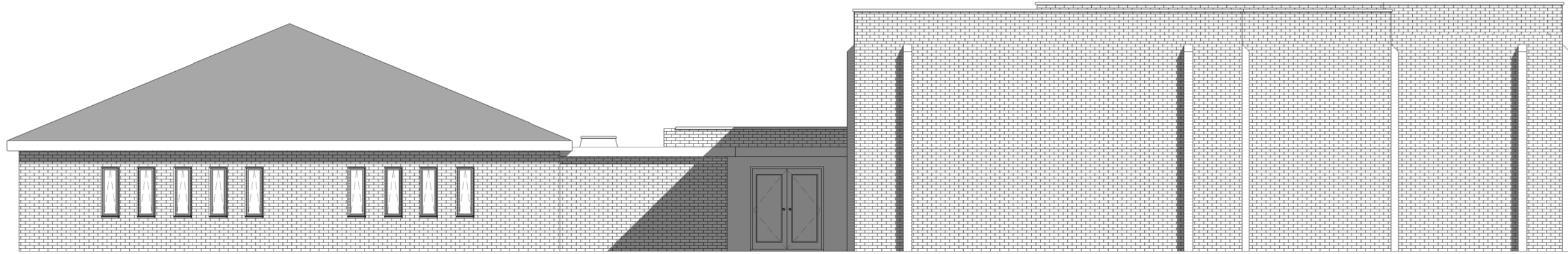
Ward House, Himley Park, Dudley, DY3 4DF
Directorate of Children's Services
Dudley Metropolitan Borough Council

PROJECT
Pens Bridge Post 16 Unit @
Pensnett Site

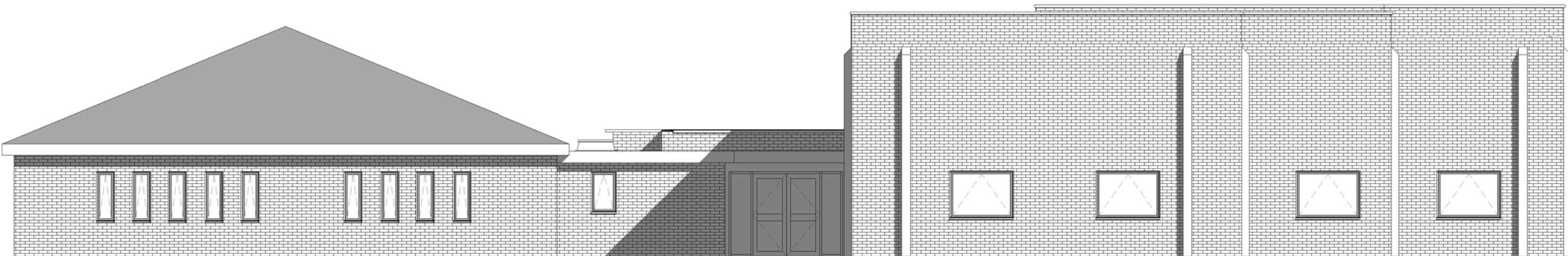
DRAWING
Location Plan

Scale	1:1250	Date	21/01/15	Drawn	TM
Job Number	H737	Drawing Number	SK1	Revision	A3

NOTES



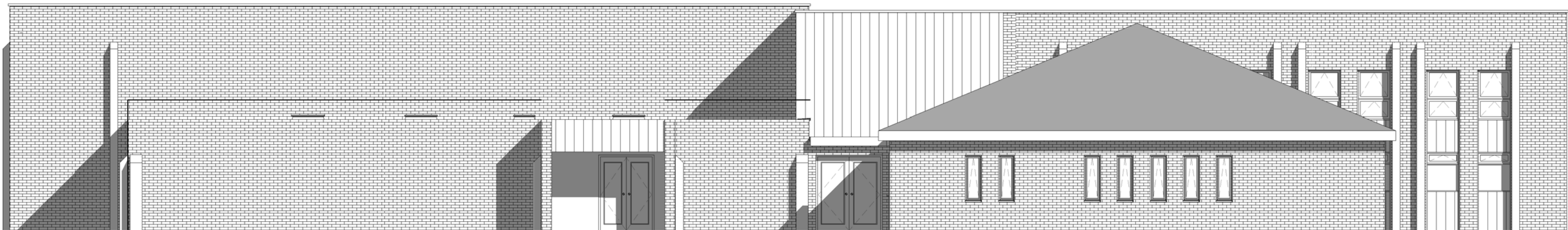
2 North Elevation - Existing
1 : 100



1 North Elevation - Proposed
1 : 100



3 Shaded isometric NE



4 East Elevation - Existing
1 : 100



5 East Elevation - Proposed
1 : 100

Rev	Date	Description	By
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TENDER ISSUE

Construction and Design

Ward House, Himley Park, Dudley, DY3 4DF
Directorate of Children's Services
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PROJECT
Pens Meadow Post 16 Facility

DRAWING
Elevations - Existing & Proposed
2 of 2 (North and East)

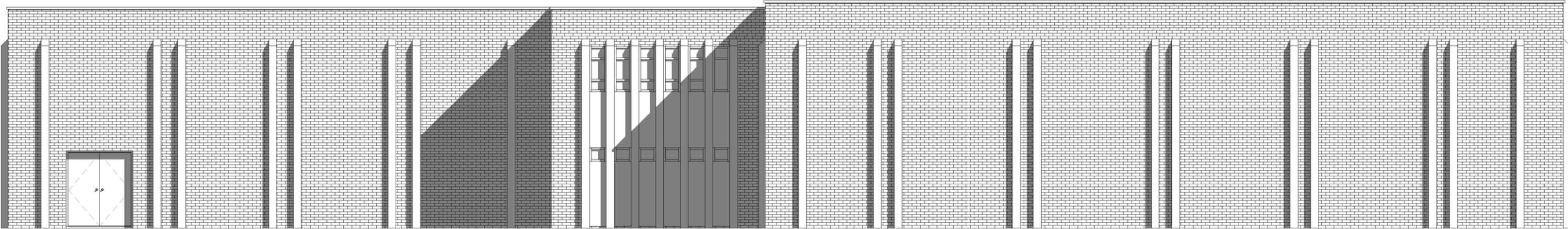
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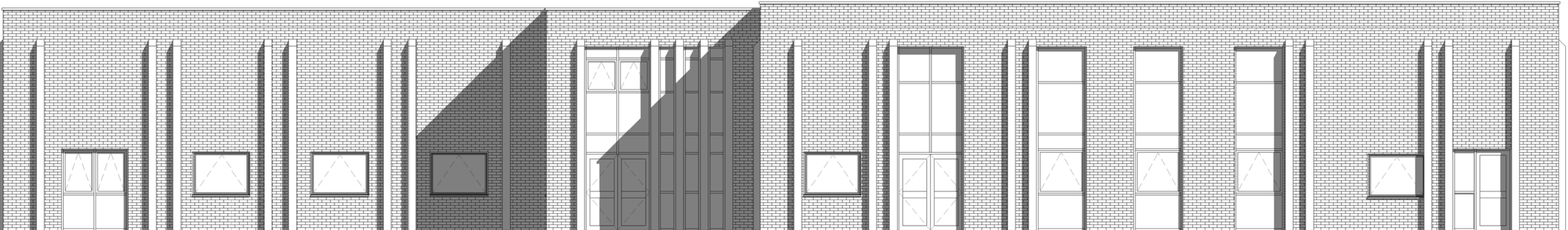
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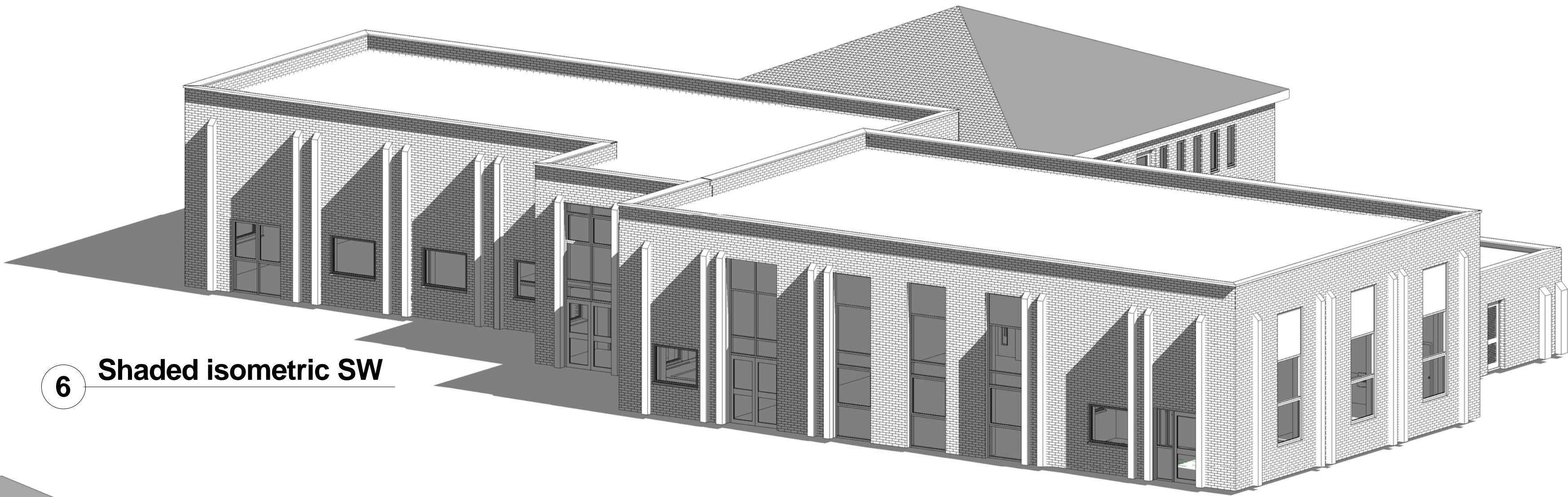
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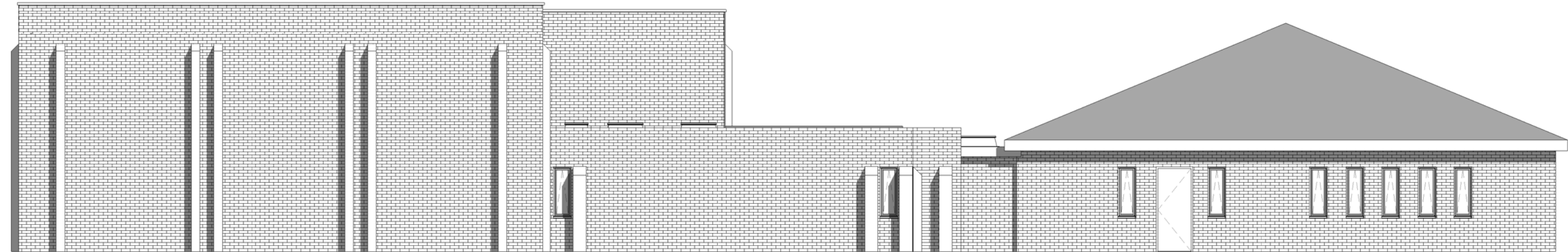
1 West Elevation - Existing
1 : 100



2 West Elevation - Proposed
1 : 100



6 Shaded isometric SW



3 South Elevation - Existing
1 : 100



4 South Elevation - Proposed
1 : 100

Rev	Date	Description	By
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TENDER ISSUE

Construction and Design

Ward House, Himley Park, Dudley, DY3 4DF
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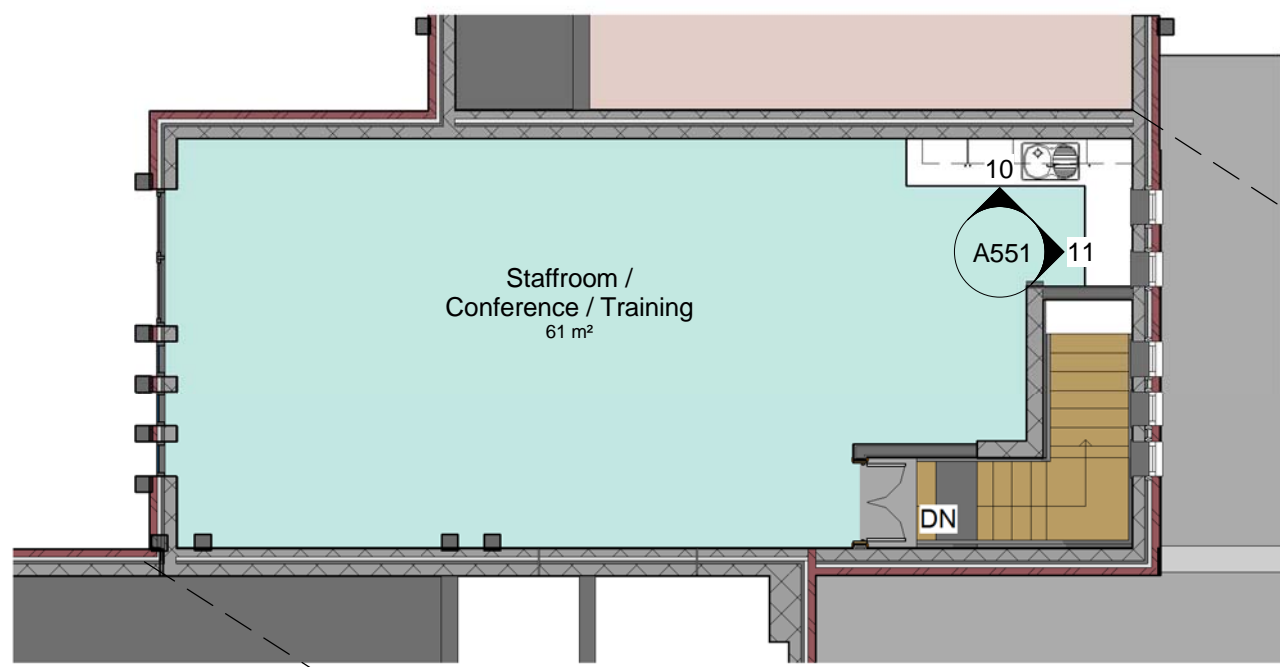


PROJECT
Pens Meadow Post 16 Facility

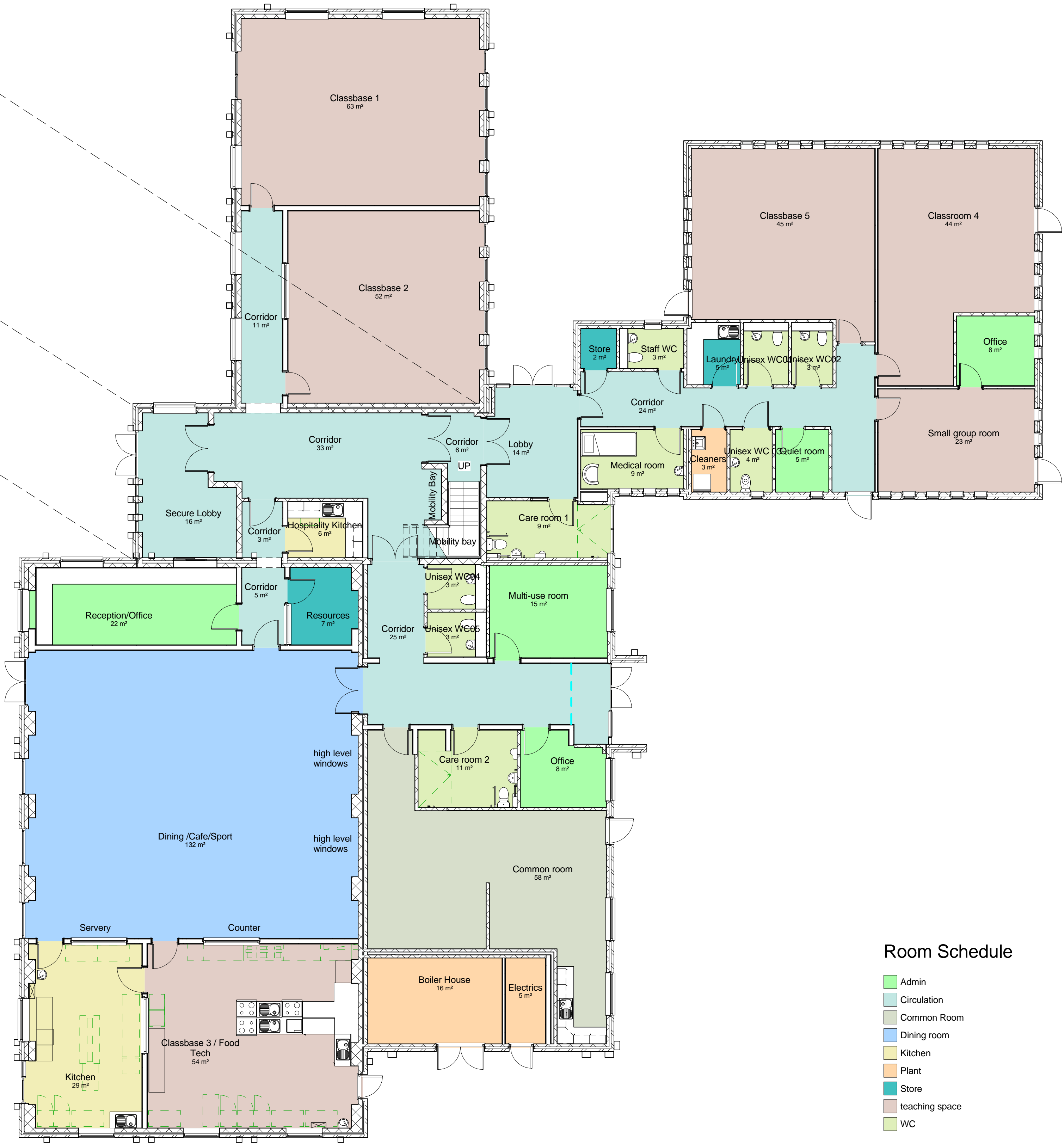
DRAWING
Elevations - Existing & Proposed
1 of 2 (South and West)

Scale 1 : 100	Date 01/10/14	Drawn Author
Job Number H737	Drawing Number A300	Revision Plot Sheet size A1

NOTES



2 First Floor Plan Proposed - Room Type
1 : 100



1 Ground Floor Plan Proposed - Room Type
1 : 100

Rev	Date	Description	By
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TENDER ISSUE

Construction and Design

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PROJECT
Pens Meadow Post 16 Facility

DRAWING
Proposed GA Plans

Scale 1 : 100	Date 01/10/14	Drawn TM
Job Number H737	Drawing Number A200	Revision Plot Sheet size A1