

PLANNING APPLICATION NUMBER:P10/0342

Type of approval sought	Full Planning Permission
Ward	Kingswinford North & Wall Heath
Applicant	S Williamson
Location:	14, GRANTLEY CRESCENT, KINGSWINFORD, WEST MIDLANDS, DY6 9EH
Proposal	PART DEMOLITION OF 14 GRANTLEY CRESCENT AND ERECTION OF 1 NO. DWELLING AND DETACHED GARAGE IN REAR GARDEN.
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

- 1 The application site consists of a detached bungalow located within a 1950s/1960s housing development. The bungalow is set in a generous corner plot at the junction of Grantley Crescent and Chelsea Way with a large open garden which extends to the side of the dwelling. The locality is defined by a mixture of house types although corners tend to be under developed and open plan with a fairly constant plot series.

PROPOSAL

- 2 This planning application involves the partial demolition of the host dwelling (No. 14), and the provision of a new dormer bungalow on part of the demolished dwelling with the foot print extending closer to Chelsea Way and Grantley Crescent.
- 3 The application is submitted with a design and access statement and a unilateral undertaking.

- 4 The application is the resubmission of an identical planning application which was dismissed at appeal, but solely on the lack of an undertaking to enter into a legal agreement to cover the required planning obligations.

HISTORY

APPLICATION No.	PROPOSAL	DECISION	DATE
DB/72/10164	Erection of car port	Granted	10/7/72
CC/78/2525	Installation of Bow Type Window	Granted	31/10/78
P06/1783	Outline application to erect one dwelling (access, layout and scale to be considered with all other matters reserved)	Refused	2/11/06
P07/2092	Erection of a detached dwelling (outline) (access, layout and siting to be considered)	Dismissed	4/4/08
P08/1730	Part demolition of 14 Grantley Crescent and erection of 1 No 2 bedroom detached dormer bungalow and detached garage in rear garden	Refused	22-Dec-2008
P09/0394	Part demolition of 14 Grantley Crescent and erection of 1 No. dwelling and detached garage in rear garden (resubmission of refused application P08/1730)	Dismissed	11-Feb-2010

- 5 P08/1730 was for a similar form of development, however, involved the proposed dwelling being sited closer to the highway with a fence located along the back edge of the footway in part.

- 6 P09/0394 is identical to this application which was refused on design grounds and the lack of a unilateral undertaking or Section 106 agreement to cover the required planning obligations. . The subsequent appeal was dismissed but solely on the lack a unilateral undertaking or Section 106 agreement, with the Inspector concluding the proposal was acceptable from a design point of view.

PUBLIC CONSULTATION

- 7 4 letters of objection received, main points:-
- Design not in keeping
 - Will extend beyond the building line
 - Overlooking to neighbours
 - Devaluation of property values
 - Lack of parking for visitors
 - Substandard garden
 - Access to rear of host property will be difficult
 - Fencing would move over time
 - Over development of site
 - Mistakes in Design and Access Statement
 - Host property will not have a garage.
 - View of car parking
 - Over development of the site
 - Reference made to decision made by the appeal inspector not reflecting a local view.

OTHER CONSULTATION

- 8 Group Engineer (Development):
- 9 Head of Environmental Health and Trading Standards: No objection

RELEVANT PLANNING POLICY

Unitary Development Plan

DD1 Urban Design

DD4 Development in Residential Areas

DD6 Access and Transport Infrastructure

DD7 Planning Obligations

DD8 Provision of Open Space, Sport and Recreation Facilities

LR1 Open Space

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

PGN3. New housing development

PGN 12. The 45 degree code

ASSESSMENT

10 The main issues are

- Principle
- Design
- Neighbour Amenity
- Occupier Amenity
- Access and Parking
- Nature Conservation
- Planning Obligations
- Other Issues

Principle/Policy

11 The application site is located within an established residential area and considered to be previously developed land as defined by Planning Policy Statement 3 –

Housing and therefore the general principle of residential on the site is acceptable subject to all other material planning considerations.

Design and Siting

- 12 As stated above the above previous application was refused on the basis of design, particularly in relation to the degradation of the open plan nature of the locality. However, the Inspector in considering the subsequent appeal took a different view and considered that the degradation of the open plan nature of the site was acceptable.
- 13 Therefore on this basis as the scheme is identical the Council can not reasonably refuse the proposal without incurring an award of costs at any subsequent appeal.
- 14 The design of the proposed dormer bungalow is considered to be acceptable in context as there are other dwellings in the locality of a similar design.

Neighbour Amenity

- 15 The proposed development would not have any adverse effect on residential amenity as main windows would look onto the proposed garden or onto Grantley Crescent or Chelsea Way. No. 12 which is opposite has no primary windows on the facing elevation.

Occupier Amenity

- 16 The proposed dwelling would have a reasonable level of amenity for its occupiers as the rooms are of a useable size and the garden is of an acceptable length although it does fall slightly short of the advice contained within PGN3 – New Housing.

Access and parking

- 17 The proposed dwelling would have two off road parking spaces, one on the drive the other within the garage. This is in accordance with the adopted Parking Standards and Travel Plans Supplementary Planning Document (SPD).
- 18 The host dwelling which has two bedrooms would continue to have two off road spaces, but would be relocated to the front of the dwelling rather than to the side at present. This again is in accordance with the SPD.

Trees

- 19 There are a number of ornamental trees within the application site. However, whilst they are attractive they are not of a species which would normally be protected.

Planning Obligations

- 20 The proposed development has a requirement to provide planning obligations to mitigate against the consequential planning loss to the existing community. Should permission be granted a Planning Agreement would be required in respect of the following contributions.

The proposal attracts a requirement for a commuted sum to be paid towards the following off site infrastructure:

- Libraries - £184.92
- POS/Play - £ 2474.53
- Public Realm - £462.35
- Transport Infrastructure Improvements - £401.31
- Nature Conservation - £342.00
- Management and Monitoring Charge - £250
- Total- £4114.84

- 21 The applicant has submitted a signed undertaking which accompanied the application and has been accepted by the Council.

CONCLUSION

22 The proposed development is acceptable in principle, and would have no adverse impact on amenity, highway safety or the character of the area. . Consideration has been given to policies DD1, DD4, DD6, DD7 and DD8 of the Dudley Unitary Development Plan.

RECOMMENDATION

It is recommended that the application be granted subject to the following conditions

Reason for approval

The proposed development is acceptable in principle, and would have no adverse impact on amenity, highway safety or the character of the area. . Consideration has been given to policies DD1, DD4, DD6, DD7 and DD8 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 08/09/08 01A and 03 A unless otherwise agreed in writing by the Local Planning Authority.

Conditions and/or reasons:

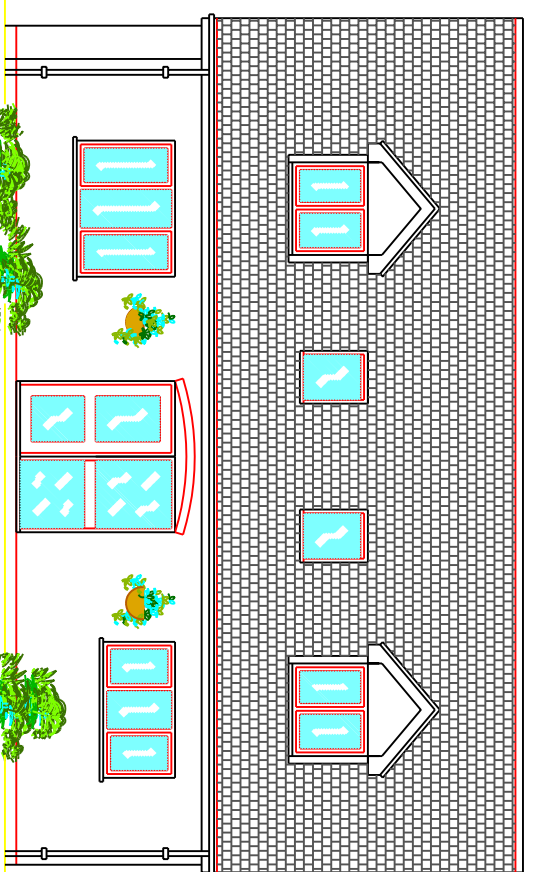
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. No part of the development hereby permitted shall be commenced until detailed plans and sections showing existing site levels and finished floor levels of the dwelling have been submitted to and approved in writing by the Local Planning Authority and the development thereafter shall only be carried out as approved.
3. No part of the development hereby permitted shall be commenced until a schedule of all materials to be used on the external surfaces of the buildings has been submitted to and approved in writing by the Local Planning Authority and thereafter the development shall only be constructed in accordance with these details.
4. No part of the development hereby permitted shall be commenced until details of the positions, design, materials and type of boundary treatment or means of enclosure have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until these works have been carried out in accordance with the approved details.
5. No part of the development hereby permitted shall be commenced until full details of soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. These details must include, where appropriate, planting plans, written specifications, a schedule of plants including species, plant sizes and proposed numbers/densities and a programme of implementation. Plans must also include accurate plotting of all existing landscape features.

The works approved as part of this condition shall be completed within the first planting season following the first occupation of any part of the development.

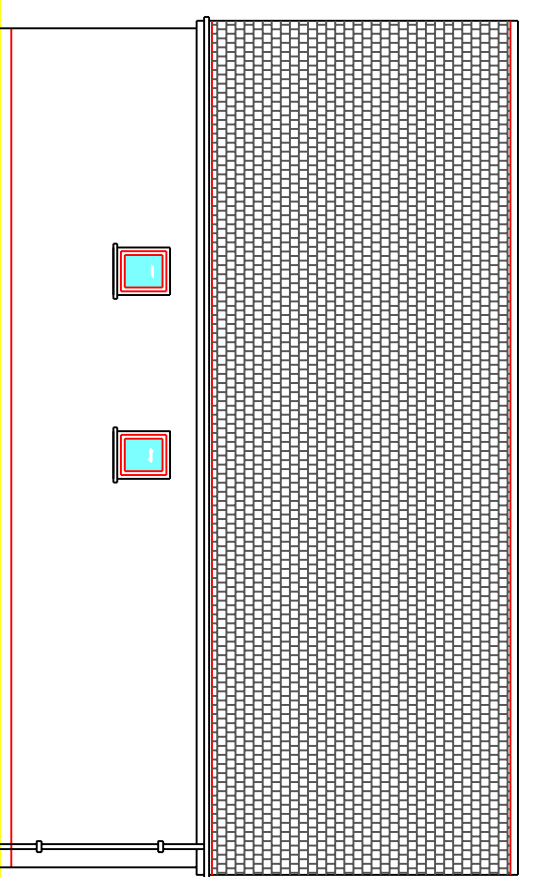
Any trees or shrubs planted in pursuance of this permission including any planting in replacement for it which is removed, uprooted, severely damaged, destroyed or dies within a period of five years from the date of planting shall be replaced by trees or shrubs of the same size and species and in the same place unless otherwise agreed in writing by the Local Planning Authority.



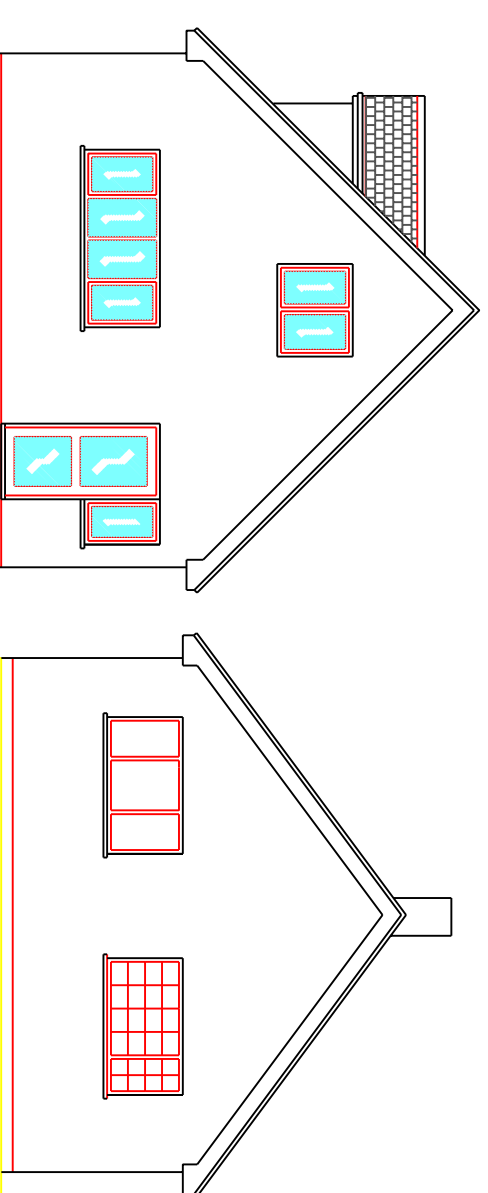
SITE PLAN 1:500
BLOCK PLAN 1:500



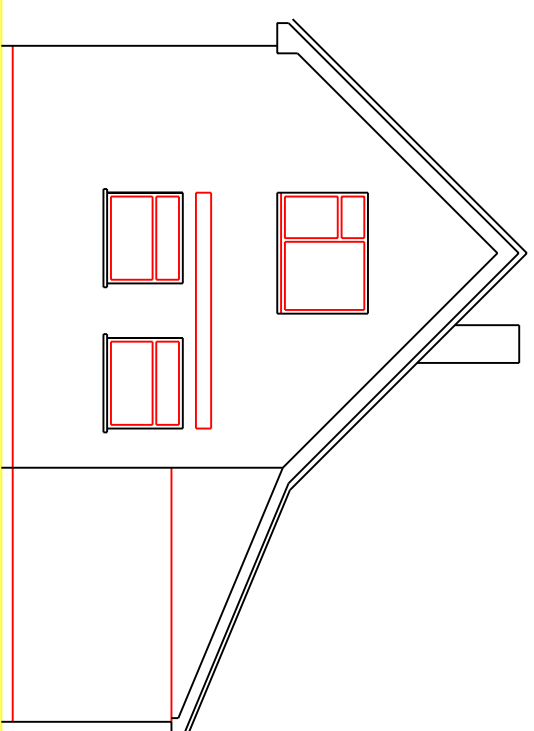
Proposed Side Elevation from Chelsea Way



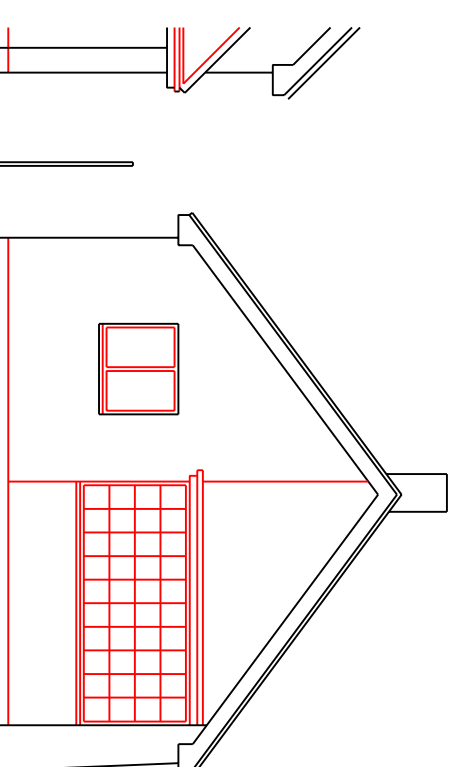
Proposed Side (North West) Elevation



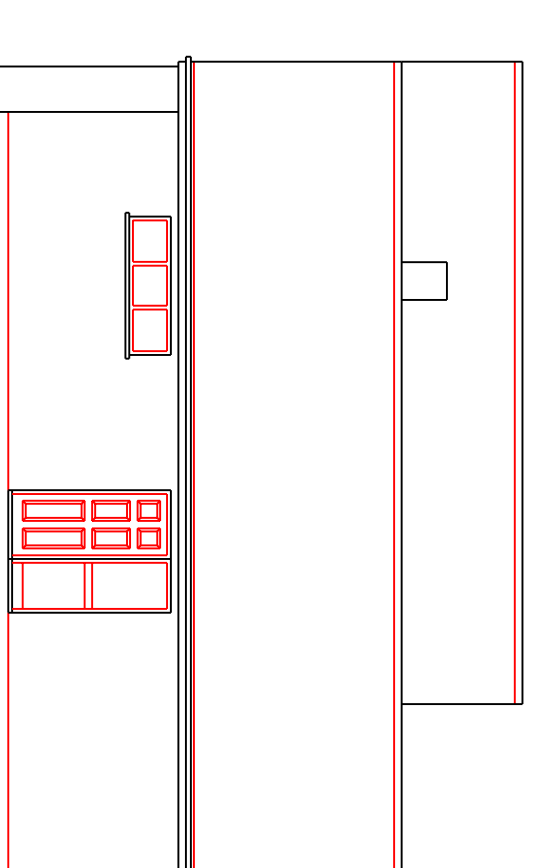
Rear Elevation



Front Elevation

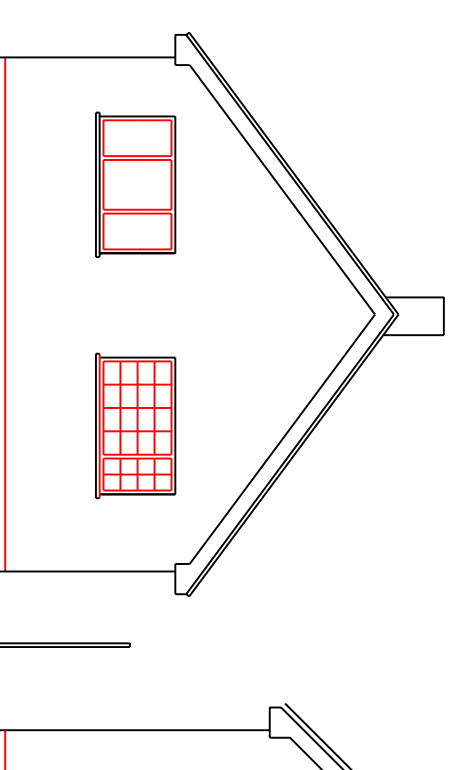


Rear Elevation

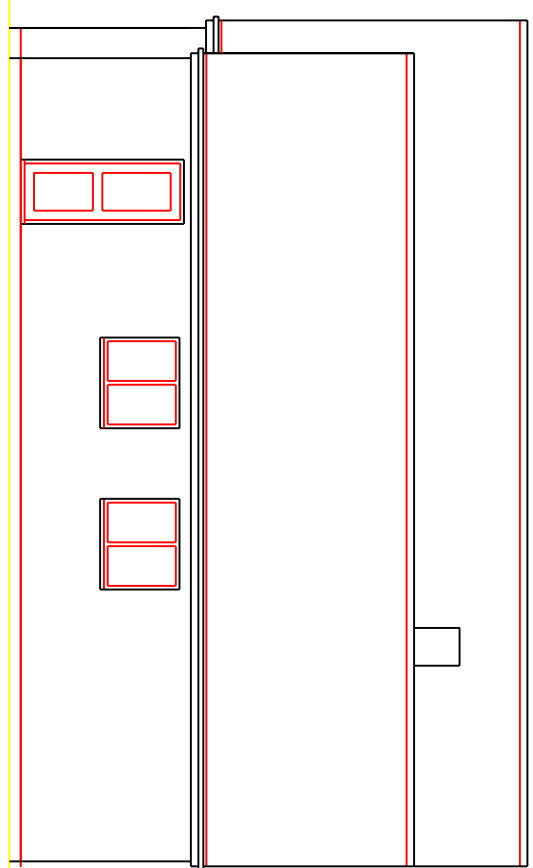


Side Elevation from Chelsea Way

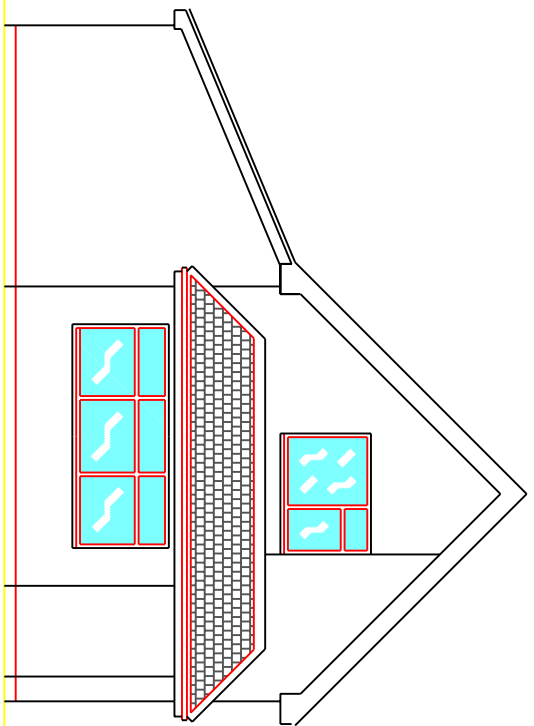
Proposed Elevations To 14 Grantley Crescent



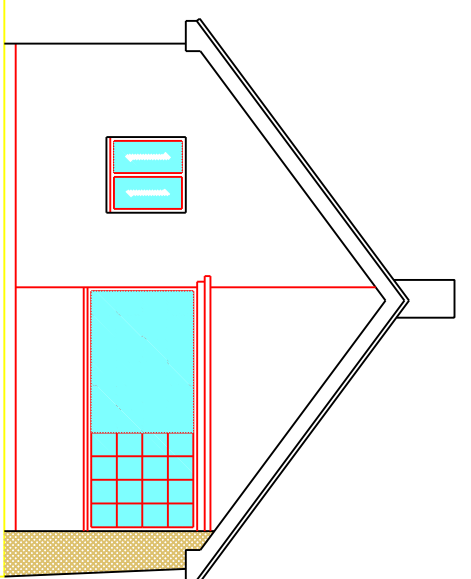
Rear Elevation



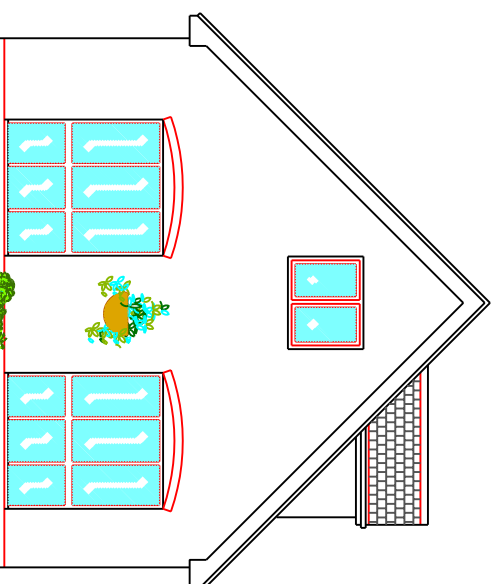
Side Elevation



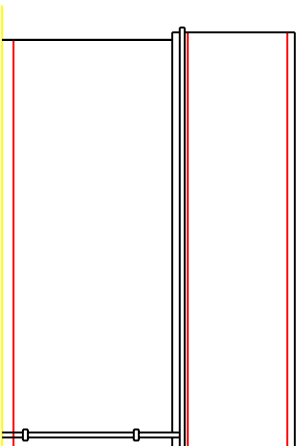
Proposed Front Elevation from Grantley Crescent



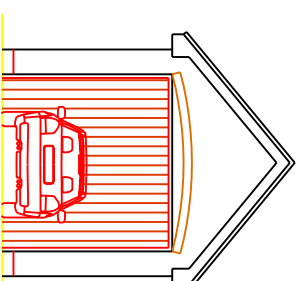
Side Elevation



Chelsea Way

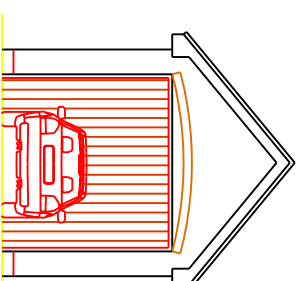


Side Elevation

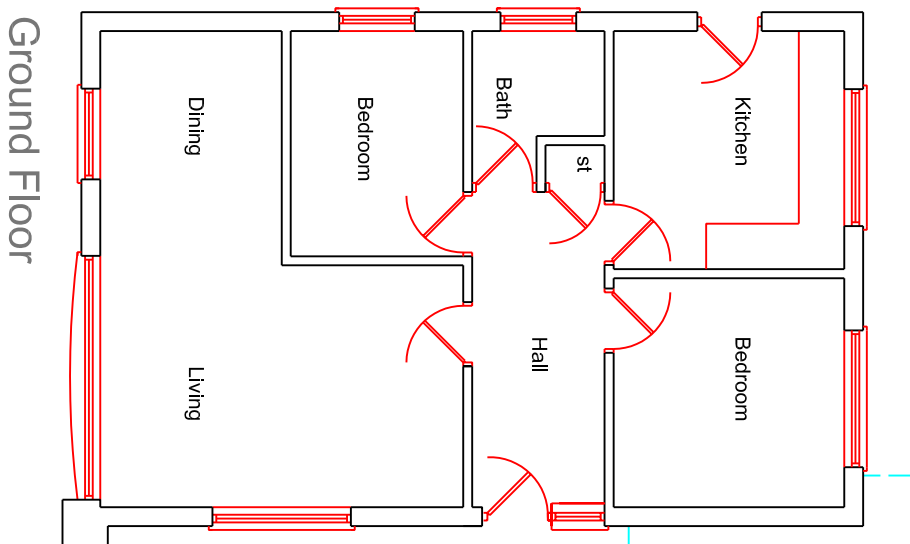


Front Elevation (south)

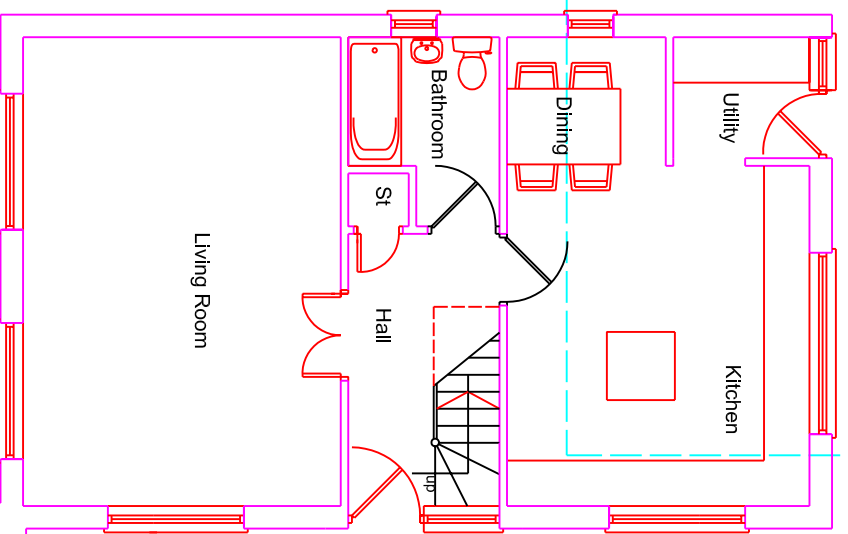
Detached Garage



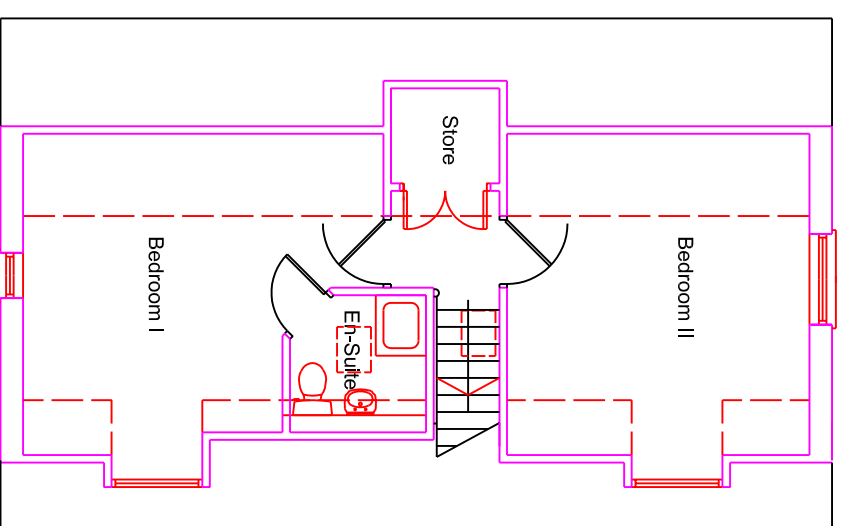
Front Elevation (south)



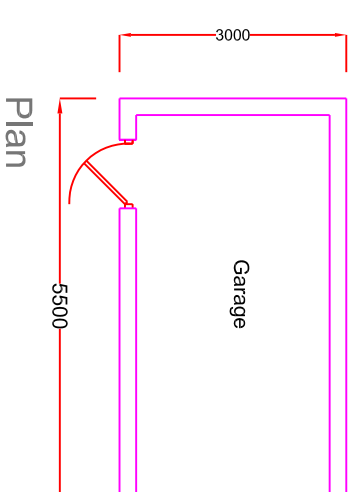
Ground Floor



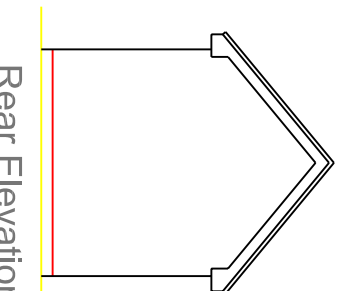
First Floor



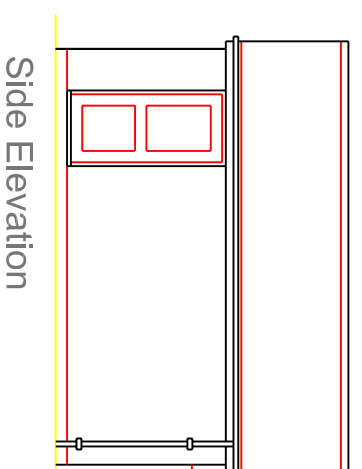
First Floor



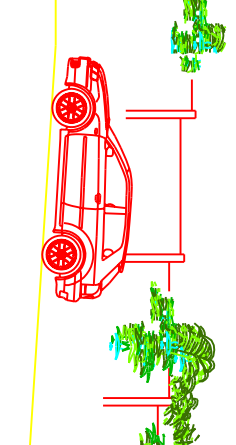
Plan



Rear Elevation



Side Elevation



Rear Elevation

NOTES, TERMS AND CONDITIONS

Before commencement of any works the contractor must check and verify the proposed drawings and specifications against the current Building Regulations. All works must comply with all relevant and current Building Regulations.

This drawing is to be read in conjunction with and checked against all Structural and other specialist's details and drawings with any discrepancies reported to the architect/designer.

Foundation type and depths are to be agreed with Building Inspector prior to commencement of works. This drawing does not provide factual foundations or structural information specific to this project.

Fees paid are exclusive of VAT. Variations supplied are exclusive of Local Authority Fees unless agreed otherwise.

Structural information provided is provided directly by a Structural Engineer and not by Pearson Design, appointed by Pearson Design (West Midlands) Ltd cannot appoint any Sub Contractor or other specialists on behalf of the client unless otherwise agreed in writing.

This drawing is for obtaining Planning Permission and/or Building Regulation Approval only. If work commences on site prior to the issue of Planning Permission and/or Building Regulation Approval it is DOKK 50 A1 RISK 10 THE CONTRACTOR AND CLIENT Pearson Design does not take any responsibility for work that may be required to be altered.

The contractor is to ensure himself that works do not require compliance under CDM Regulations and/or The Party Wall Act. If compliance is required the contractor should take necessary steps to complete the required paperwork within a suitable amount of time.

The client and contractor are to ensure themselves that work is undertaken on land in full ownership of the client. No checks with land registry are made by Pearson Design for the production of these drawings.

The contractor and client should ensure themselves that works are not on or near PUBLIC SEWERS.

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Client
Mr Stuart Williamson

Job Title
Proposed Detached Dwelling
to land at 14 Grantley Crescent
Kingswinford, DY6 9EH

Scale
1:100
Date
August 2008

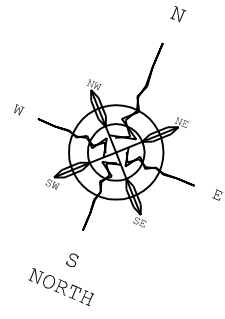
Dwg. title
Proposed Plans
and Elevations

Job No.
08/09/08
Dwg. no.
01
Rev.
A



GRANTLEY CRESCENT

CHELSEA WAY



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 j.asbury@blueyonder.co.uk

Client
 Mr Stuart Williamson

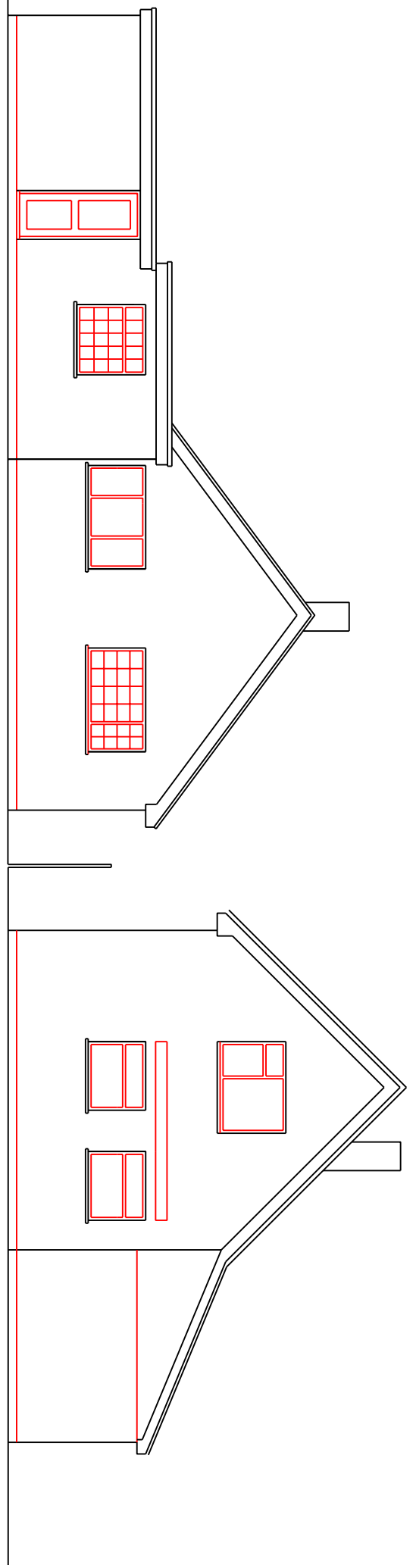
Job Title
 Proposed Detached Dwelling
 to land at 14 Grantley Crescent
 Kingswinford, DY6 9EH

Scale
 1:200

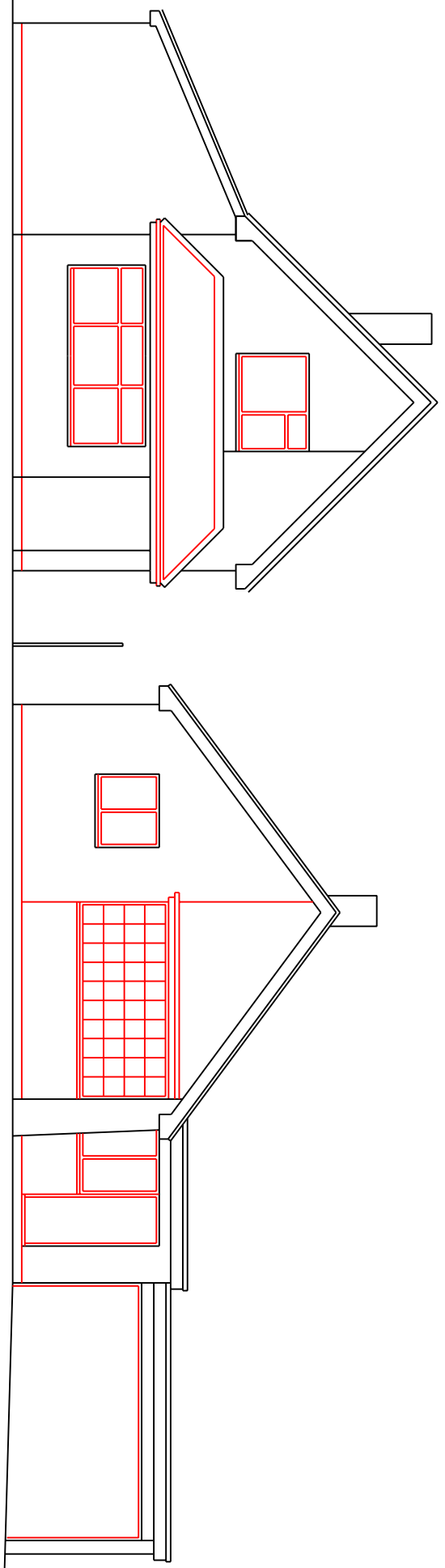
Date
 August 2008

Dwg. title
 Proposed Site Plan

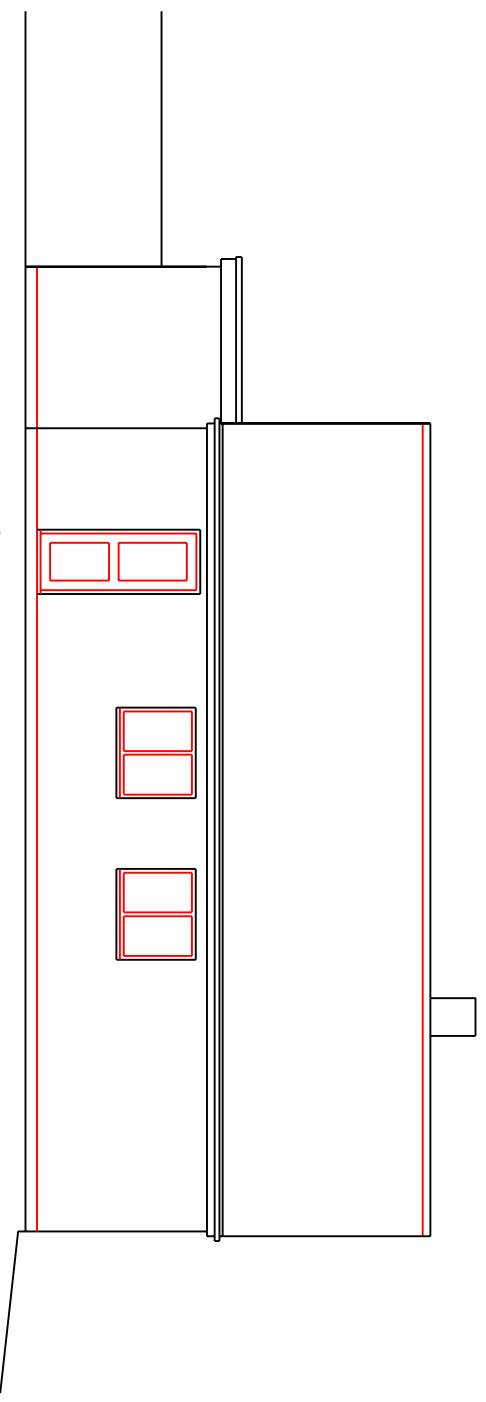
Job No. 08/09/08	Dwg. no. 03	Rev. A
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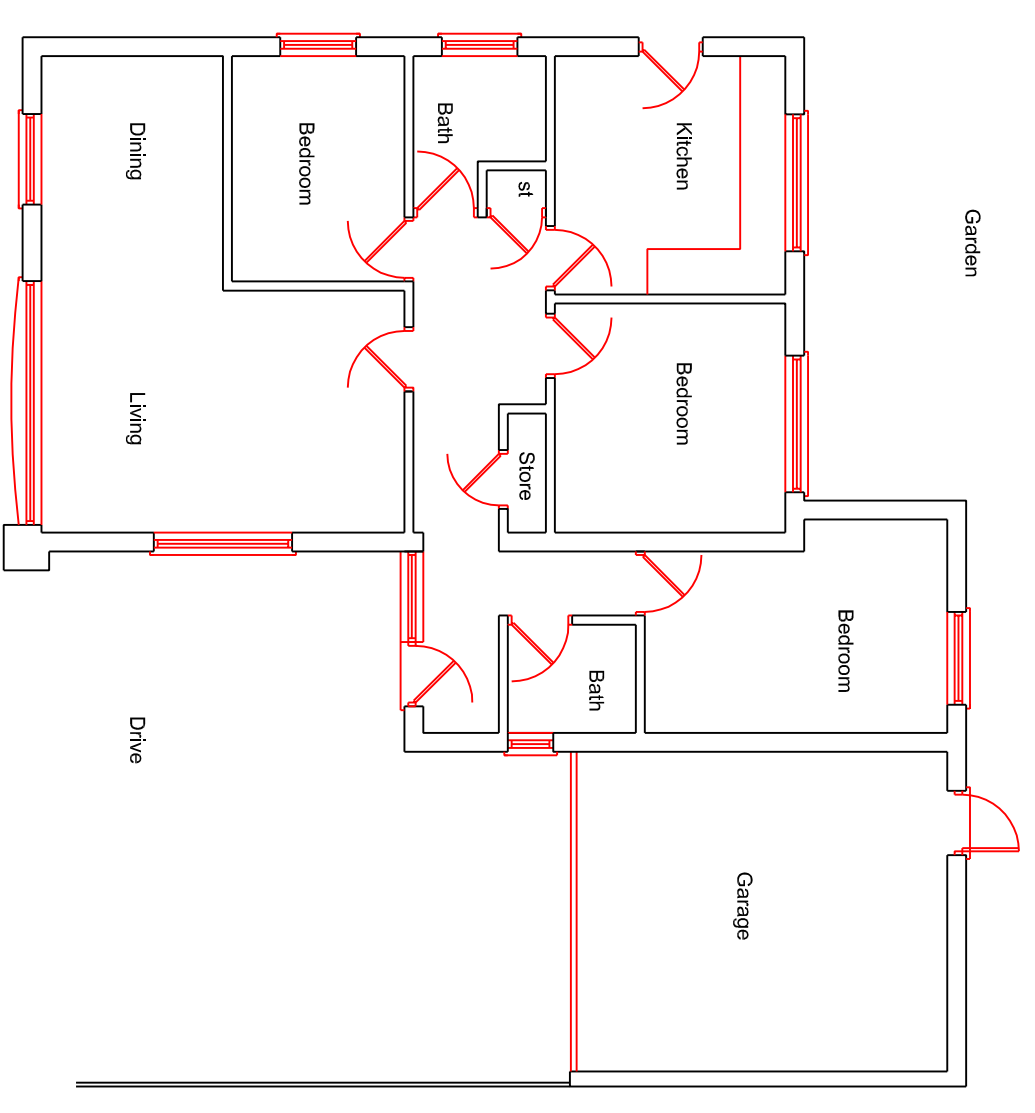
Rear Elevation



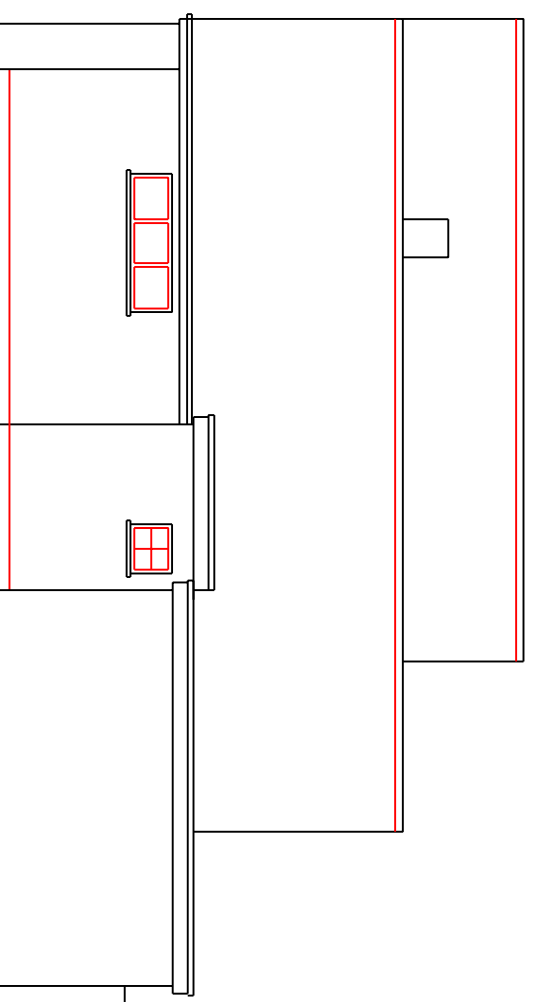
Front Elevation from Grantley Crescent



Side Elevation



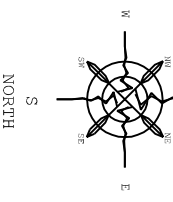
Existing Floor Plan



Side Elevation from Chelsea Way



Block Plan 1:500



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Client
Mr Stuart Williamson
 Job Title
**Proposed Detached Dwelling
 to land at 14 Grantley Crescent
 Kingswinford. DY6 9EH**

Scale
 1:500 1:100
 Date
 August 2008

Dwg. Title
Existing Plans, Street Scenes

Job No. 08/09/08
 Dwg. no. 01
 Rev.