

# PLANNING APPLICATION NUMBER: P10/0019

Type of approval sought	FULL PLANNING PERMISSION
Ward	LYE & WOLLESCOTE
Applicant	MR RAY MORRIS
Location:	<b>15, ENGINE LANE, STOURBRIDGE, DY9 7AQ</b>
Proposal:	<b>TWO STOREY SIDE/REAR EXTENSION TO CREATE 1 NO. APARTMENT</b>
Recommendation summary:	<b>APPROVE SUBJECT TO A 106 AGREEMENT</b>

## SITE AND SURROUNDINGS

1. The application property is a derelict 1930s 3-bedroom detached house located at the corner of Engine Lane and Badger Street. The property is currently being redeveloped as 3no. 1-bed flats ( see History section ). The property has a driveway to the side and a rear garden area. A brick wall encloses the forecourt area at the property and the side boundary along Badger Street.
2. The surrounding area is in mixed use. Adjacent the site to the north is a two storey office building. To the west, on the opposite side of Engine Lane, is a furniture manufacturer with a large car park to the side. There are other residential properties to the east on Badger Street and south on Engine Lane.

## PROPOSAL

3. Permission is sought for a two storey extension to the building to create a 1-bedroom flat. Six parking spaces are to be provided at the site to serve the approved and proposed flats.

## HISTORY

4.

APPLICATION	PROPOSAL	DECISION	DATE
P09/0938	Conversion of Dwelling into 2no.	Approved Subject to	September 2009

	Flats	Conditions	
P09/1327	Two Storey Side/Rear Extension to Create 1no. Apartment	Approved Subject to Conditions	November 2009

## PUBLIC CONSULTATION

5. No response received to neighbour consultation.

## OTHER CONSULTATION

6. Group Engineer ( Development ): No objection.
7. Head of Environmental Health & Trading Standards: No objection subject to a condition relating to ground contamination.

## RELEVANT PLANNING POLICY

8. Adopted UDP

Policy DD4 - Development in Residential Areas

Policy DD7 - Planning Obligations

Supplementary Planning Documents

Parking Standards SPD

Planning Obligations SPD

## ASSESSMENT

9. Key Issues
- The impact of the development on the character of the area and residential amenity;
  - Parking/access issues
  - Planning obligations

10. Policy DD4 of the UDP advises that new development in residential areas will only be allowed where there would be no adverse effect on the character of the area, highway safety or upon residential amenity.
11. The proposed extension is of an appropriate scale and design in the context of the proposed refurbishments and extension approved under the previous applications, having no detrimental effect on the character of the area. The extension would not lead to any loss of amenity at existing nearby residential properties, in particular to the house to the rear, as there would be no habitable rooms overlooking garden areas or windows. Appropriate provision is made for amenity space to the rear of the building.
12. The development provides an appropriate level of parking ( 1 space per unit plus 1 visitor space ) to conform with the requirements of the Parking Standards SPD.
13. Policy DD7 of the UDP requires applicants to enter into planning obligations in order to make appropriate provision for the infrastructure requirements of a development. In this case, in accordance with the provisions of Planning Obligations SPD, the following off-site contributions are to be sought:
  - Open Space, Sport and Recreation Contribution - £1270.28
  - Library Contribution - £184.92
  - Public Realm Contribution - £462.35
  - Transport Infrastructure Improvements Contribution - £182.13
  - Management and Monitoring Charge - £250

The total offsite financial contribution equates to £2349.68. The applicant has agreed to provide the required contribution.

## CONCLUSION

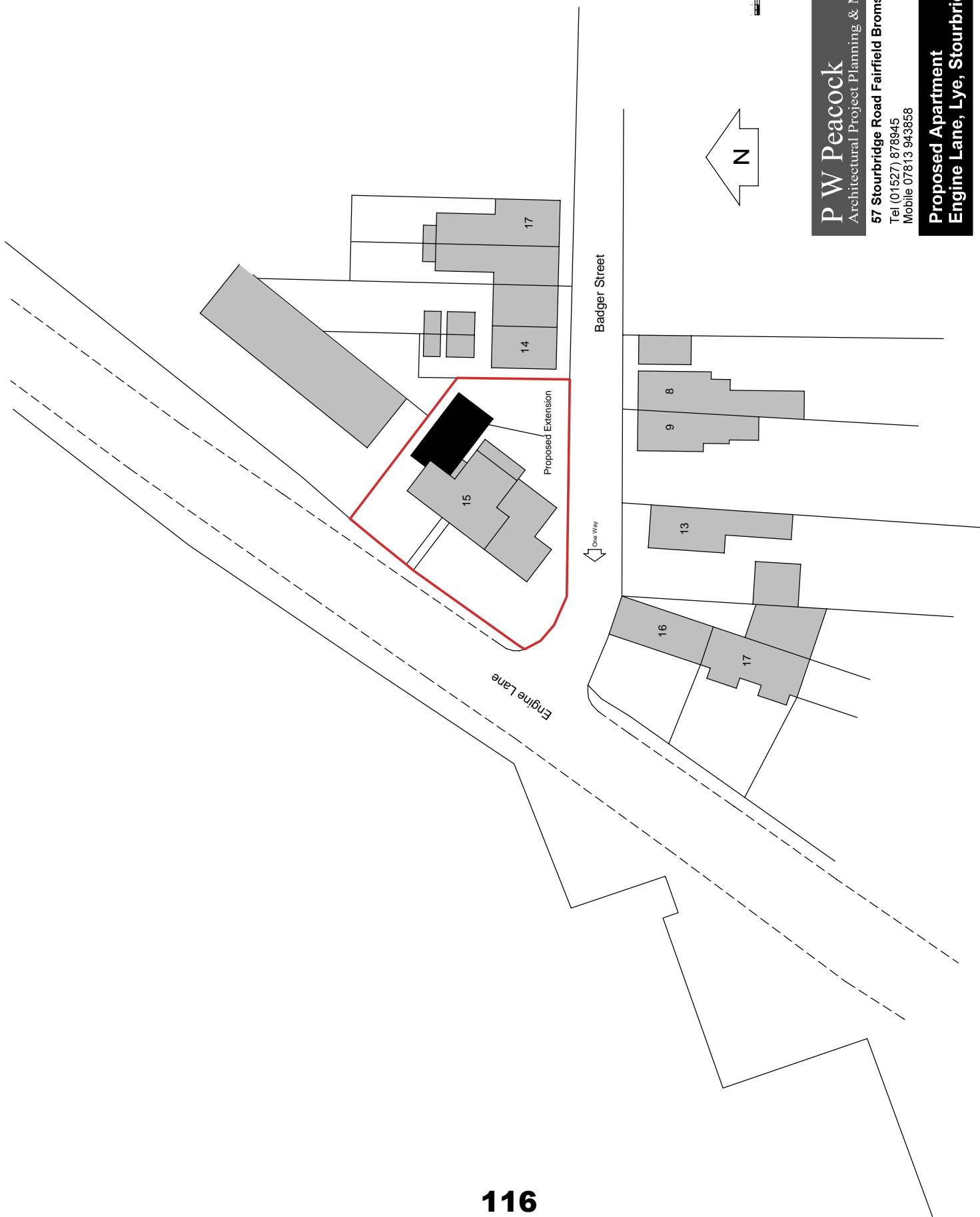
14. The proposed development would not have any adverse effect on the amenities of occupants of neighbouring properties, the character of the area or highway safety. As such the proposal does not conflict with Policies DD4 and DD7 of the UDP.

## RECOMMENDATION

15. It is recommended that the application be approved subject to:
- a) The development not commencing until a scheme for the submission and approval of a planning obligation to guarantee contributions towards open space, sport and recreation improvements, library improvements, public realm improvements and transport infrastructure improvements, and a management and monitoring charge totalling £ 2349.68 , has been submitted to and agreed in writing by the Local Planning Authority.
  - b) The Scheme shall include the method, timing and arrangements including a means to guarantee a financial payment, increased through index linking from the first April each subsequent year, in accordance with the Council's planning obligations policies.
  - c) The following conditions, with delegated powers to the Director of the Urban Environment to make amendments to these as necessary

**Conditions and/or reasons:**

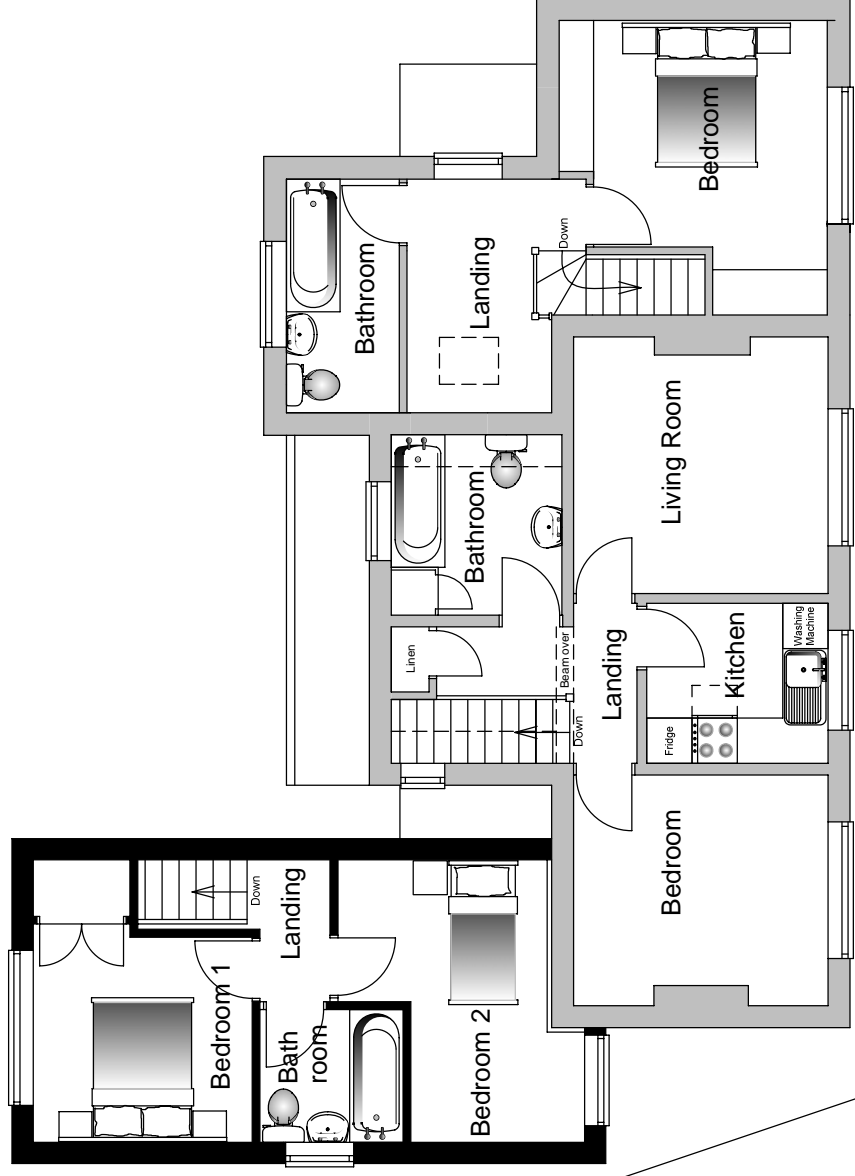
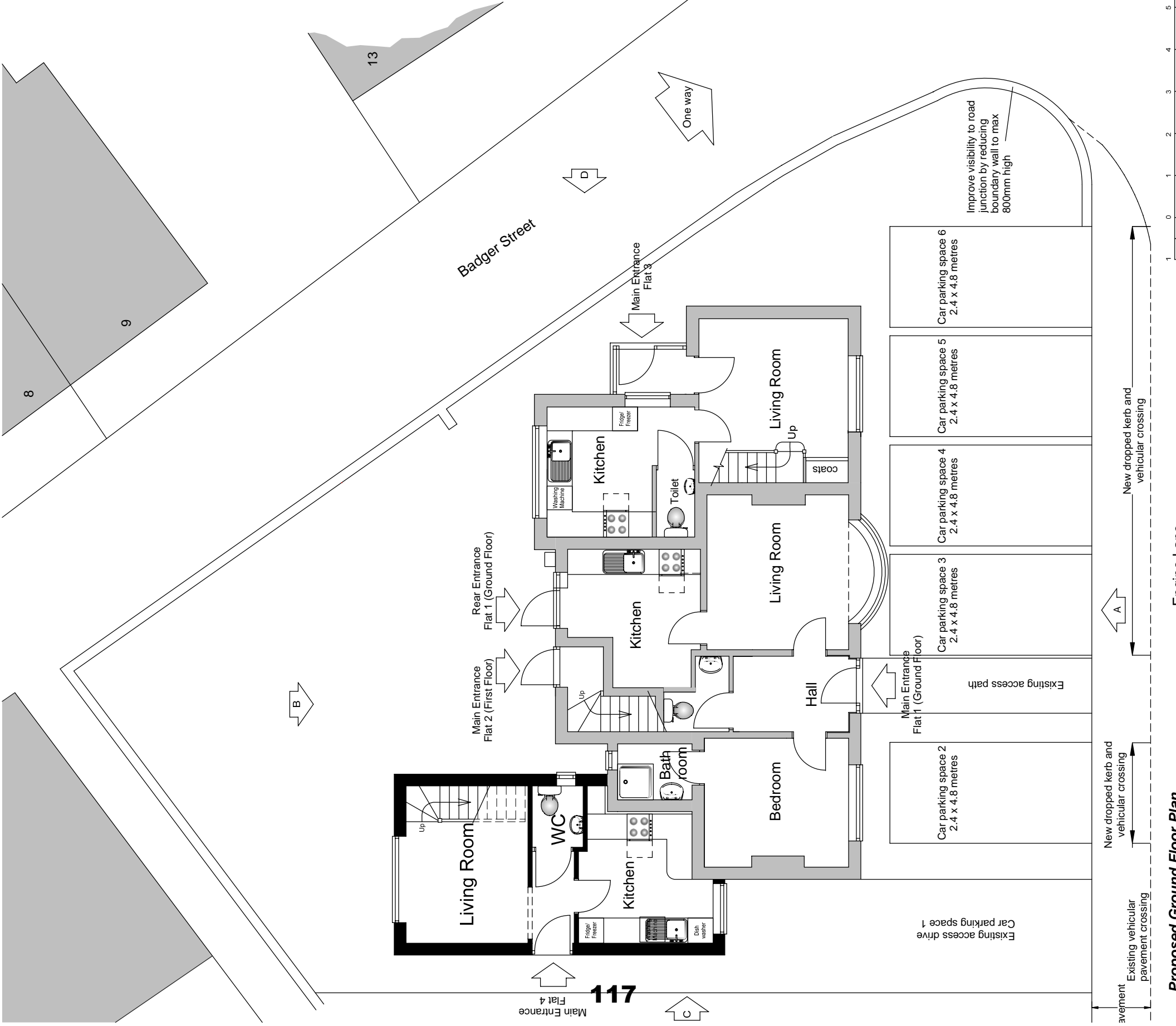
1. BA01 Commencement within 3 years (full)
2. The development shall not begin until a scheme for the provision of:
  - Libraries Improvements
  - Open Space, Sport and Recreation Improvements
  - Transport Infrastructure Improvements
  - Public Realm Improvements
  - Monitoring and Management Chargehas been submitted to and approved in writing by the Local Planning Authority.
3. AC04 Contaminated land - soil gases and vapours
4. BD01I Access prior to occupancy of dwellings
5. BD08I Reduction of front boundary wall
6. No development shall commence until a plan detailing suitable provision and location of 1no. woodcrete style (or similar) bat boxes/tubes/bricks/tiles incorporated into the south eastern elevation of the building has been submitted to and approved in writing by the Council. All works must be carried out in accordance to the approved plan.
7. AE03 Submission of materials samples



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**Proposed Apartment**  
**Engine Lane, Lye, Stourbridge**

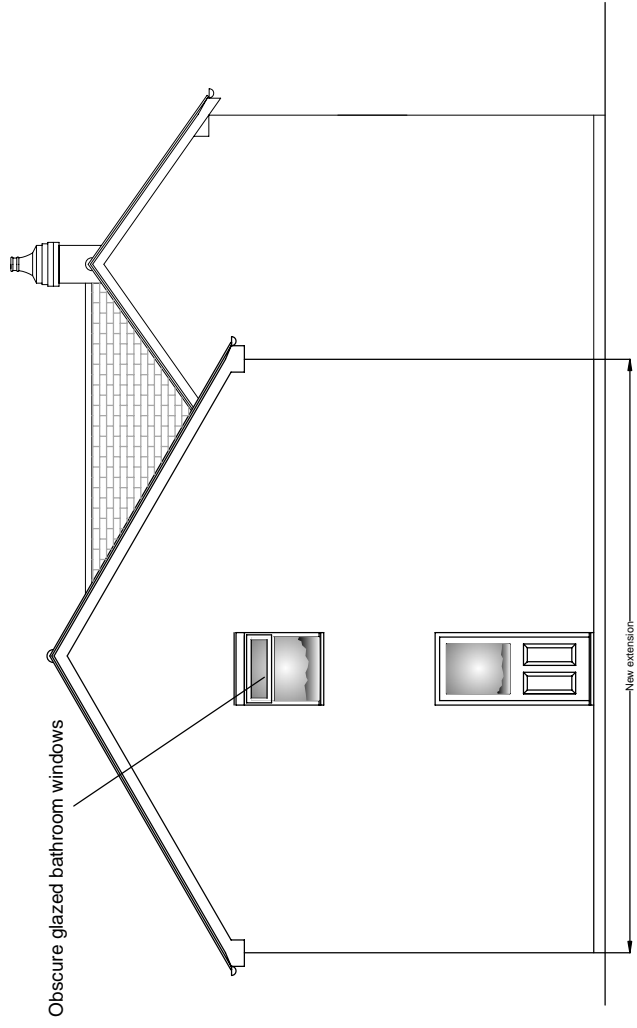
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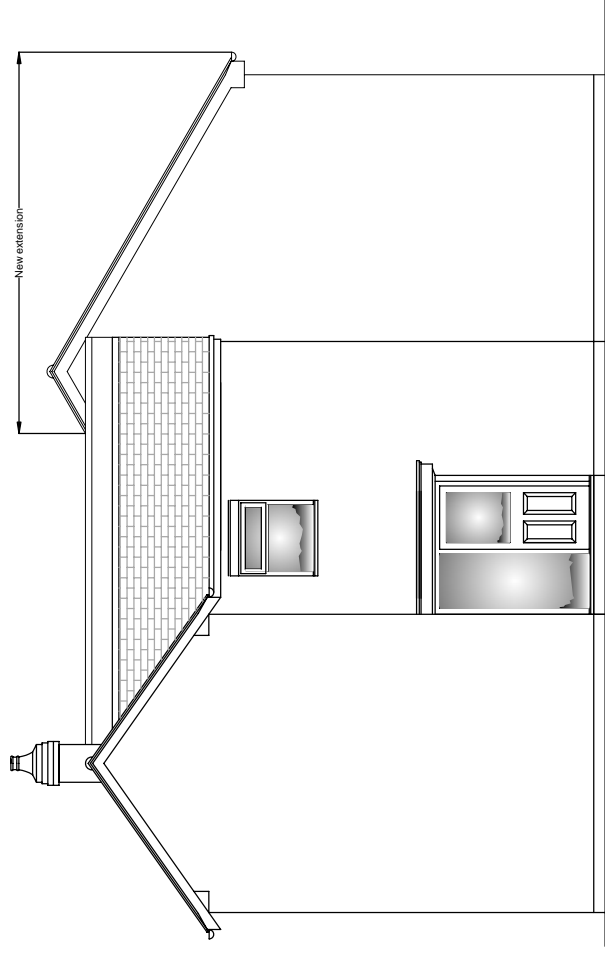
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**Proposed Extension to form new flat**  
**15 Engine Lane, Lye, Stourbridge**

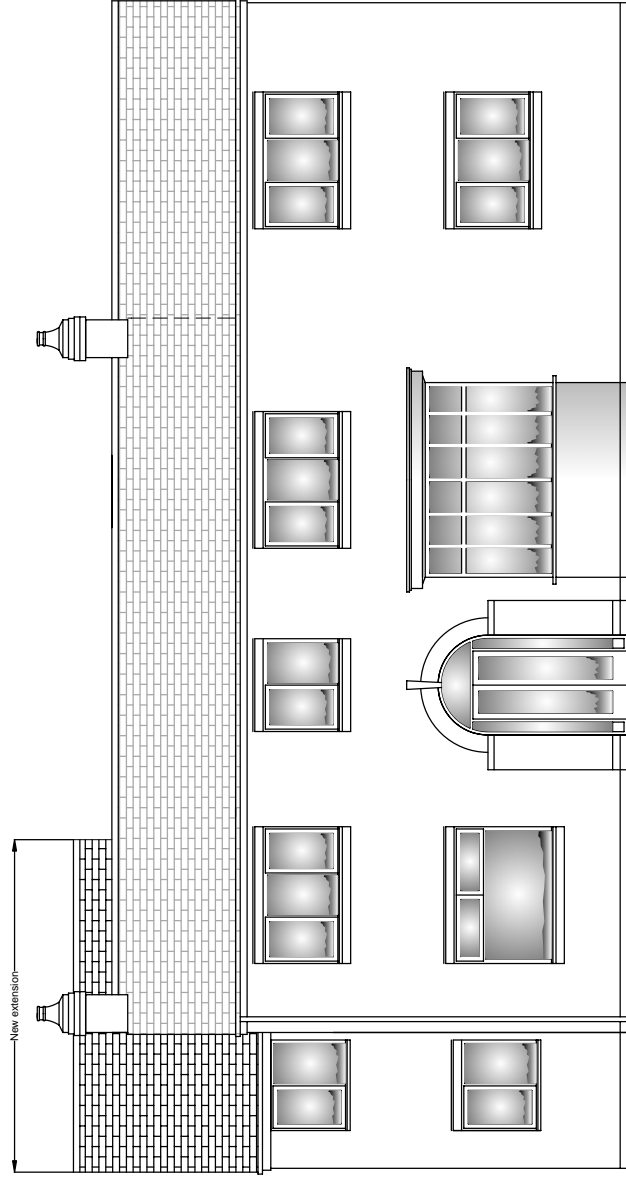
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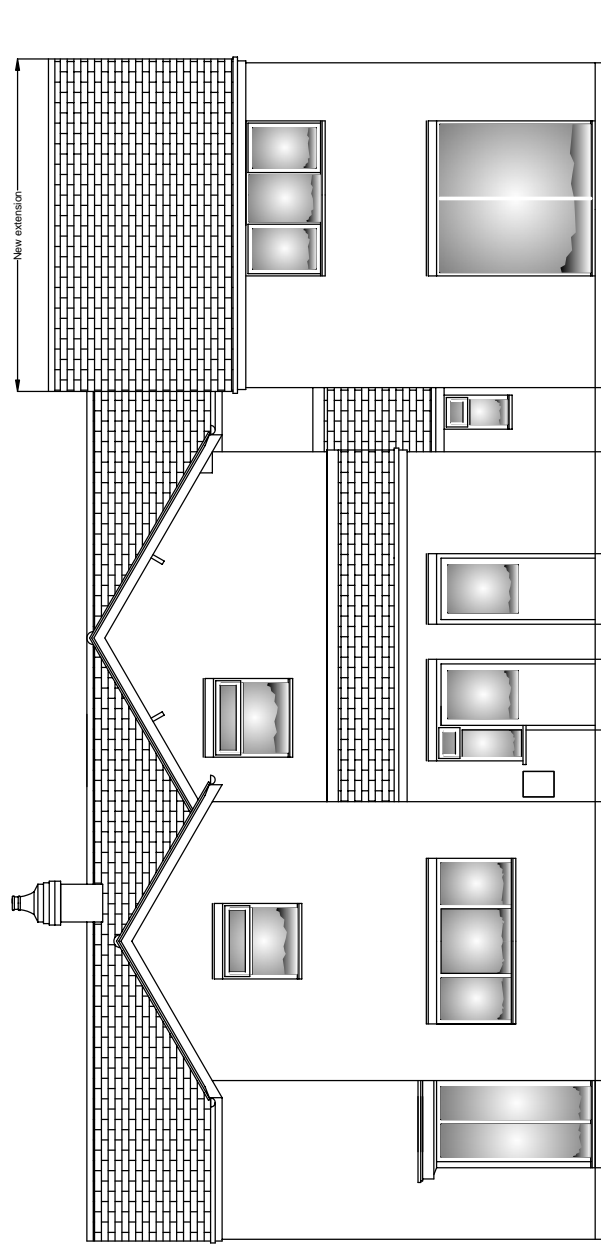
**Proposed Side Elevation C**



**Proposed Side Elevation D**



**Proposed Front Elevation A**



**Proposed Rear Elevation B**



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