

PLANNING APPLICATION NUMBER:P08/0375

Type of approval sought	Full Planning Permission
Ward	ST THOMASS
Applicant	Mr Nazakat Ali
Location:	41, NORTH STREET, DUDLEY, DUDLEY, DY2 7DU
Proposal	CONVERSION OF EXISTING DWELLING INTO 2 NO. SELF CONTAINED FLATS
Recommendation Summary:	APPROVE SUBJECT TO A 106 AGREEMENT

SITE AND SURROUNDINGS

- 1 The application site consists of a three storey terraced dwelling house facing onto North Street near to Dudley town centre. The dwelling appears to be late Victorian and has been rendered. A two storey brick faced extension has been provided to the rear with an existing external steel staircase.
- 2 There is a vehicular access to the rear of the site which provides access to the properties off road parking.
- 3 The application site runs to approx 0.0184 hectares.

PROPOSAL

- 4 This is a planning application to convert an existing four bedroom dwelling house into two self contained flats. Flat 1 would be on the ground floor of the existing house and would be accessed from the existing front and rear doors. This flat would have a bedroom, lounge, kitchen and bathroom with a total floor space of 52m².

- 5 The second flat (Flat 2) would be accessed by the existing front door and by an existing external staircase which leads to first floor level. The flat would occupy the existing first a second floor and would provide two bedrooms, a lounge, dining room, bathroom and kitchen with a total floor space of 86m².
- 6 The density of the proposed development is a little over 100 dwellings to the hectare.

HISTORY

APPLICATION No.	PROPOSAL	DECISION	DATE
89/50982	Erection Of Two Storey Extension To Provide Kitchens And Bathrooms External Staircase And Conversion Into 2 Self Contained Flats.	Granted	23/11/89

- 7 It appears the above planning permission was implemented as the rear external staircase was provided, however, since then the building has reverted back to a single dwelling which would normally have not required planning permission.

PUBLIC CONSULTATION

- 8 No representations received.

OTHER CONSULTATION

- 9 Group Engineer (Development): No representations received.
- 10 Head of Environmental Protection and Trading Standards: No adverse comments

RELEVANT PLANNING POLICY

Unitary Development Plan

DD1 Urban Design

DD4 Development in Residential Areas

DD6 Access and Transport Infrastructure

DD7 Planning Obligations

HE1 Local Character and Distinctiveness

Supplementary Planning Guidance/Documents

Supplementary Planning Document on Open Space, Sport and Recreation Provision

Parking Standards and Travel Plans Supplementary Planning Document

New Housing Development Supplementary Planning Document

Planning Obligations Supplementary Planning Document

PGN 3 New Housing Development

PGN 24 Flat Conversions

ASSESSMENT

The main issues are:

- Policy/Principle
- Amenity
- Parking
- Planning Obligations

Policy and Density

- 11 The application site is located within a principally residential area close to Dudley town centre and therefore there is no policy objection to the subdivision of the dwelling into two flats.
- 12 The density of the proposed development is 100 dwellings to the area. This is higher than the prevailing net density of 50 to the hectare, however, a number of

other dwellings in the locality appear to have been subdivided into flats as well and therefore the proposed flats would not be out of keeping with the areas character.

Amenity

- 13 The layout of the proposed flats provides a reasonably spacious level of accommodation with useable bedrooms and other living space, which more than meets the floor space standards laid down in PGN24 – Flat Conversions.
- 14 The proposal causes no additional harm to neighbour amenity as no additional extension or other external works are proposed.

Parking

- 15 The parking requirement for the proposed two flats is three spaces in accordance with the Supplementary Planning Document on Parking Standards and Travel Plans. This parking requirement for the existing four bedroom house is also three spaces. Therefore the conversion is causes no harm from a parking or highway safety point of view.

Planning obligations

- 16 As there is a net increase in dwellings from one to two the Supplementary Planning Document on Planning Obligations is applicable. A contribution of £2140.61 towards open space, transport infrastructure , public libraries and public realm could be required.

CONCLUSION

- 17 The proposed development is acceptable from a policy point of view, provides a reasonable level of occupier amenity, causes no harm to neighbour amenity and would cause any additional parking or highway problems. Consideration has been given to policies DD1, DD4, DD6, DD7, and HE1 of the Dudley Unitary Development Plan.

RECOMMENDATION

1) Subject to the applicant agreeing to enter into a legal agreement 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 of £2140.61 to guarantee the provision, maintenance and enhancement of off-site public open space and monies for libraries, public realm and transport 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 approval

The proposed development is acceptable from a policy point of view, provides a reasonable level of occupier amenity, causes no harm to neighbour amenity and would cause any additional parking or highway problems. Consideration has been given to policies DD1 DD4 DD6 and HE1 of the Dudley Unitary Development Plan.

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.

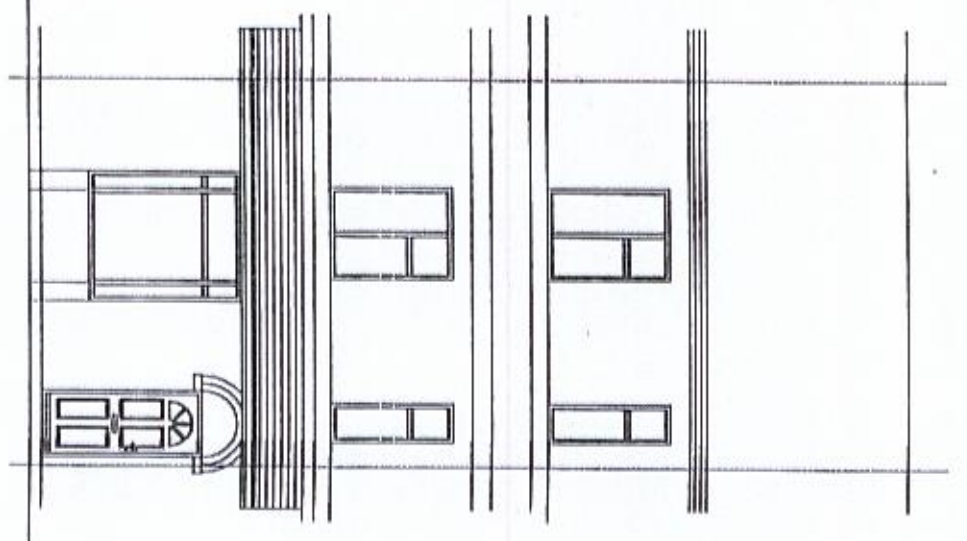
The above is intended as a summary of the reasons for the grant of planning permission. For further detail on the decision please see the application report.

The development hereby permitted shall be built in accordance with the approved plans numbered MC/1836/01, 02 and 04 received 7 March 2008 unless otherwise agreed in writing by the Local Planning Authority.

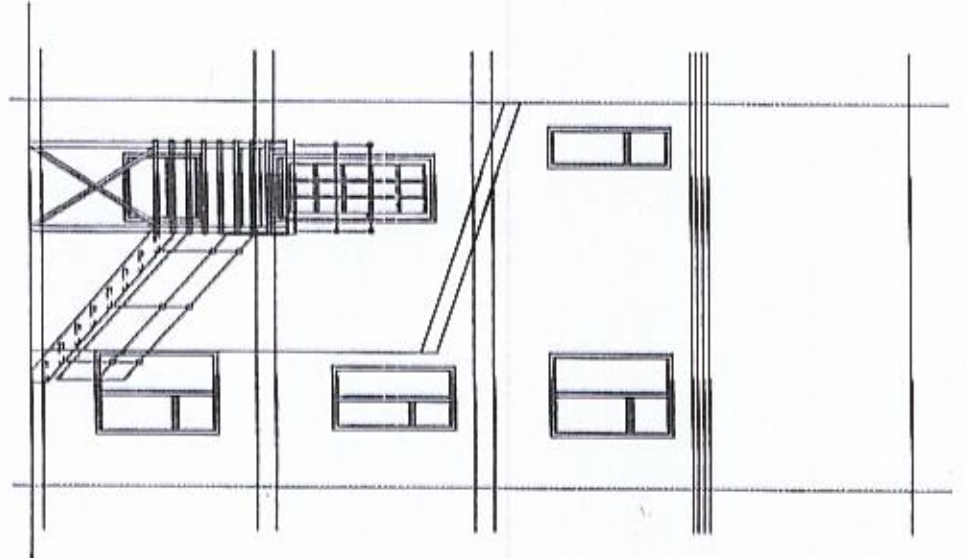
Conditions and/or reasons:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. Development shall not commence until an arrangement for the provision of off site public open space improvements, libraries, public realm and transport improvements has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the method, timing and arrangements to comply with the Council's policies for the provision of the infrastructure required in connection with the proposed development.
3. The parking area shown on the approved plan shall be retained for the life of the development.

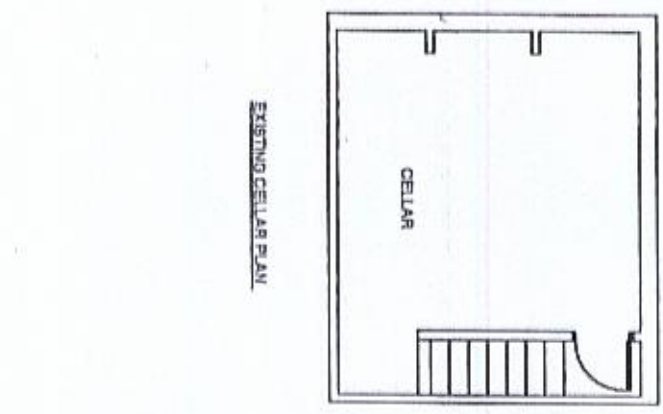
Proposed Plans - P08/0375



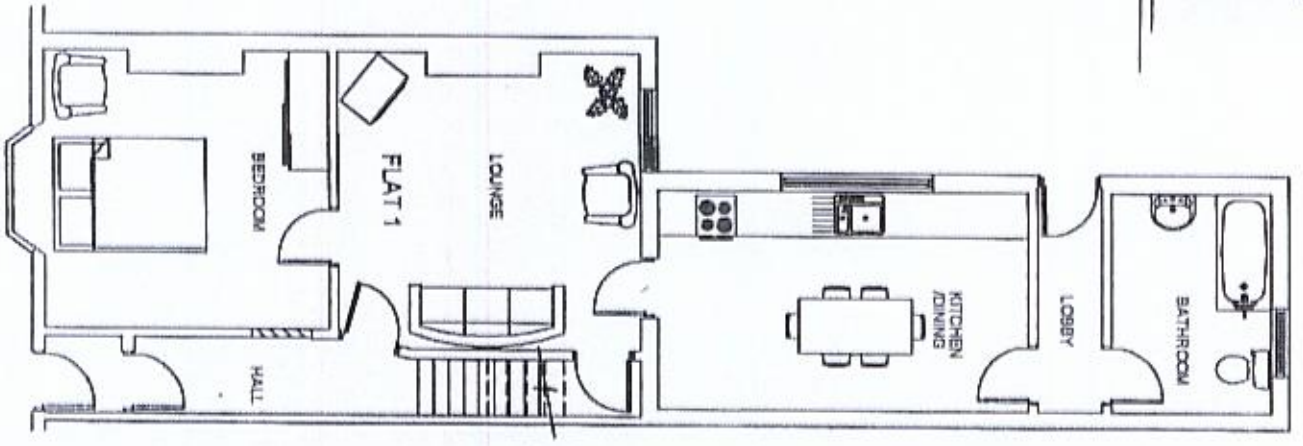
EXISTING FRONT ELEVATION



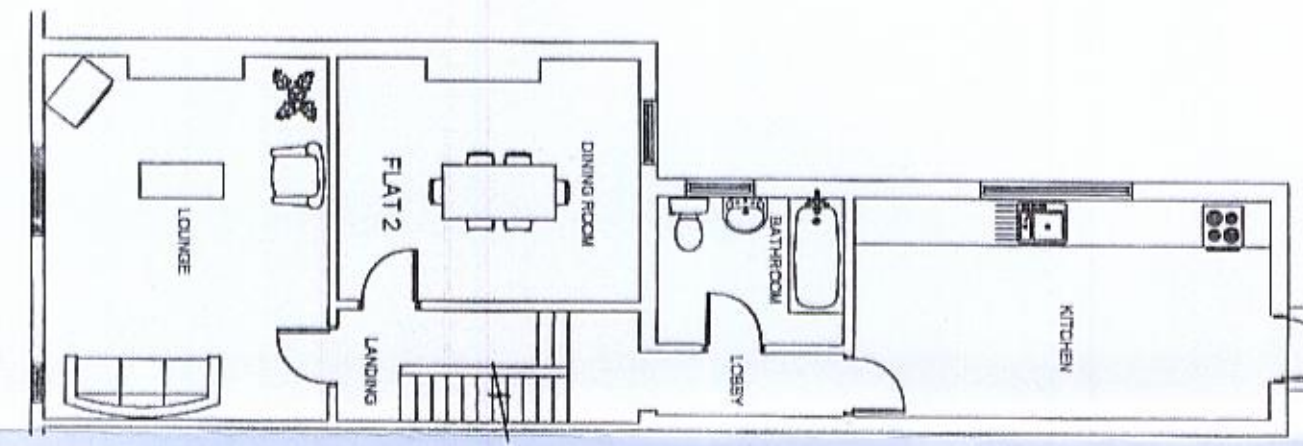
EXISTING REAR ELEVATION



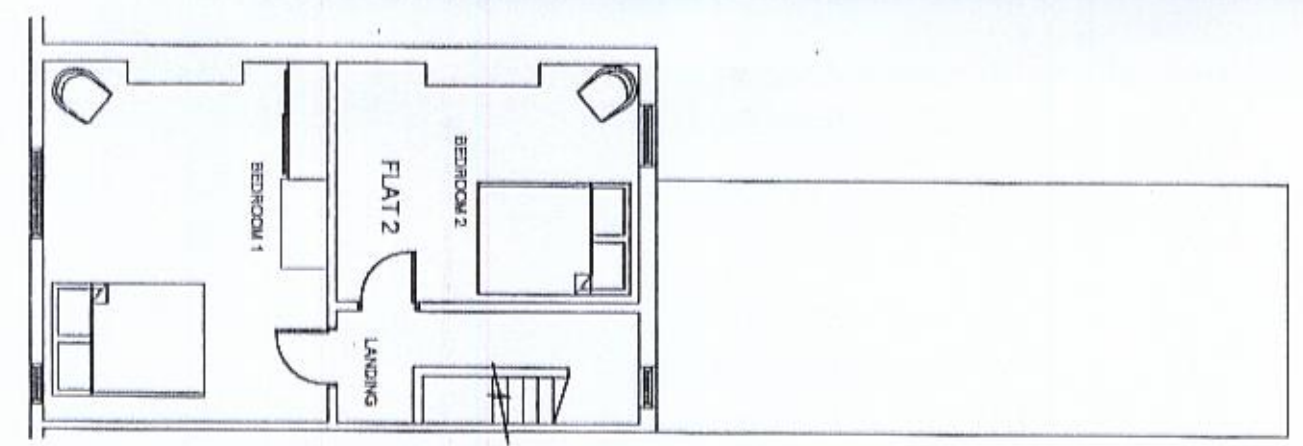
EXISTING CELLAR PLAN



PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECOND FLOOR PLAN

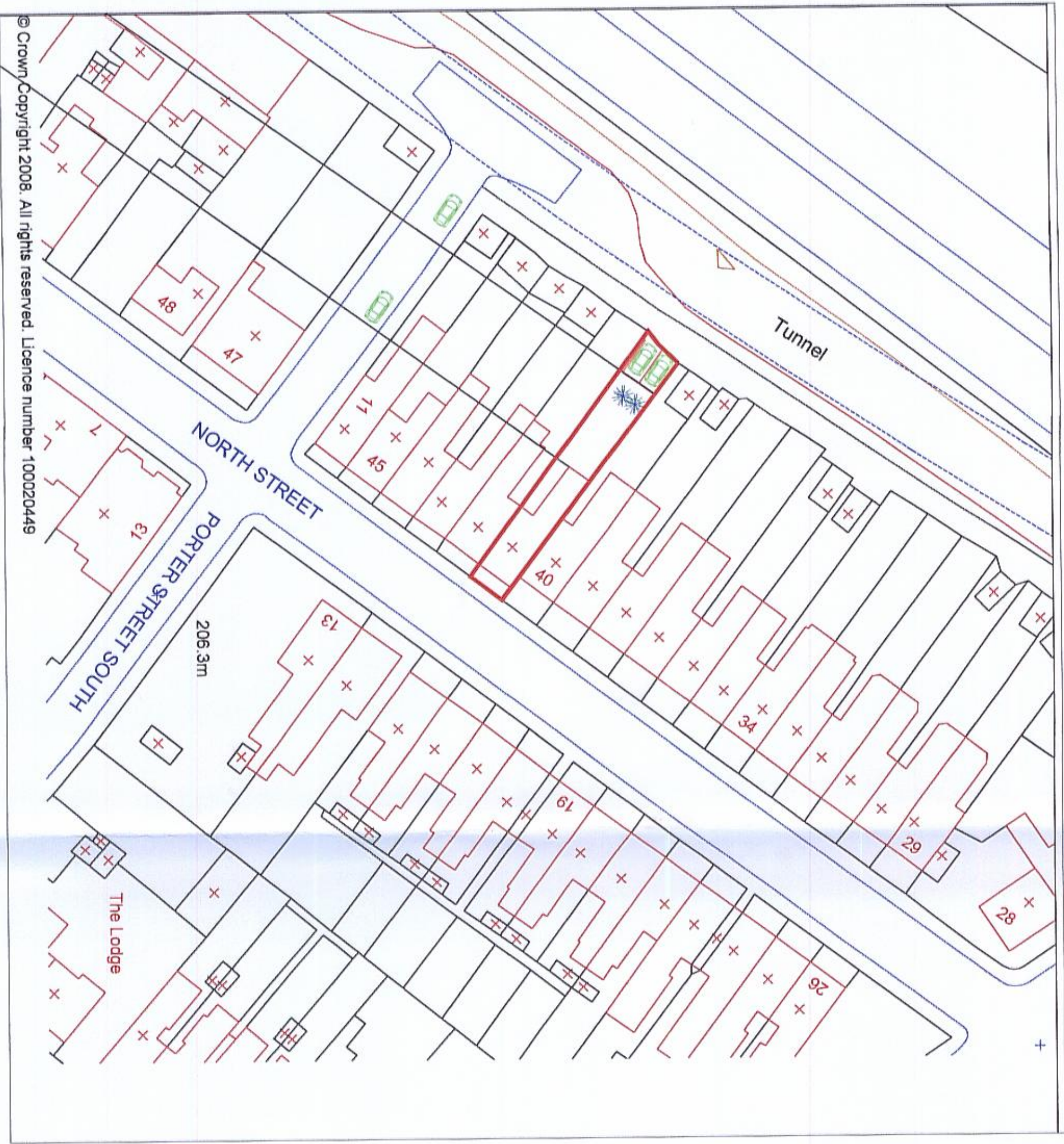
REVISION	DESCRIPTION	DATE
1	41 NORTH STREET DUDLEY DY2 7BU WEST MIDLANDS For MR NAZAKAT ALI ESQ.	

REC'D
- 1 MAR 2008
ARCHITECTURAL SERVICES

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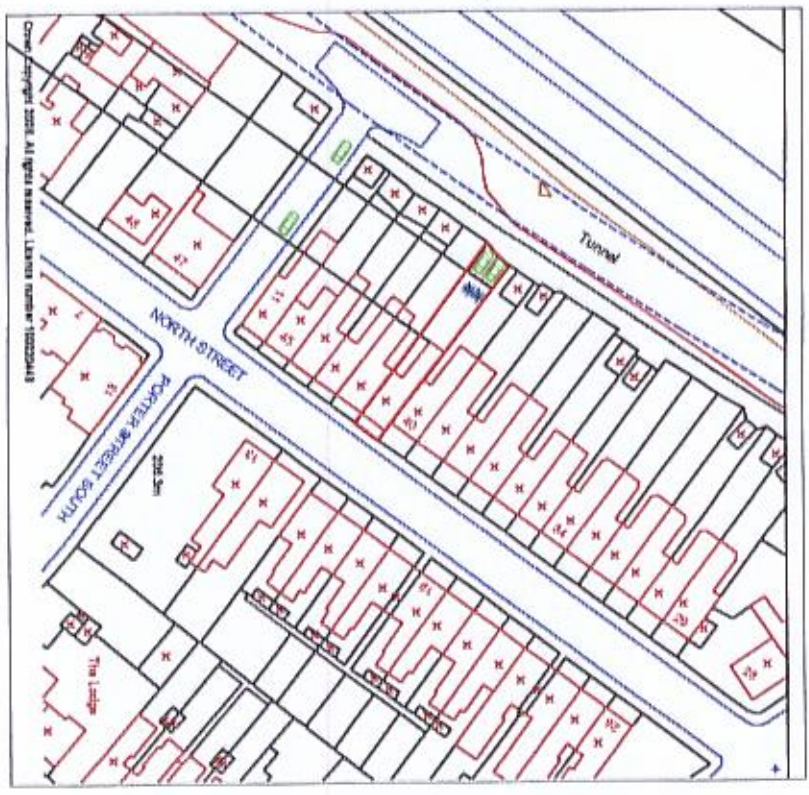
1:100 FEB 2008 MC/1898/02

Site Location Plan - P28P375



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SCALE 1:500



SCALE 1:1250

RACE
- 1 MAR 2008
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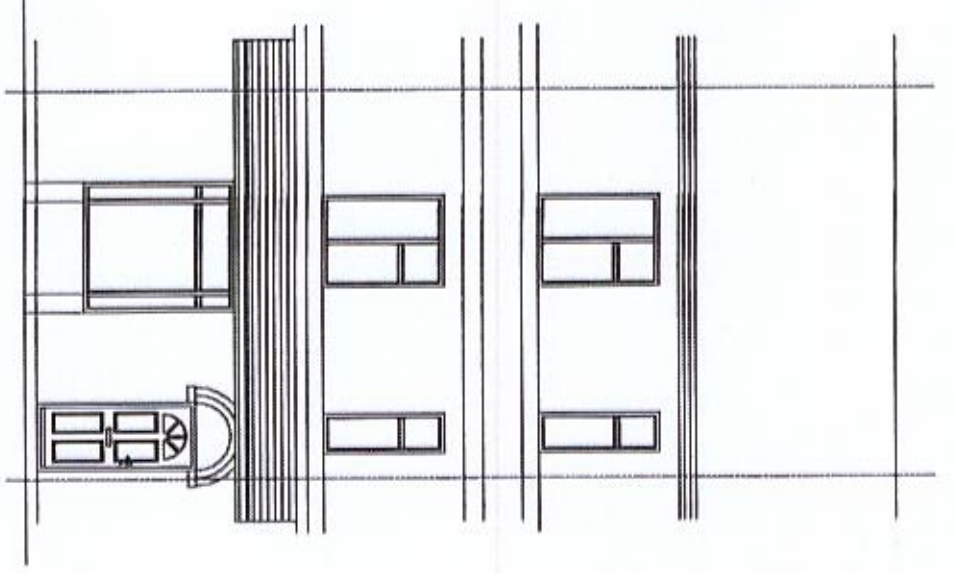
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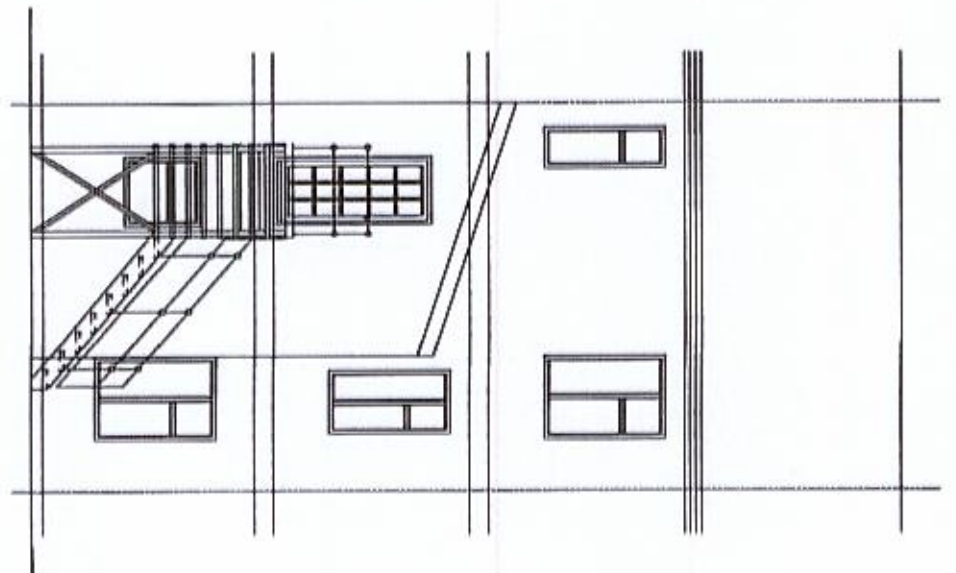
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EXISTING SITE PLAN
1:500 & 1:1250 28/02/08 M/C M/C/183604

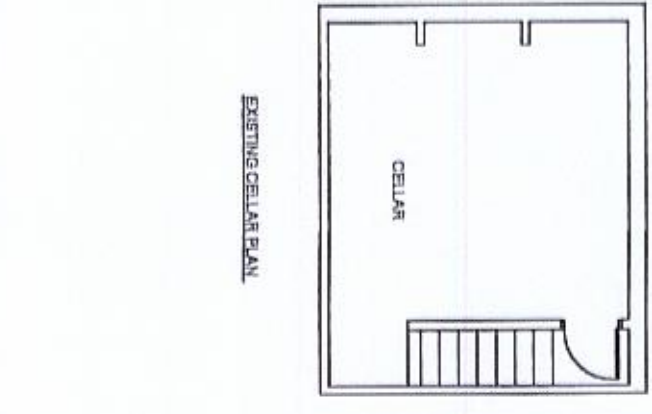
Existing Plans. P0280375



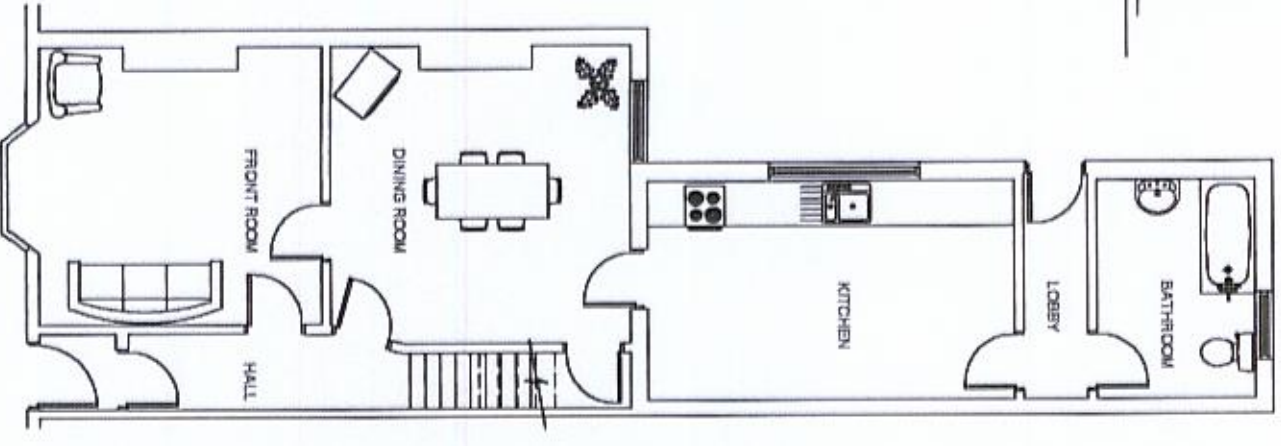
EXISTING FRONT ELEVATION



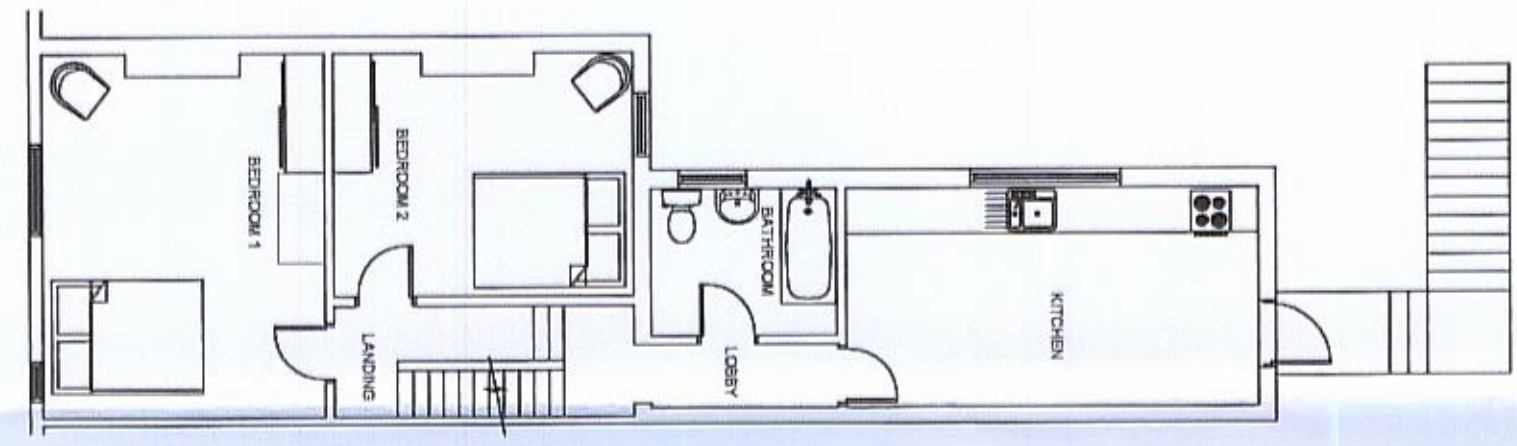
EXISTING REAR ELEVATION



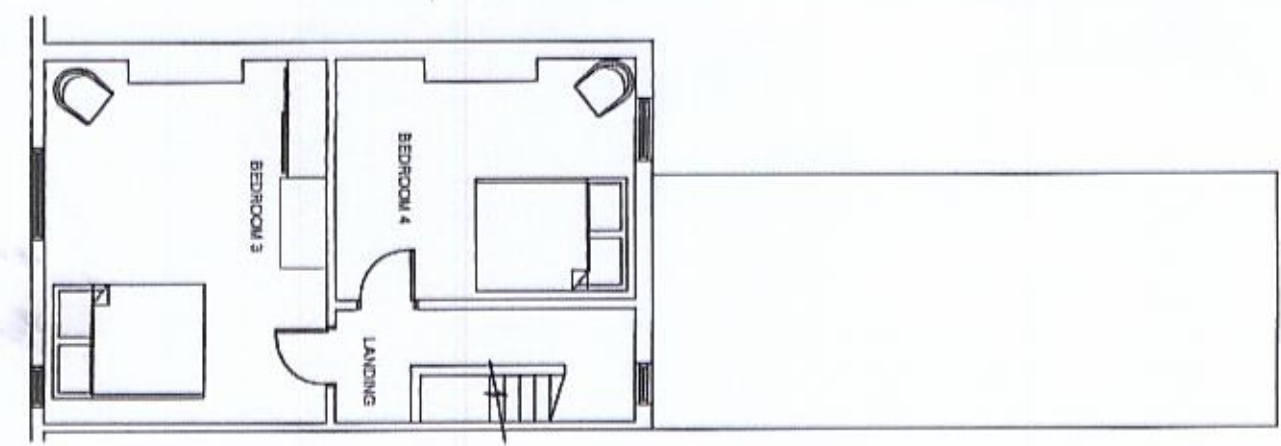
EXISTING CELLAR PLAN



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



EXISTING SECOND FLOOR PLAN

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Mike Coleman AMASl
Architectural Technician

EXISTING GROUND, FIRST & SECOND FLOOR PLANS WITH ELEVATIONS

1:100 FEB 2006 MC/183901