

PLANNING APPLICATION NUMBER:P07/2374

Type of approval sought	Full Planning Permission
Ward	BROCKMOOR AND PENSNETT
Applicant	Mr Parks
Location:	LAND ADJACENT TO, 54, HEYDON ROAD, PENSNETT, BRIERLEY HILL, WEST MIDLANDS, DY5 4LR
Proposal	ERECTION OF 1 NO FOUR BEDROOM DETACHED DWELLING
Recommendation Summary:	APPROVE SUBJECT TO A 106 AGREEMENT

SITE AND SURROUNDINGS

1. The application site is a side garden associated with number 54 Heydon Road. The site is a corner plot within Heydon Road and has a site area of 271m². The site is currently poorly managed and is not enclosed as part of the usable amenity area associated with number 54 Heydon Road.
2. The application site is bound to the west by number 54 Heydon Road, a semi-detached gabled roof dwelling with side garage closest to the application site. The main dwelling has a first floor side facing window which serves a landing. To the east of the site are 47, 48 and 49 Heydon Road which sit facing the site. To the rear of the application plot is number 53 Heydon Road. This property sits perpendicular to the site and has a single side garage closest to the application site. This property has two windows facing the application site serving a landing and a bathroom.

PROPOSAL

3. This application seeks approval for the erection of one, four bedroom detached dwelling. The proposed dwelling would be of a side facing gable design having a single storey side garage closest to the highway finished with a pitched roof. The property would have a bay window to the front elevation and canopy above the front door. There would be a mock gable feature to the first floor front with the first floor

window beneath it having solidier course detailing. The main dwelling would be 6.4m in width and 8.5m in length. The garage would be 3m in width and 6m in length when measured internally. The maximum ridge height of the proposed dwelling would be 8.4m.

HISTORY

4. None relevant

PUBLIC CONSULTATION

5. No representations received.

OTHER CONSULTATION

6. Group Engineer (Development) – No Objections, subject to conditions related to hard surfacing and agreement to enter into planning obligation contribution.
7. Head of Public Protection – No Adverse Comments.

RELEVANT PLANNING POLICY

8. National Planning Policy
 - Planning Policy Statement (PPS) 3 – Housing
9. Unitary Development Plan
 - DD4 Development in Residential Areas
 - DD6 Access and Infrastructure
 - DD7 Planning Obligations
 - DD8 Provision of Open Space, Sport and Recreation Facilities
 - H1 New Housing Development

- H3 Housing Assessment Criteria
- H6 Housing Density
- LR2 Access to Public Open Space
- LR3 Children's Play Areas

10. Supplementary Planning Guidance

- Parking Standards and Travel Plans
- New Housing Development

ASSESSMENT

11. Key issues:

- Principle of residential development.
- Highway safety.
- Character of the area.
- Impact on neighbouring properties.
- Amenity of future occupiers.
- Planning obligations.

Principle of residential development.

12. The principle of residential development has already been established on this site by way of its historic and existing use as a dwelling house. In this regard the proposal is consistent with the requirements of Policy H1 – New Housing Development of the Adopted UDP (October 2005).

13. The proposed development would constitute the re-use of underused land in an existing urban area. In this regard the proposed development would be consistent with the requirements of Policy H3 Housing Assessment Criteria of the Adopted UDP (October 2005).

Highway safety

14. The application site provides three vehicular parking spaces. It is considered that the proposed development would have no detrimental effect on either vehicular or pedestrian highway safety. This is supported by the comments from the Group Engineer Development. In this regard the proposed scheme would be in accordance with the requirements of Policy DD6 – Access and Infrastructure of the Adopted UDP (October 2005) and Supplementary Planning Guidance – Parking Standards and Travel Plans– (March 2007).

Character of the area

15. The area surrounding the application site is deemed as a suburban outer area characterised with predominantly, but not exclusively semi-detached house types. The density of the surrounding area is typically 50 dwellings per hectare. This is comparable to the proposed density which would be at 40 dwellings per hectare. In this regard the proposed housing development is therefore in line with the requirements set out in Planning Policy Statement (PPS) 3 – Housing (November 2006), Policy H6 – Housing Density of the Adopted UDP (October 2005) and Supplementary Planning Guidance – New Housing Development – (March 2007).
16. Although the garage to the proposed dwelling would come to within 1.3m of the highway to the side, it is not considered that it would negatively exceed the existing building line with the dwellings to the rear of the plot as the gable wall to the house would be only 2m forward of these. Furthermore there are only three dwellings to the rear sitting perpendicular to the application plot making it difficult to claim these form an established building line. Any impact this siting may have had on the openness of this corner is considered to be mitigated by the proposed single storey garage being closest to the highway. This open land to the side of number 54 Heydon Road is not

a characteristic feature of the street scene and therefore its development would not be to the detriment of the wider area. This siting would therefore not result in the proposed dwelling becoming a prominent feature within the street scene. The proposed development would therefore comply with the requirements of Policy DD4 - Development on Residential Areas of the adopted UDP (October 2005) and Supplementary Planning Guidance – New Housing Development – (March 2007).

17. The design of the proposed dwelling is considered to be in keeping with the surrounding area with the external appearance being of gable roof design which is characteristic of the street scene. The roof ridge would be 1m higher than that of the surrounding properties. This increase is considered acceptable and would not result in a dwelling that would become prominent within the street scene. The proposed dwelling is therefore considered to be sympathetic to the visual amenities of the area and the street scene of which it would form part. In this regard the design of the proposed dwellings is in accordance with the requirements of Policy DD4 – Development in Residential Areas – Adopted UDP (October 2005).

Impact on neighbouring properties.

18. The application site forms part of the amenity area associated with number 54 Heydon Road. The loss of this portion of the amenity area would not result in a substandard level of remaining amenity space for the occupiers of 54 Heydon Road. The siting of the proposed dwelling on the plot ensures no conflict with the council's 45° code to the habitable room windows within the rear elevation of the neighbouring property, number 54 Heydon Road. Number 54 Heydon Road and the property to the rear, number 53 Heydon Road have windows facing the application site. All these windows serve non habitable rooms and therefore the light to these rooms can not be protected. Numbers 47, 48 and 49 Heydon Road would face towards the two storey gable of the proposed dwelling. There would however be a separation distance of 19m between the forward facing habitable room windows and this proposed gable ensuring there would be no loss of outlook to these neighbouring properties. This element of the proposal therefore complies with Policy DD4 – Development in

Residential Areas and Policy DD3 Housing Assessment Criteria of the Adopted UDP (October 2005).

Amenity of future occupiers.

19. The proposed dwelling would have an amenity area of 82.8m² for the private use of the future occupiers. In this regard, the proposed dwelling is considered acceptable with regards to the requirements of Policy DD4 – Development in Residential Areas of the Adopted UDP (October 2005) and Supplementary Planning Guidance – New Housing Development – (March 2007).

Planning obligations.

20. The proposed development has a requirement to provide off site contributions for the additional infrastructure identified in the Supplementary Planning Document – Planning Obligations. For this application off site contributions related to Public Open Space, Libraries, Public Realm and Transport Improvements would be required. The contributions required for this application would be:

- Public Open Space - £2637.78
- Libraries - £172.46
- Public Realm - £475.79
- Transport Improvements - £223.43

The applicant has agreed to these costs to be paid to the Local Planning Authority and the proposal therefore complies with the requirements of Policies DD7 – Planning Obligations, DD8 Provision of Open Space, Sport and Recreation Facilities, LR2 Access to Public Open Space and LR3 Children’s Play Areas of the Adopted UDP (October 2005) and Supplementary Planning Document – Planning Obligations (December 2007).

CONCLUSION

21. The principle of developing the site for the erection of one detached dwelling would be acceptable given that the site constitutes previously-developed land as defined by national planning policy. The site is of a sufficient size in which to accommodate one dwelling that would front the street, has a suitably sized garden and maintains adequate separation between adjoining properties to ensure that there is no loss of daylight outlook or privacy. The proposals would not have an adverse impact on highway safety. For the reasons outlined, approval is recommended.

FIRST RECOMMENDATION

22. It is recommended that the application be approved subject to the development not be beginning until a scheme for the submission and approval of a planning obligation to guarantee contributions towards public open space, libraries, public realm and transport improvements has been submitted to and agreed in writing by the Local Planning Authority.

SECOND RECOMMENDATION

23. It is recommended that the application be approved subject to 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 principle of developing the site for the erection of one detached dwelling would be acceptable given that the site constitutes previously-developed land as defined by national planning policy. The site is of a sufficient size in which to accommodate one dwelling that would front the street, has a suitably sized garden and maintains adequate separation between adjoining properties to ensure that there is no loss of daylight outlook or privacy. The proposals would not have an adverse impact on highway safety.

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

The above is 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

The development hereby permitted shall be in accordance with the drawing received in these offices on the 19th December 2007 and referenced drawing number 160607 sheet 000, 160607, sheet 001 revision B, 160607 sheet 002 revision B, 160607 sheet 003 revision B, 160607 sheet 004 and 160607 sheet 005.

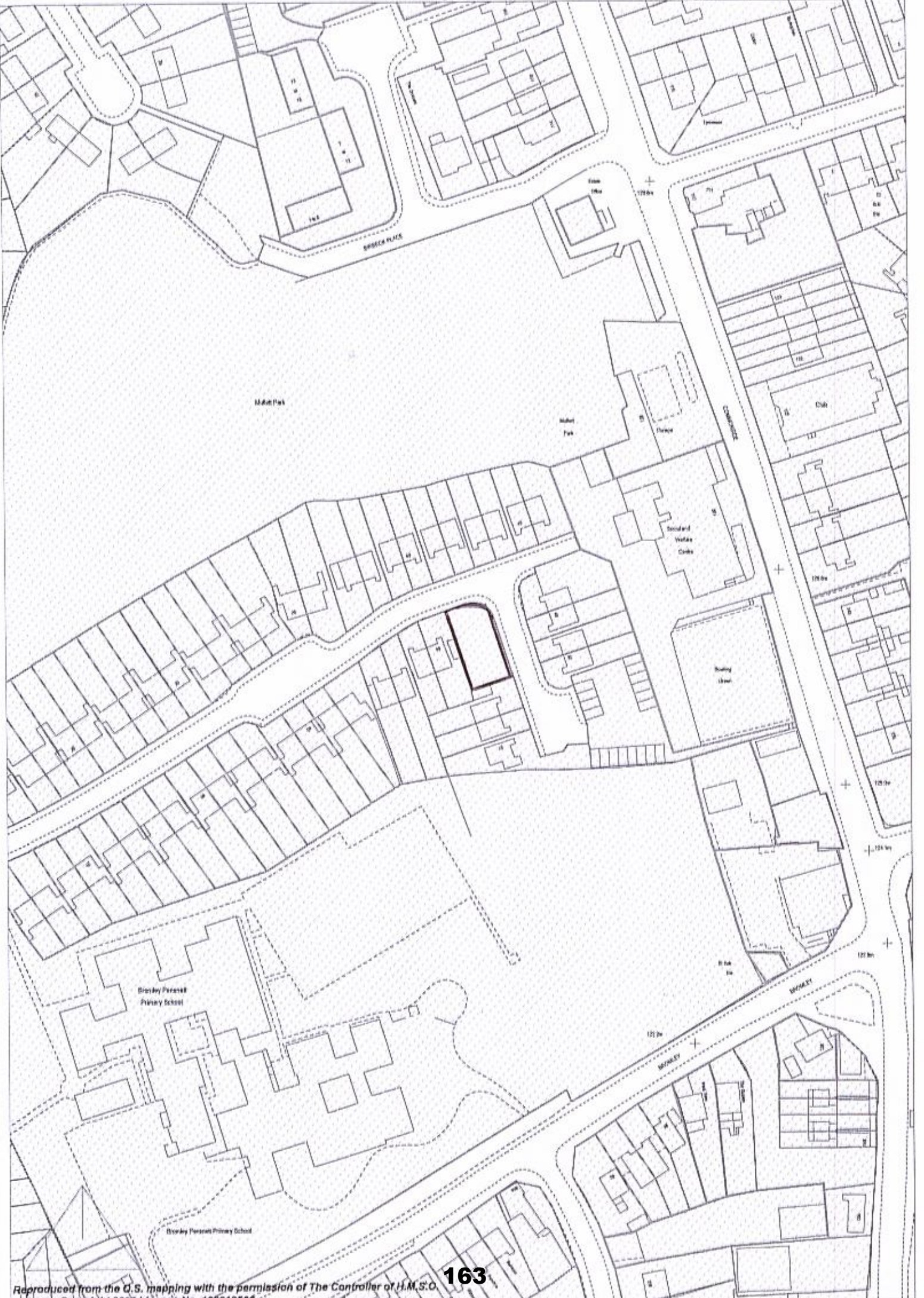
The new footway crossing shall not extend onto any radius kerb.

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 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.
3. Prior to the occupation of the dwelling hereby approved parking areas shall be laid out and drained and retained for the life of the development.
4. Prior to the commencement of development details shall be submitted to and approved in writing by the Local Planning Authority of the proposed boundary treatment to be erected on site. This shall include plans and elevations. The boundary treatment shall be implemented in accordance with the approved details and shall be retained for the lifetime of the development.
5. 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.
6. All planting, seeding or turfing comprised in the details of landscaping approved in accordance with condition 5 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.

7. The landscaped areas shall be retained in the form shown on the approved plan throughout the life of the development and shall not be used for any other purpose.
8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order), no development referred to in Part 1 Classes A.1 of Schedule 2 to that Order shall be carried out.
9. The means of access and parking shall be provided in accordance with the approved details and graded, levelled, surfaced, drained and marked out. These areas shall be maintained thereafter for no other purpose for the life of the development.



P 07 / 2374
 existing site
 Survey

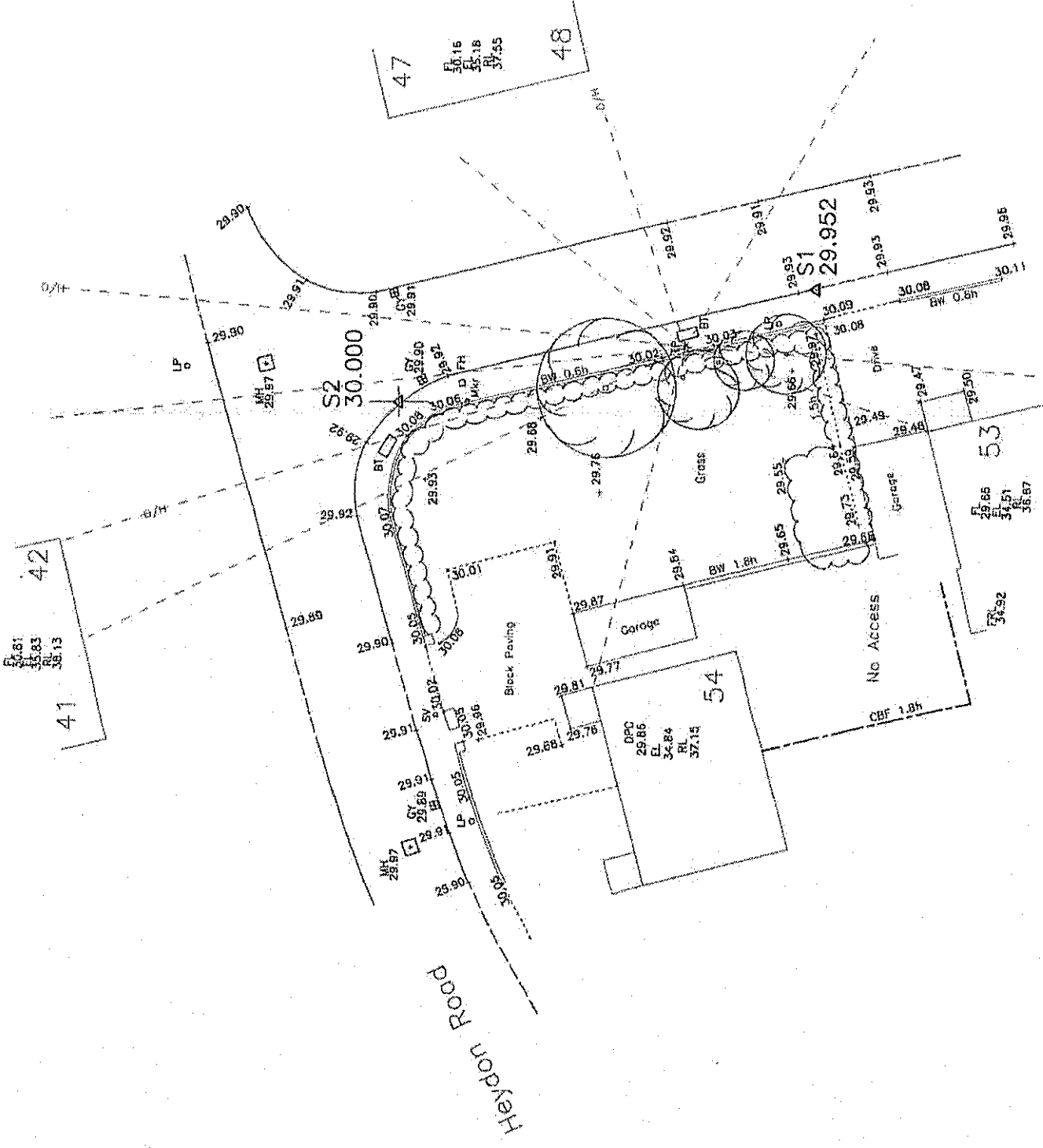
REVISION
 19 DEC 2007
 BCF ARCHITECTURAL SERVICES

Drawn	BF	Scale	1:100 @ A3
Date	18.11.2007	Rev.	000
Project EXISTING SITE SURVEY Land adjacent 54 Heydon Road Brierley Hill FOR MR PARKS			

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 PARKS

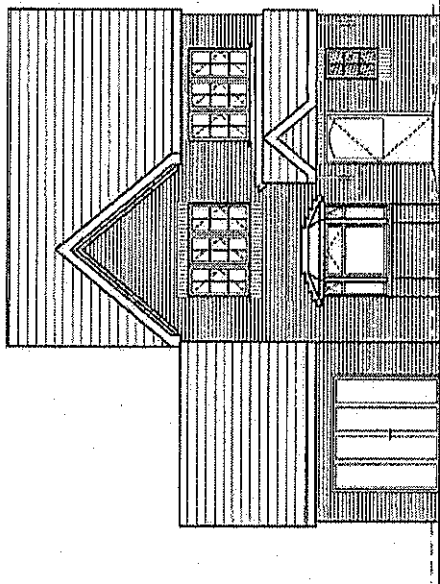
BCF
 Architectural Services
 14, 15 & 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

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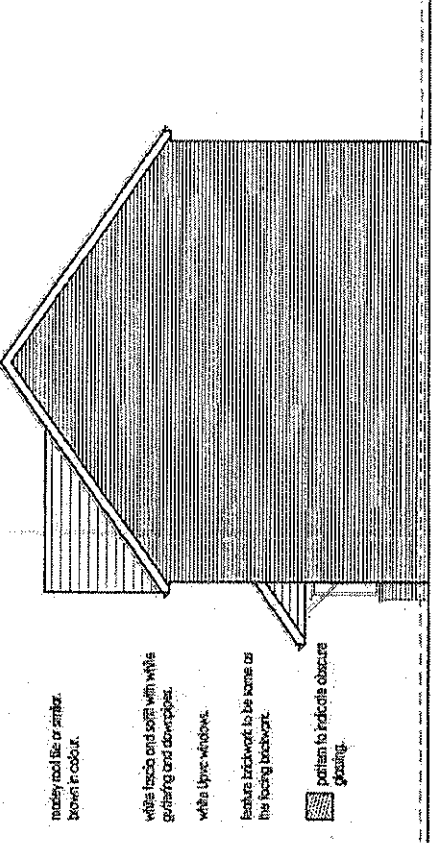


EXISTING SITE SURVEY

PROPOSED ELEVATIONS



PROPOSED FRONT ELEVATION



model roof line or similar.
to meet in cabinet.

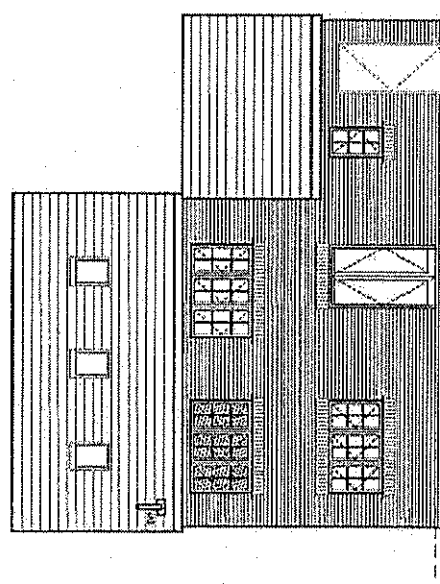
with fascia and soffits with white
guttering and downpipes.

white UPVC windows.

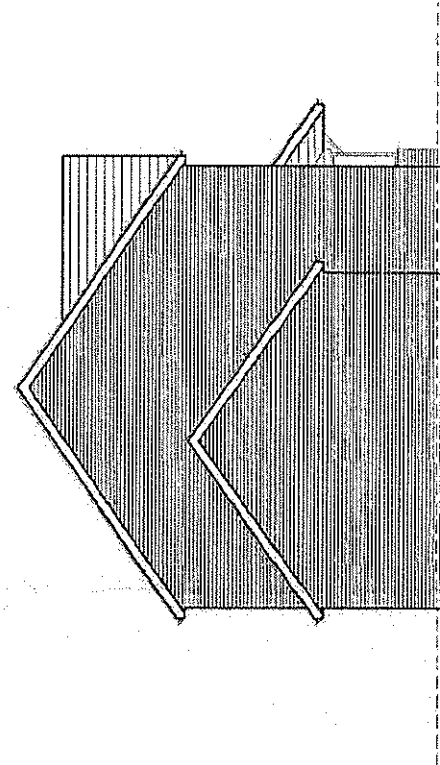
feature brickwork to be same as
the facing brickwork.

hatched pattern to indicate obscure
glassing.

PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



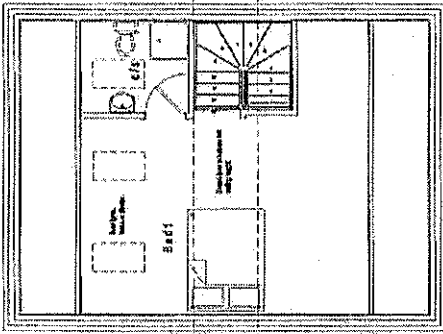
PROPOSED SIDE ELEVATION

Project Subject	
E: 14/12/07	By: [signature]
A: 15/12/07	Client: [signature]
NO	Date
Description	
Title: PROPOSED ELEVATIONS	
Project: Land Adjoining 54 Hayden Road Briarley Hill FOR MR PARKS	
Scale: 1:100 @ A3	Sheet: B
Drawn: BF	Rev: 01.01.2007
Drawn: BF	Sheet: 003
<p>BCF Architectural Services</p> <p>Consultants, Chartered Engineers, Quantity Surveyors 140 Princes Street, Level 14, Melbourne, Victoria 3000 Phone: (03) 9241 4000 Fax: (03) 9241 4000</p> <p>Copyright © BCF Architectural Services</p>	

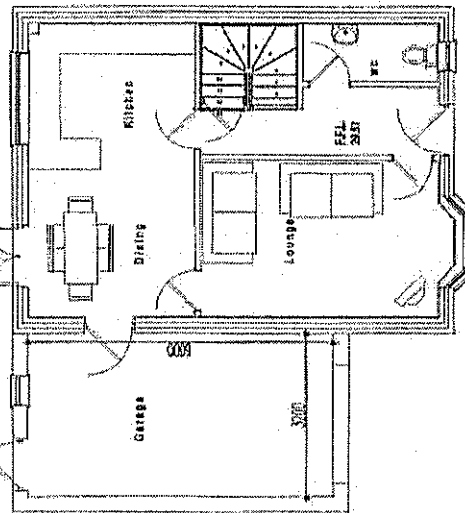
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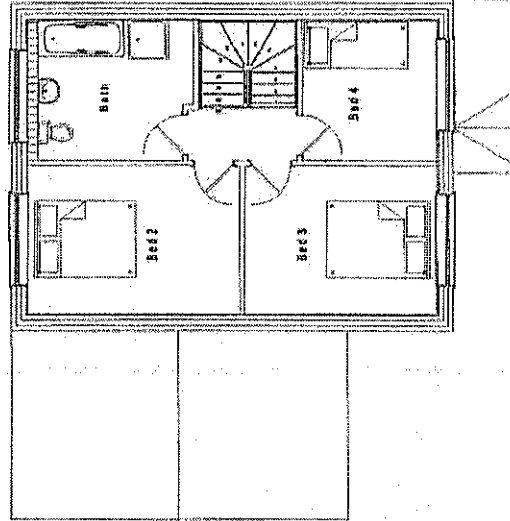
PROPOSED FLOOR PLANS



PROPOSED SECOND FLOOR



PROPOSED GROUND FLOOR



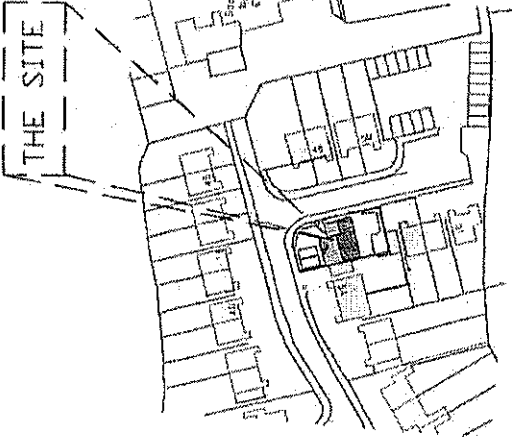
PROPOSED FIRST FLOOR

Drawing Schedule		Description	
No.	Date	No.	Description
1	11/12/07		Garage enclosure
2	11/11/2007		Garage enclosure

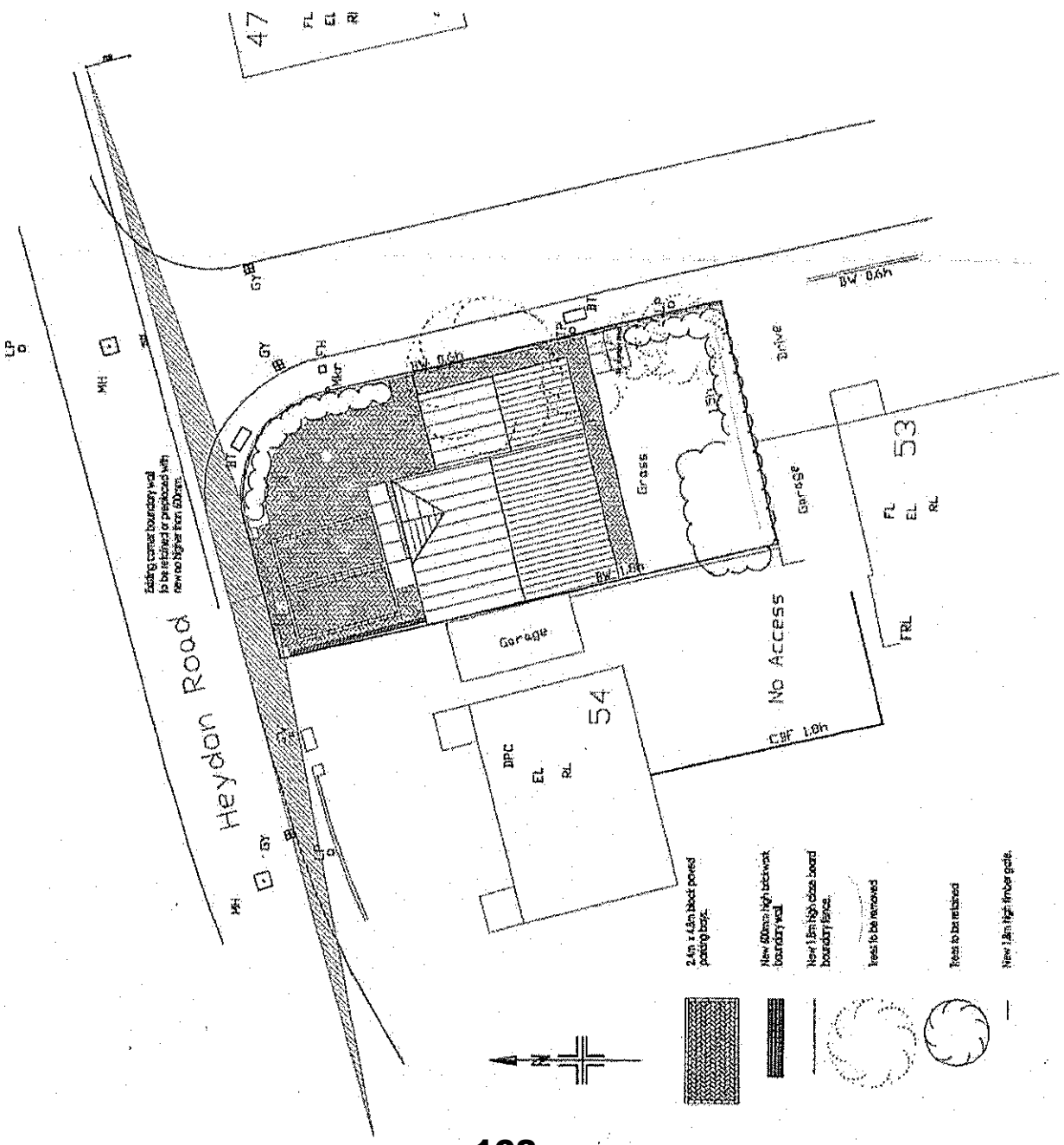
PROPOSED PLANS Project: Land Adjacent 64 Heydon Road Bridleway Hill FOR MR PARKS		Scale: 1:100 @ A3
Drawn: BF	Date: 07.07.2007	Rev: B
Sheet No: 16/5/07	Sheet	NO:

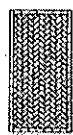

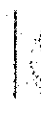



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P 07 / 2374
LOCATION PLAN
SITE PLAN



1:1250 LOCATION PLAN



-  2.4m x 4.8m black paved parking bay.
-  New 1.8m high timber boundary wall.
-  New 1.8m high close board boundary fence.
-  Trees to be removed.
-  Posts to be retained.
-  New 1.8m high timber gate.

1:200 SITE PLAN

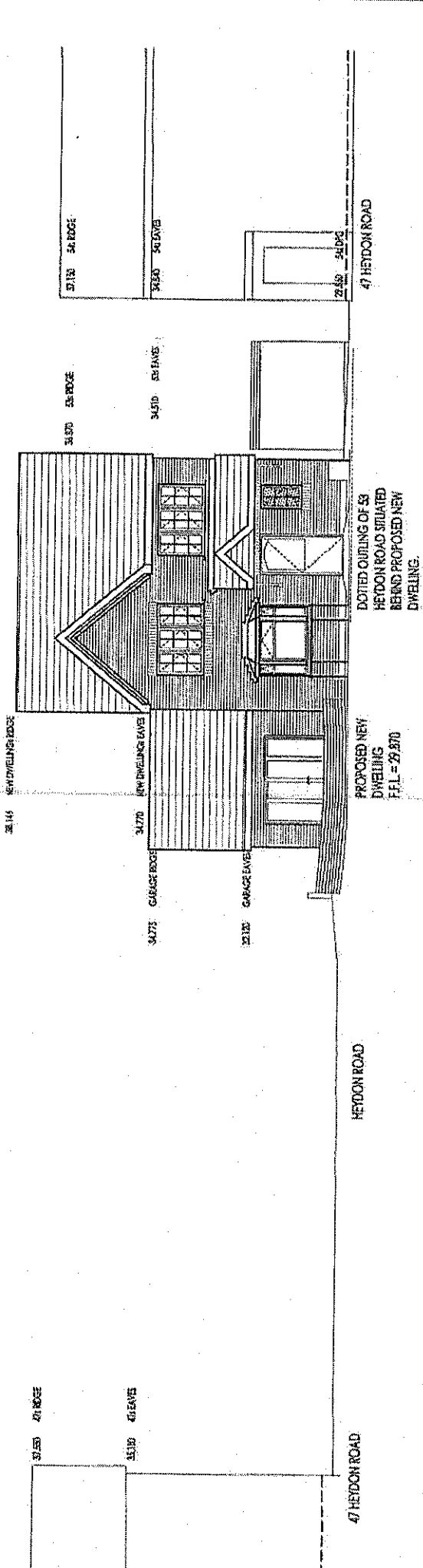
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 PROJECTS & PLANNING
 (RESIDENTIAL)

Drawing Reference		Description	
B	14/12/07	Final site plan for location plan	
A	02/11/2007	Site plan for location plan	
NS			

Title		LOCATION & SITE PLANS	
Project		Land Adjacent 51 Heydon Road Brisley Hill FOR MR PARKS	
Drawn	RF	Scale	1:1250 & 1:200 @ A3
Date	15/05/2007	Rev.	B
Drawn by	150007	Sheet	001

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P07/237A
Street Scene



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PROPOSED STREET SCENE

No.	Date	Description

Title	Street Scene
Project	54 Heydon Road Brimley Hill FOR MR & MRS
Drawn By	BF
Date	16.11.2007
Drawn No	156667
Scale	1:100 @ A3
Rev	
Sheet	004

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