

PLANNING APPLICATION NUMBER:P07/2368

Type of approval sought	Full Planning Permission
Ward	UPPER GORNAL & WOODSETTON
Applicant	Alpaca Management Ltd
Location:	HILLYFIELDS PUBLIC HOUSE, PARKES HALL ROAD, WOODSETTON, DUDLEY, DY1 3RW
Proposal	ERECTION OF 10 NO. DWELLINGS WITH ASSOCIATED PARKING
Recommendation Summary:	APPROVE SUBJECT TO A 106 AGREEMENT

SITE AND SURROUNDINGS

- 1 The application site is the former Hillyfields Public House which has been demolished, which has an area of 0.14 hectares.
- 2 The general locality is residential in character dating from either before or just after World War II. To the north of the site is a garage with an access track forming the southern boundary.
- 3 There are no significant landscape features within the site, although there are some conifer planting along some of the boundaries.

PROPOSAL

- 4 The planning application is for the erection of 10 dwelling houses. Five are proposed to the Parkes Hall Road frontage, with two semi-detached and rest terraced. Behind there are a further five houses set in a staggered terrace.

- 5 Access to the site is via the existing public house access which is to be extended further into the site. 20 Parking Spaces would be provided, which equates to two space per dwelling.
- 6 The dwellings would be two-storey with additional accommodation within the roof space, with dormers to the front roof slopes and roof lights to the rear.
- 7 The density of the proposed development would be 52 dwellings to the hectare.

HISTORY

APPLICATION No.	PROPOSAL	DECISION	DATE
P05/2690	Erection of 10 No. dwellings (outline) (design external appearance and landscaping reserved for subsequent approval)	Refused	
P06/1454	Outline application for demolition of existing building and erection of 10 no dwellings. (Design, external appearance and landscaping reserved for subsequent approval) (Resubmission of refused application P05/2690).	Granted	20 Nov 2006

- 8 This application in terms of layout is very similar to P06/1454. The only differences are some minor modifications to the siting of some of the dwellings with a greater number of off road parking spaces.

PUBLIC CONSULTATION

- 9 No representations received.

OTHER CONSULTATION

- 10 Group Engineer (Development): Concerns raised. Amendments required to parking layout.
- 11 Head of Public Protection: No adverse comments.
- 12 National Grid (Transco): No comments received at the date of agenda preparation.

RELEVANT PLANNING POLICY

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
AM14 Parking
EE3 Existing employment uses
H3 Housing assessment criteria
H6 Housing density
HE1 Local character and distinctiveness

Supplementary Planning Guidance/Documents

Nature Conservation Supplementary Planning Document
Parking Standards and Travel Plans Supplementary Planning Document
New Housing Development Supplementary Planning Document
PGN3 – New Housing Development
PGN29 – Open space

ASSESSMENT

12 The main Issues are

- Policy
- Design
- Density
- Access and parking
- Neighbour Amenity
- Landscaping
- Ecology
- Planning Obligations
- Other Issues

Policy & Principle

14 The principle of residential development on the site was established when outline planning permission (P06/1454) for 10 dwellings, which included the approval of siting and means of access, was granted in November 2006. There have been no change in circumstances since the previous application was determined to alter this view.

Design

15 The siting of the dwellings in this application is similar to that approved by P06/1454, although the units are slightly wider and deeper. The access arrangements are also similar.

16 The scheme relates well to Parkes Hall Road with five houses filling the gap in the street scene caused when the previous public house was demolished. Behind the layout is less successful but due to similar siting being already agreed no objection can be realistically sustained.

17 The design of the proposed dwellings is fairly plain in their appearance, although some architectural detailing such as porches, detailing around the eaves and the use of dormers adds some interest.

Density

18 The proposed developments density for the ten three bedroom houses is 52 dwellings to the hectare. This is slightly above the prevailing density in the locality, but is considered to be acceptable due the fall back position.

Access and Parking

- 19 The proposed access is in the same position as previously agreed and provides sufficient visibility onto Parkes Hall Road.
- 20 The Group Engineer raises concerns at the insufficient width of the parking spaces to plot 6 and the lack of rear pedestrian access to plots 1 to 5. Amended plans have been requested overcoming these objections. An update will be provided at committee. The number of spaces proposed is in accordance with the Councils adopted standards.

Neighbour Amenity

- 21 A minimum of 28m would be maintained between opposing principal windows which is in accordance with PGN3 – New Housing Development. The nearest principal window would be approx. 8m from the boundary with the adjoining gardens. This is also considered to be acceptable. There are no other amenity concerns raised by the proposed development.

Landscaping

- 22 There are no significant native trees within the site, with a few non-descript specimens along the boundaries to the site. To enhance the appearance of the site and encourage wildlife it is necessary to impose a landscape condition.

Ecology

- 23 The applicant has demolished the existing public house despite the building possibly capable of being used by bats or other protected species.
- 24 To mitigate against this loss conditions requiring the provision of “bat friendly” features such as bat tiles or bat bricks are proposed. Appropriate species within a landscaping scheme can provide

Planning obligations

- 25 Whilst the application was received after mid December following the adoption of the Planning Obligations Supplementary Planning Document there is an existing outline planning permission (P06/1454) on the site for the same number of dwellings, with access and layout agreed.
- 26 This means due to the fall back position we are only reasonably able to seek contributions towards off site open space provision as was required by P06/1454 which was granted in November 2006.

Other Issues

- 27 Whilst there is an outline planning permission (P06/1454) which included the approval of siting, there is no need to revoke this as there is sufficient overlap between the present full application and the previous outline to prevent the need for a legal agreement revoking P06/1454.

CONCLUSION

- 28 The principle of development on the site has already been agreed. The design and layout is considered to be acceptable in context and causes no significant harm to the amenity of neighbours. The access onto Parkes Hall Road is also considered to be acceptable. Consideration has been given to policies DD1 DD4 DD6 DD7 DD8 AM14 EE3 H3 H6 and HE1 of the Dudley Unitary Development Plan.

RECOMMENDATION

Subject to the receipt of amended plans overcoming the Group Engineers concerns and the applicant confirming his willingness to enter into a legal agreement to include contributions towards off site public opens space it is recommended that the application be approved subject to:

- b) The development not beginning until a scheme for the submission and approval of a planning obligation to guarantee the provision, maintenance and enhancement of off-site public open space and play provision submitted to and agreed in writing by the Local Planning Authority.

Reason for approval

The principle of development on the site has already been agreed. The design and layout is considered to be acceptable in context and causes no significant harm to the amenity of neighbours. The access onto Parkes Hall Road is also considered to be acceptable. Consideration has been given to policies DD1 DD4 DD6 DD7 DD8 AM14 EE3 H3 H6 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 07 5269 02, 03, 04 and side elevation of plot 1 received 20 December 2007 and plan 07 5269 01x received x unless otherwise agreed in writing by the Local Planning Authority.

In discharging the landscape condition the applicant should have regard providing mixed native hedging and the *Alnus Incana* should be replaced with Rowan.

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 and play area 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. No part of the development hereby permitted shall be commenced until a schedule of all materials to be used on the walls and roofs of the buildings has been submitted to and approved in writing by the District 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 full details of soft landscaping works have been submitted to and approved in writing by the District 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 and to comply with policies DD1 and DD4 of the Dudley Unitary Development Plan.

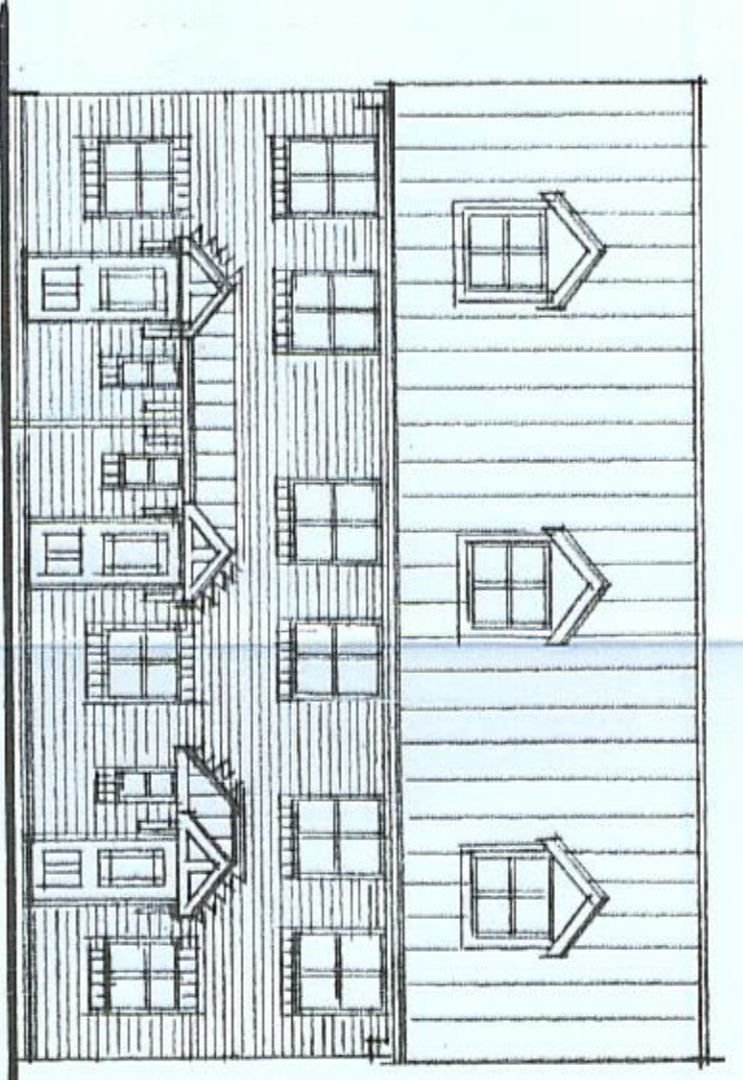
Any trees or shrubs planted in pursuance of this permission including any planting in replacement for it which is removed, uprooted, severely damaged, destroyed or dies within a period of five years from the date of planting shall be replaced by trees or shrubs of the same size and species and in the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

agreed in writing by the District Planning Authority

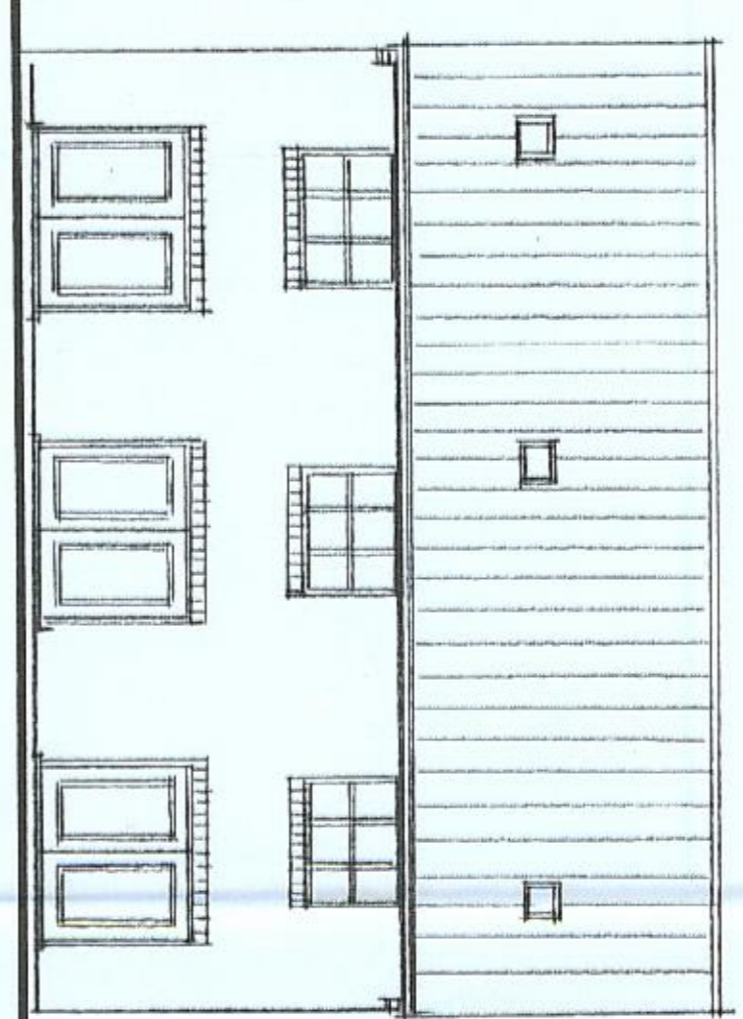
5. No part of the development hereby permitted shall be commenced until details of the positions, design, materials and type of boundary treatment or means of enclosure have been submitted to and approved in writing by the District Planning Authority. No part of the development shall be occupied until these works have been carried out in accordance with the approved details.
6. Notwithstanding the details shown on the approved plans, the development hereby permitted shall not be first commenced until the scheme for the provision of site bat mitigation measures has been submitted to and approved in writing by the Local Planning Authority. The bat mitigation measures shall include two bat brick and bat tiles per property and a hibernation box. The bat mitigation measures shall thereafter be provided in accordance with the approved details and shall be retained for the life of the development.
7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) No outdoor lighting shall be provided on the rear (south) elevations of plots 6 to 10.
8. The access to the site with the junction of Parkes Hall Road should maintain a 2.4m (x distance) by 43m (y distance visibility splay) which shall be kept clear of any planting, walls fences or physical obstructions which would exceed 600mm in height.
9. The development hereby approved shall not be first occupied until the access, turning and parking areas have been laid out in accordance with the approved plans. The access, turning and parking areas shall thereafter be retained for the life of the development.

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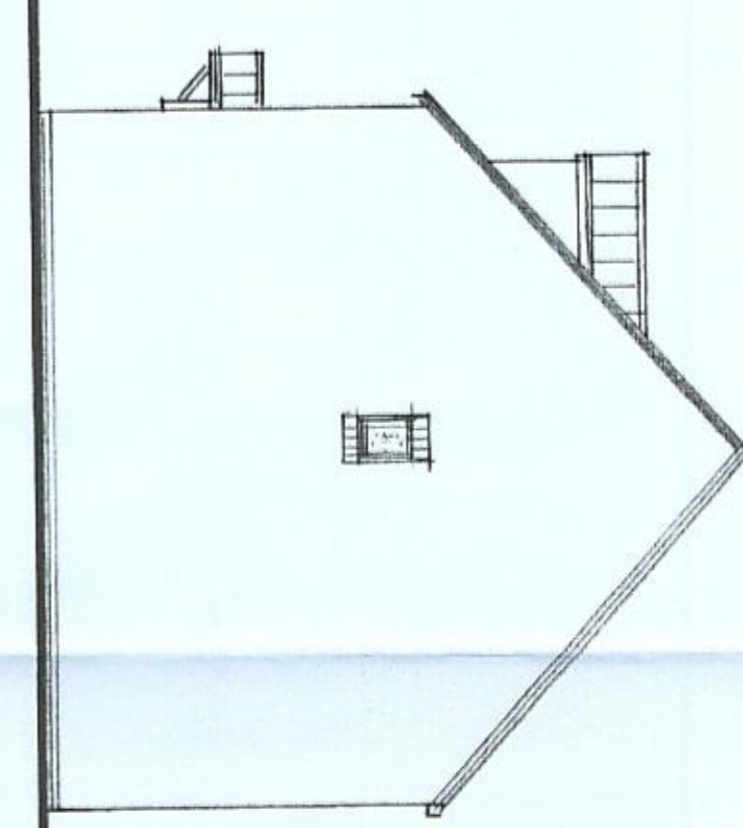
FACING MATERIALS TO LOCAL AUTHORITY APPROVAL



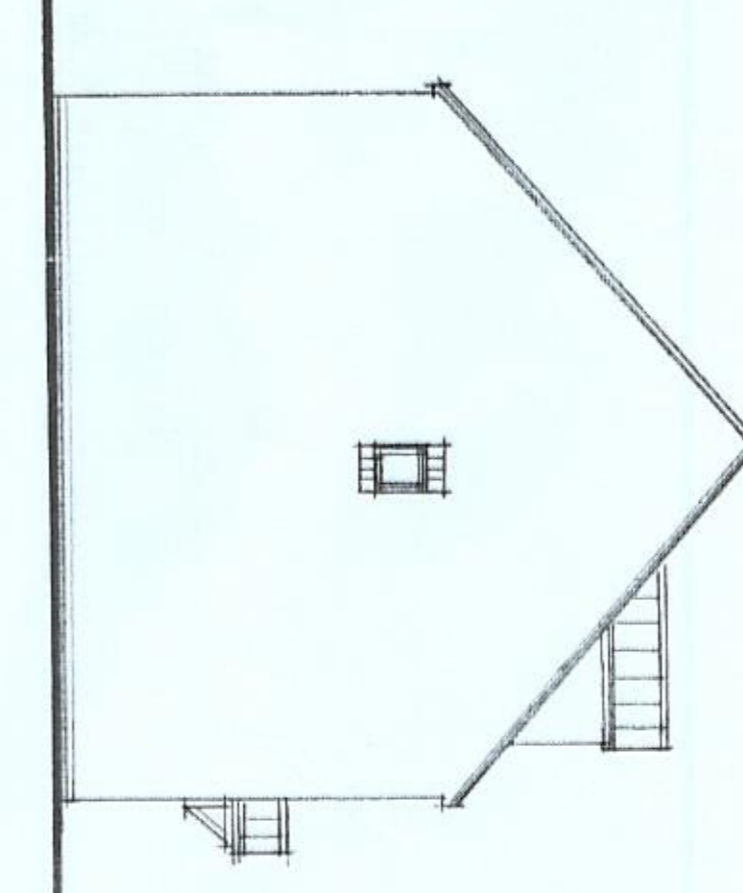
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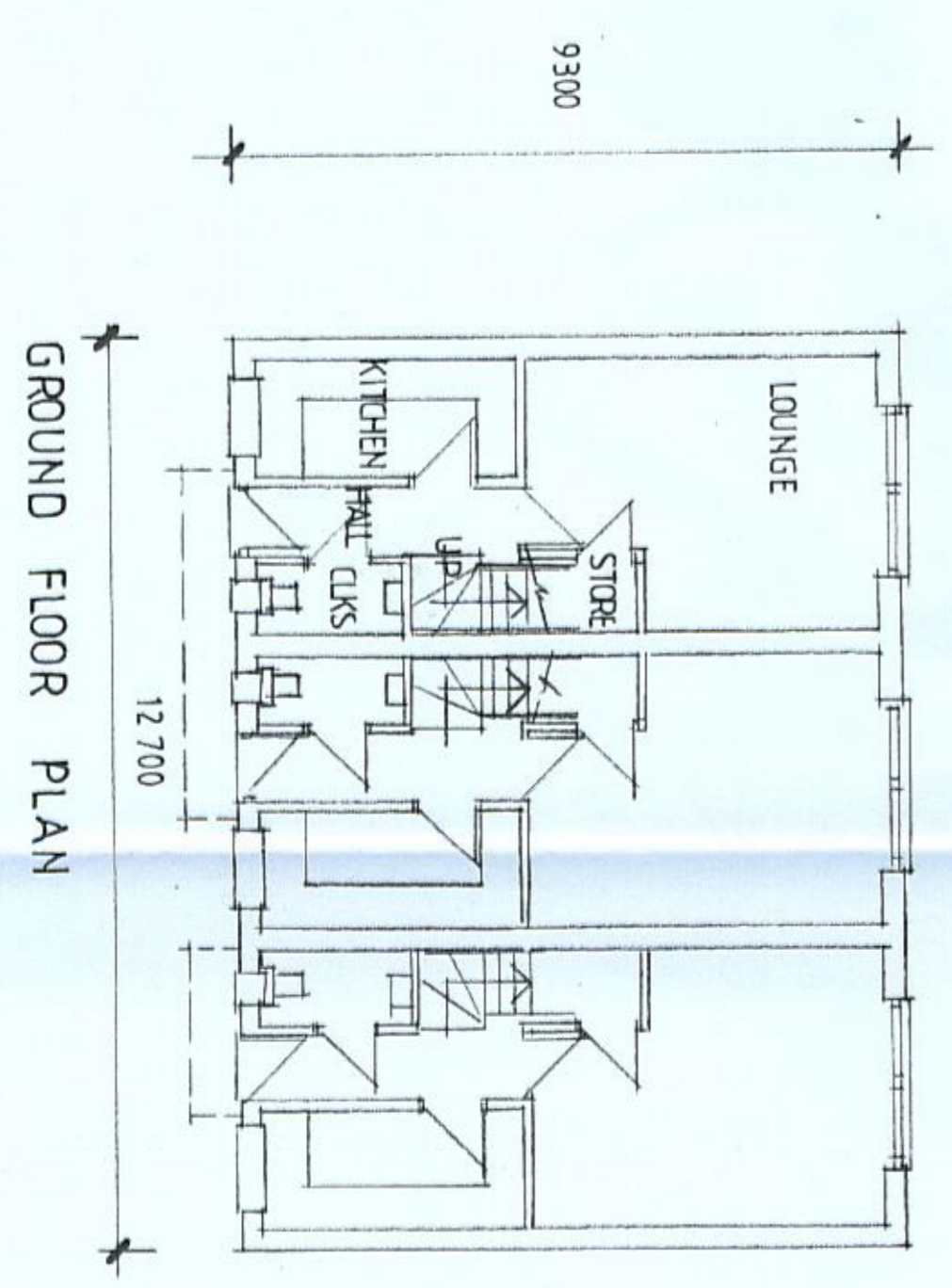
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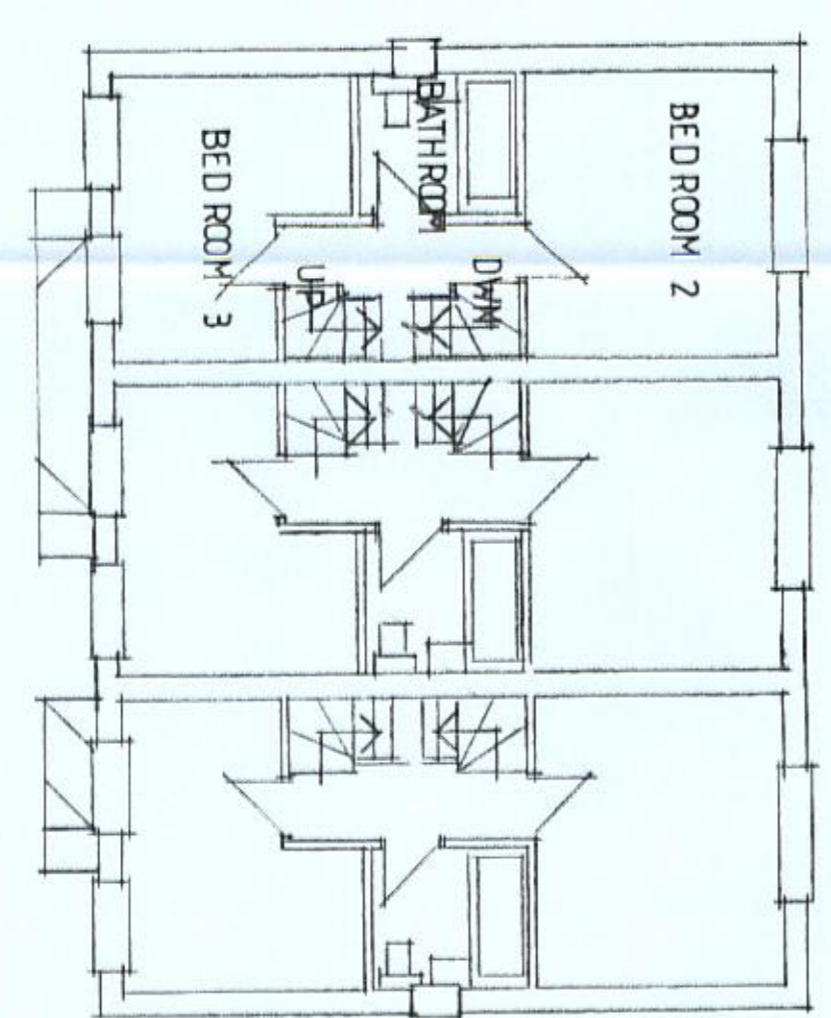
SIDE



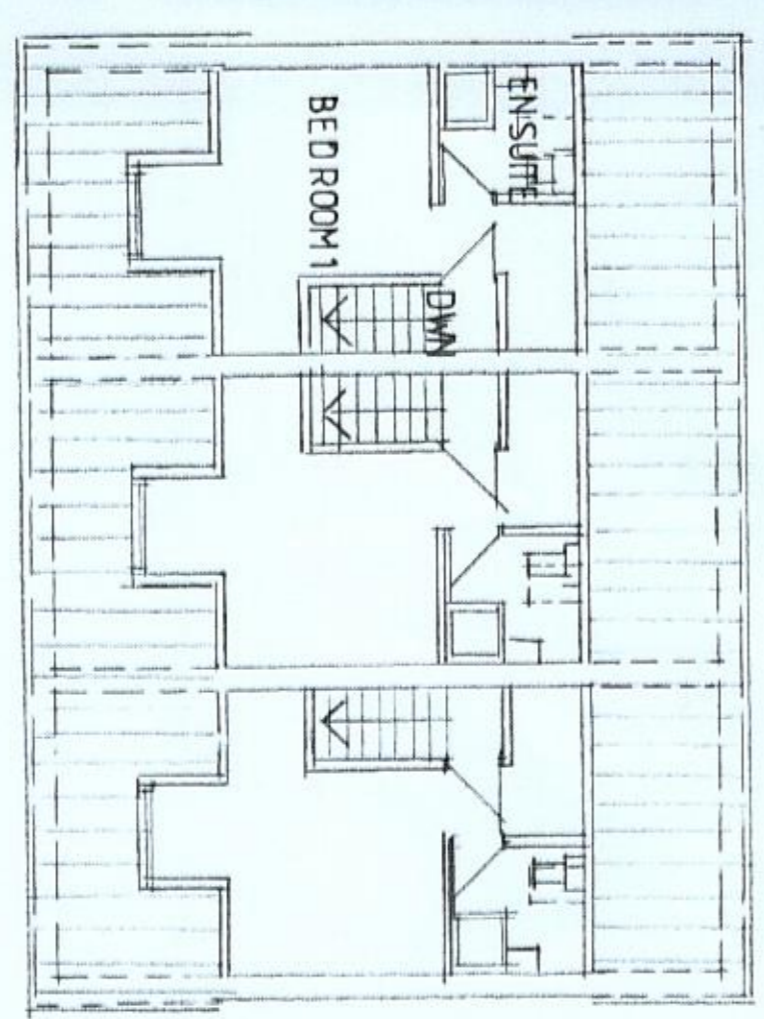
SIDE



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

PLANNING DRAWING PLOTS 3-5

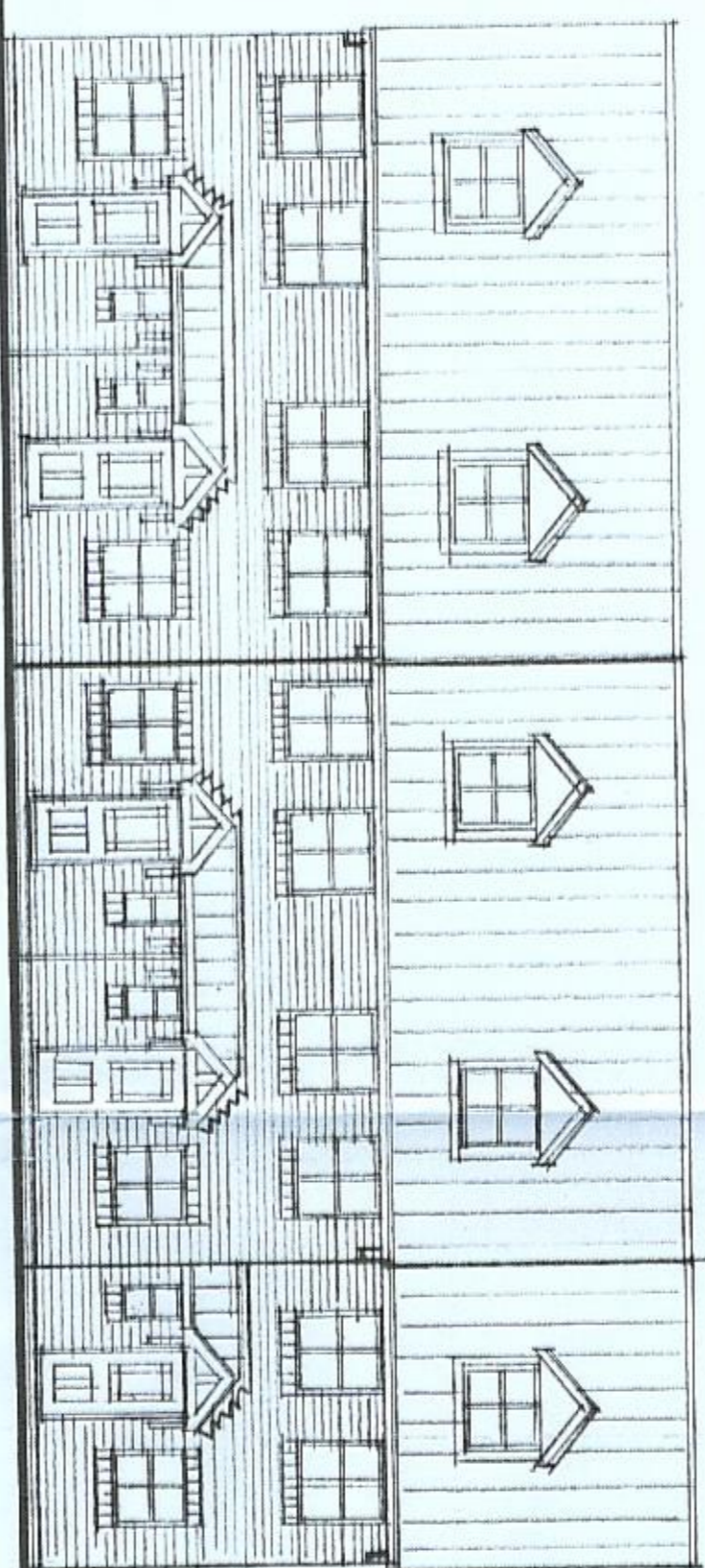


PROPOSED RESIDENTIAL DEVELOPMENT
THE HILLYFIELDS PH, WOODSETTON
FOR ALPACA MANAGEMENT LTD

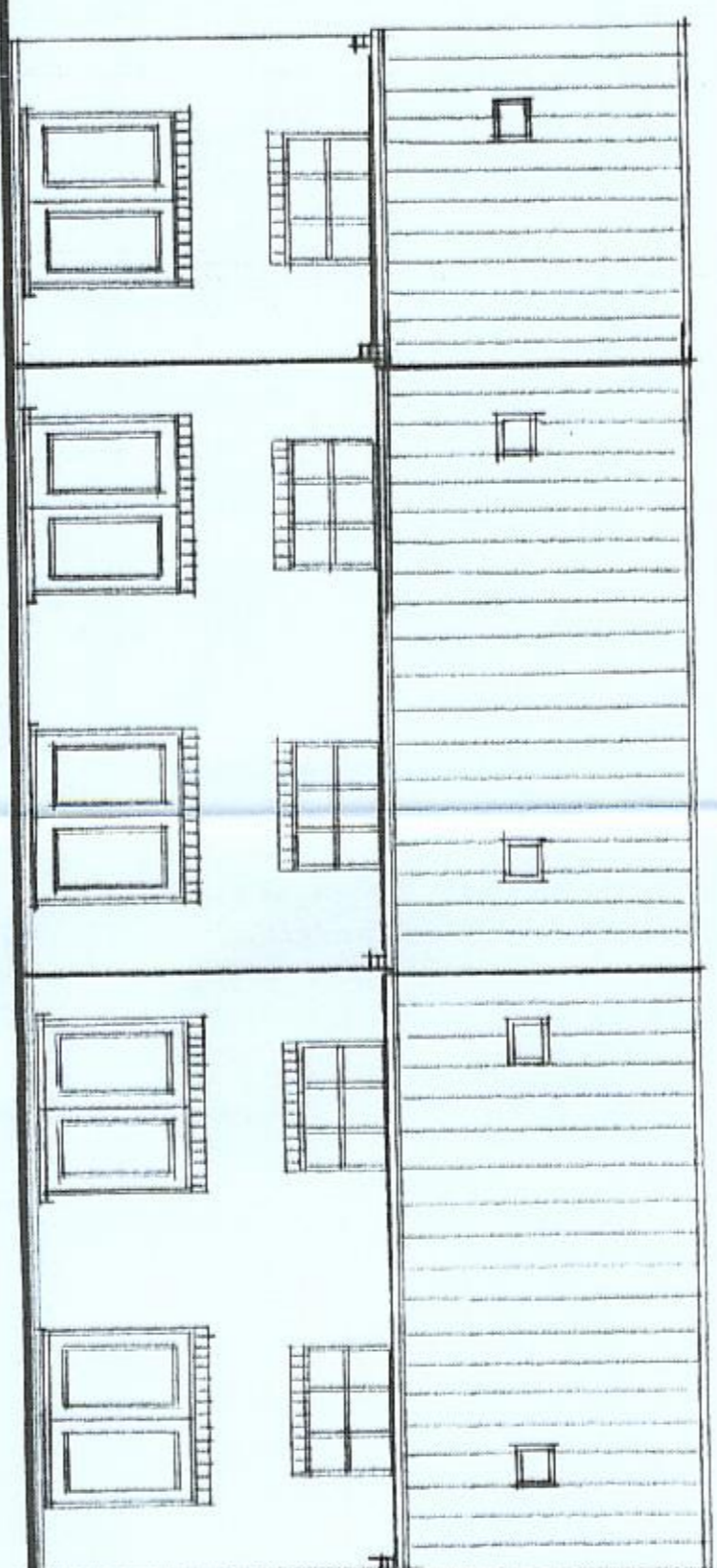
CAPITAL DESIGN PARTNERSHIP
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DY8 3PA (OSN) 448654
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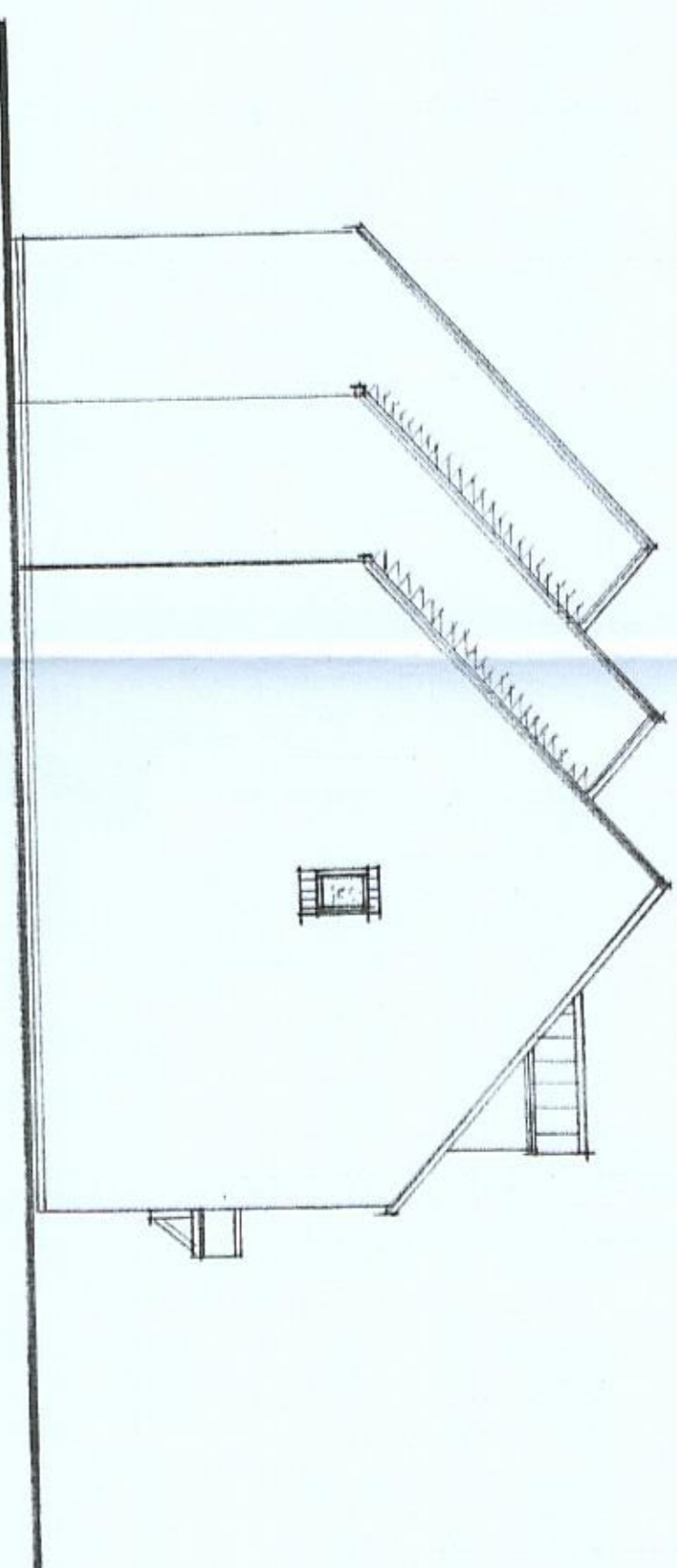
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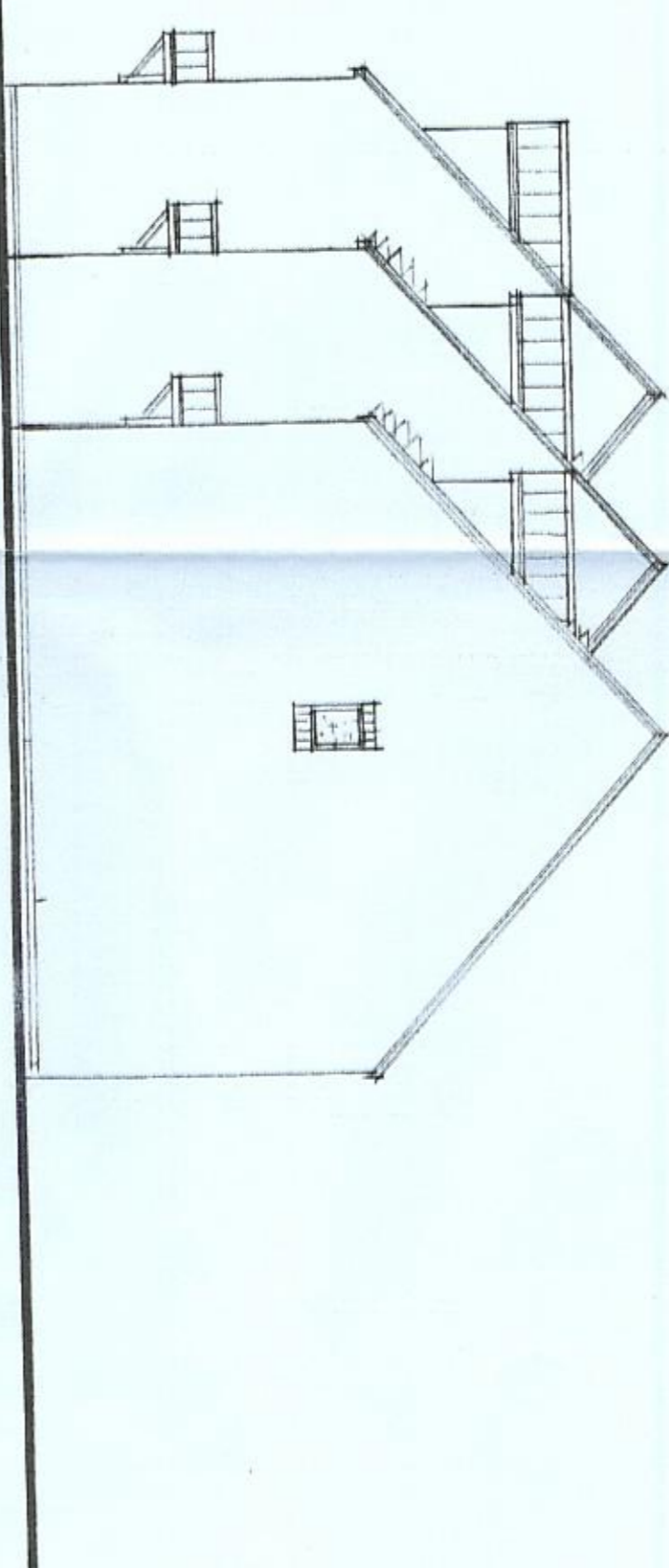
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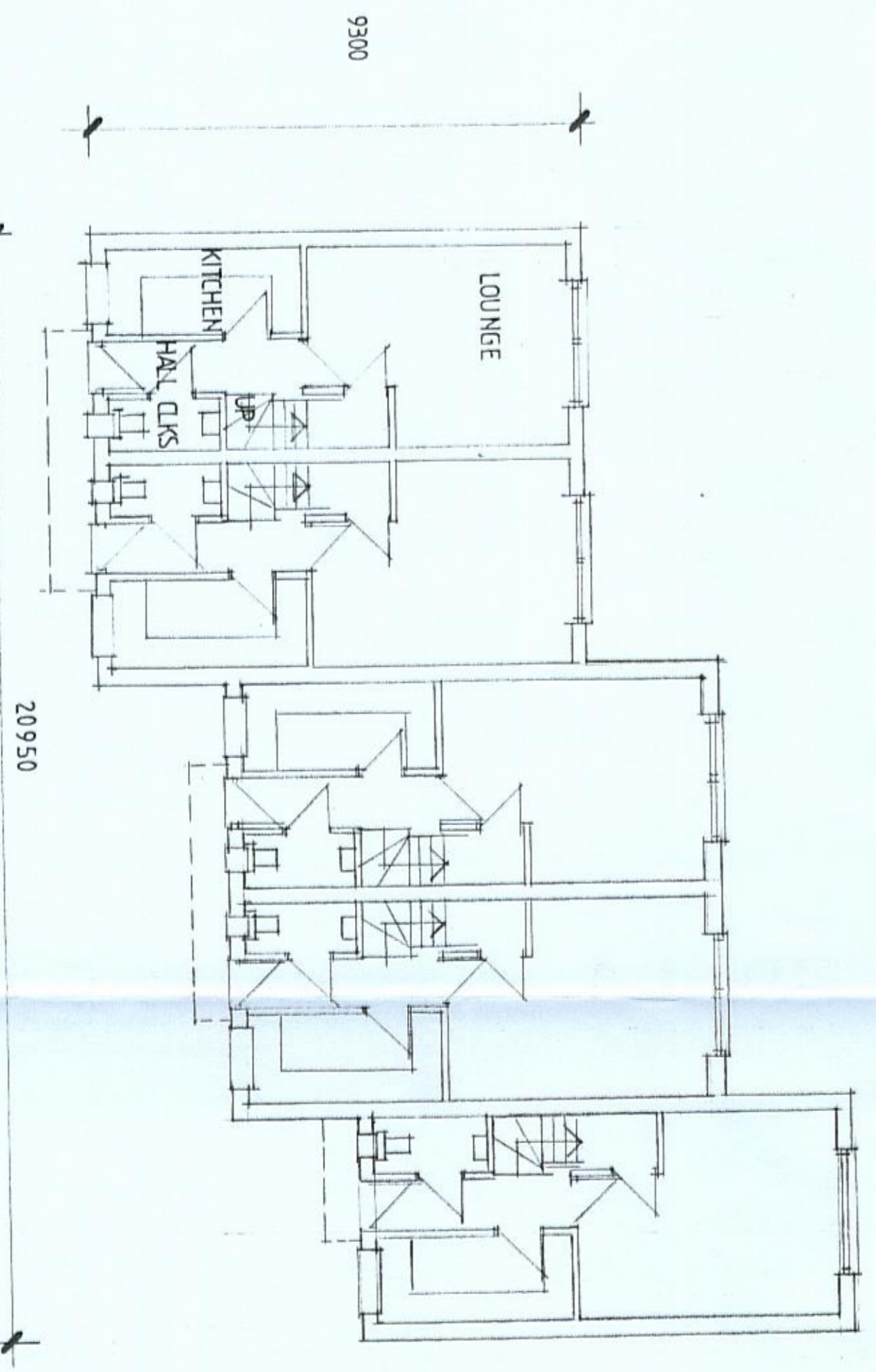
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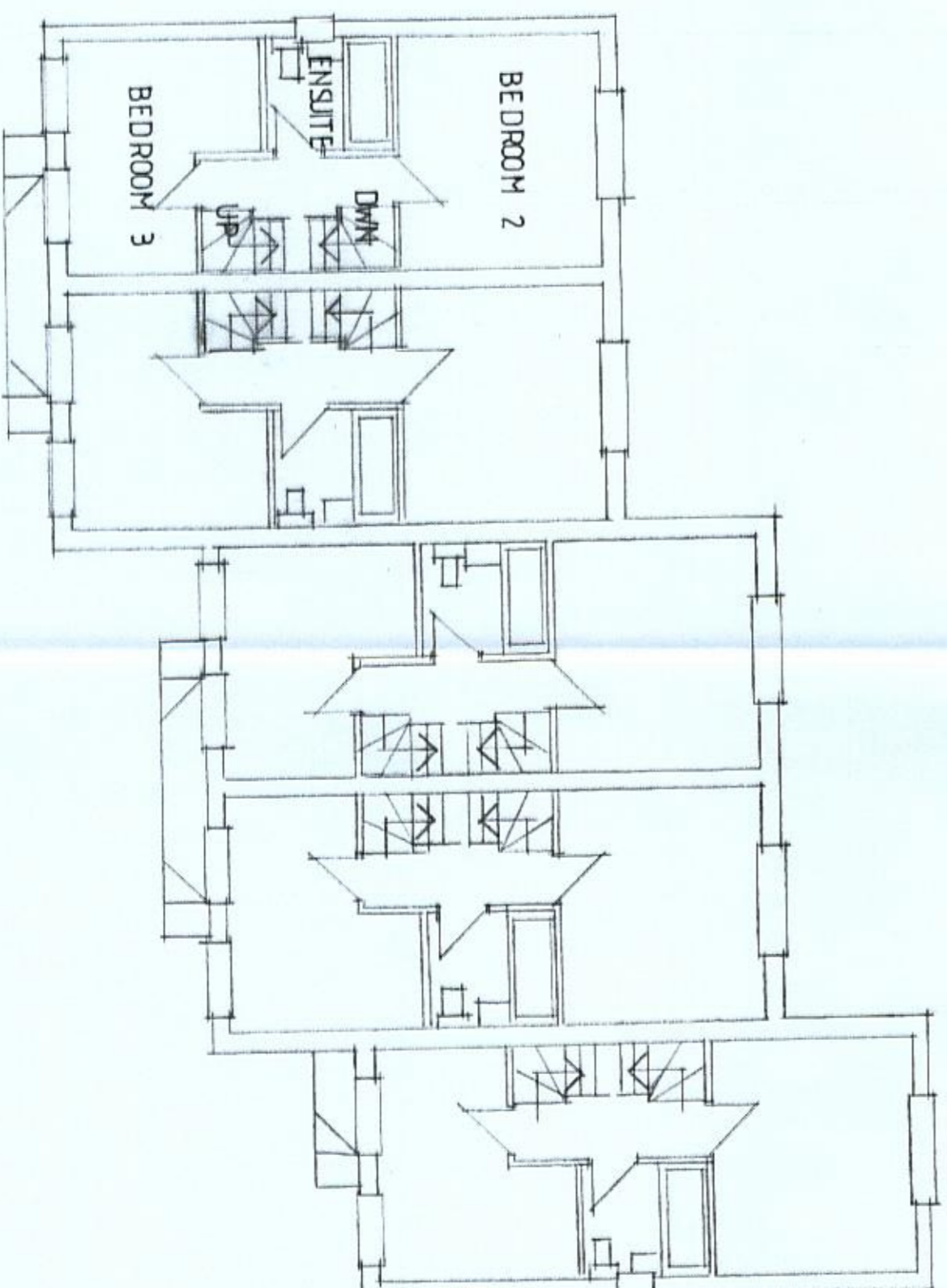
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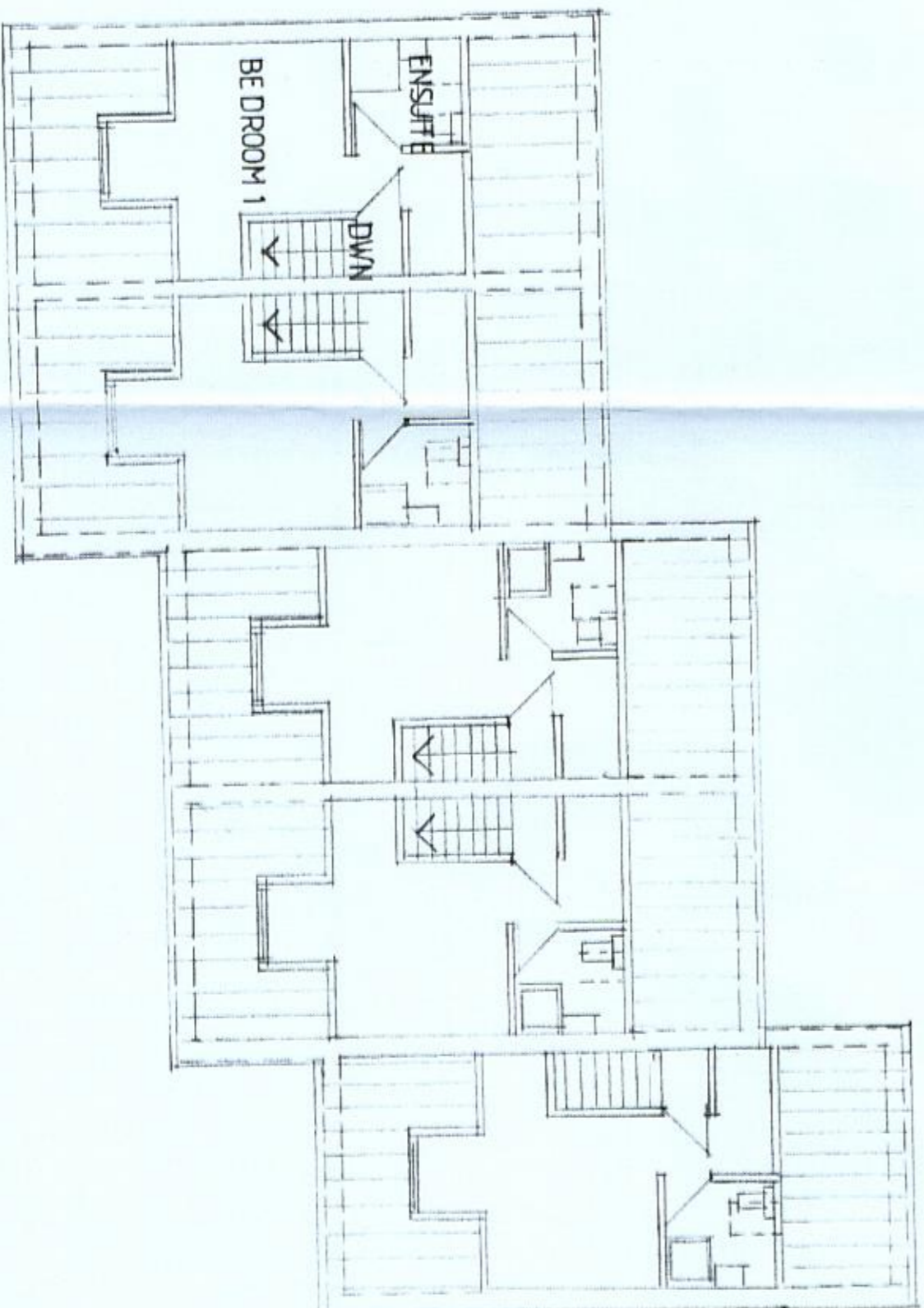
SIDE ELEVATION



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

PLANNING DRAWING PLOTS 6-10

PROPOSED RESIDENTIAL DEVELOPMENT
THE HILLYFIELDS P.H. WOODSETTON.
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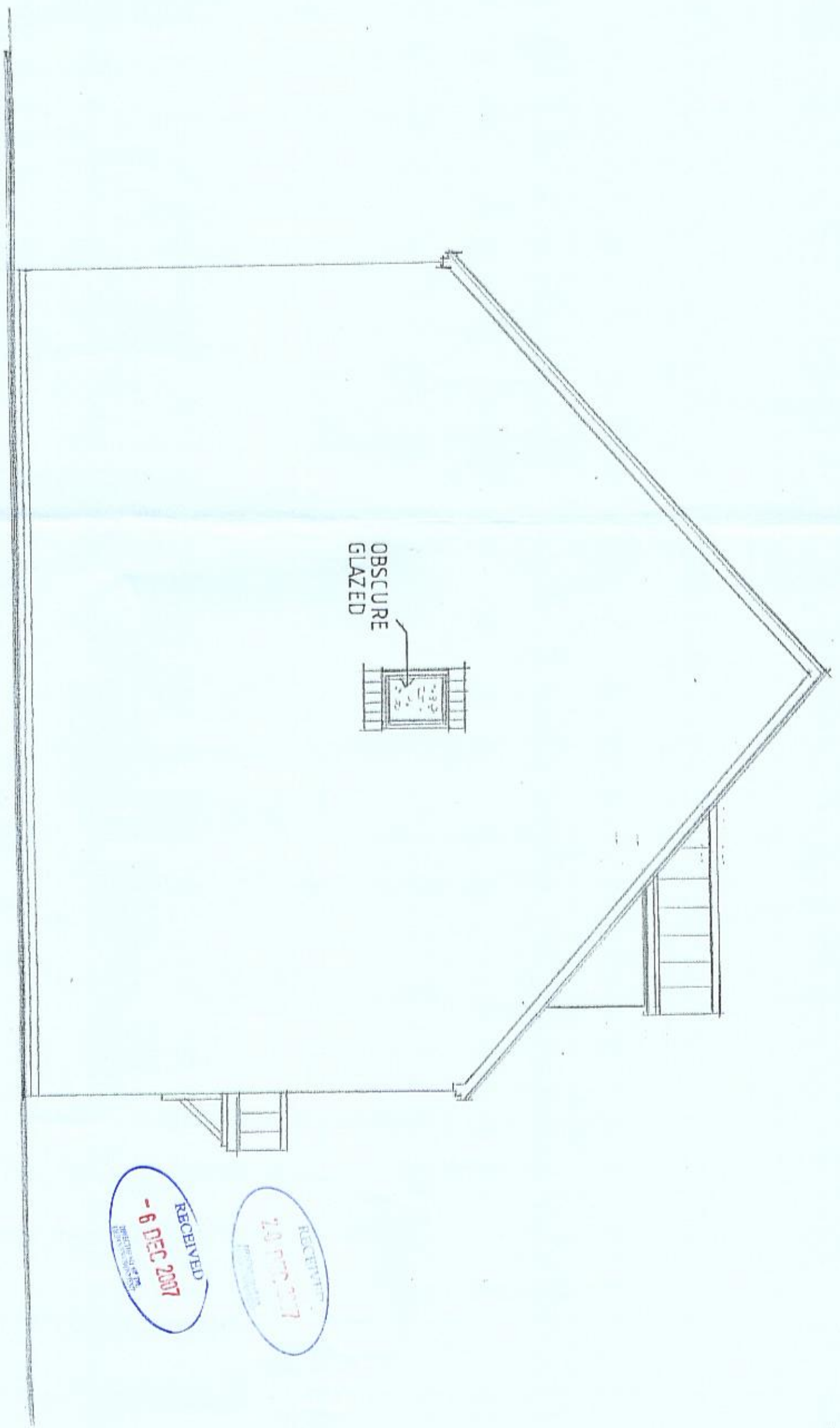
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Side elevation Plot 1.

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SIDE ELEVATION PLOT 1

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ALPACA

ACCESS DRIVE AND PARKING AREA CONSTRUCTION:

65mm clay pavers on compacted sand laying course on Roadbase (if necessary) on Type 1 compacted granular sub-base. Depths and base specification dependent on actual ground bearing capacity.
 All construction to be in strict accordance with block manufacturers instructions. Driveway to be kerbed with chamfered bullnose brick kerbs on 200 deep concrete foundations, kerbs hunched at back.
 Channel drains capable of carrying traffic loadings and discharging into perforated concrete ring open soakaways, size and depth dependent on percolation tests. Concrete cover and heavy duty cast iron covers and frames to allow access.

PATH WAY CONSTRUCTION:

50mm thick textured finish concrete paving slabs laid on mortar spots on compact stone base.

SOFT LANDSCAPING:

Fore gardens to be turf on selected topsoil.
 Rear gardens to be grass seed on selected top soil.

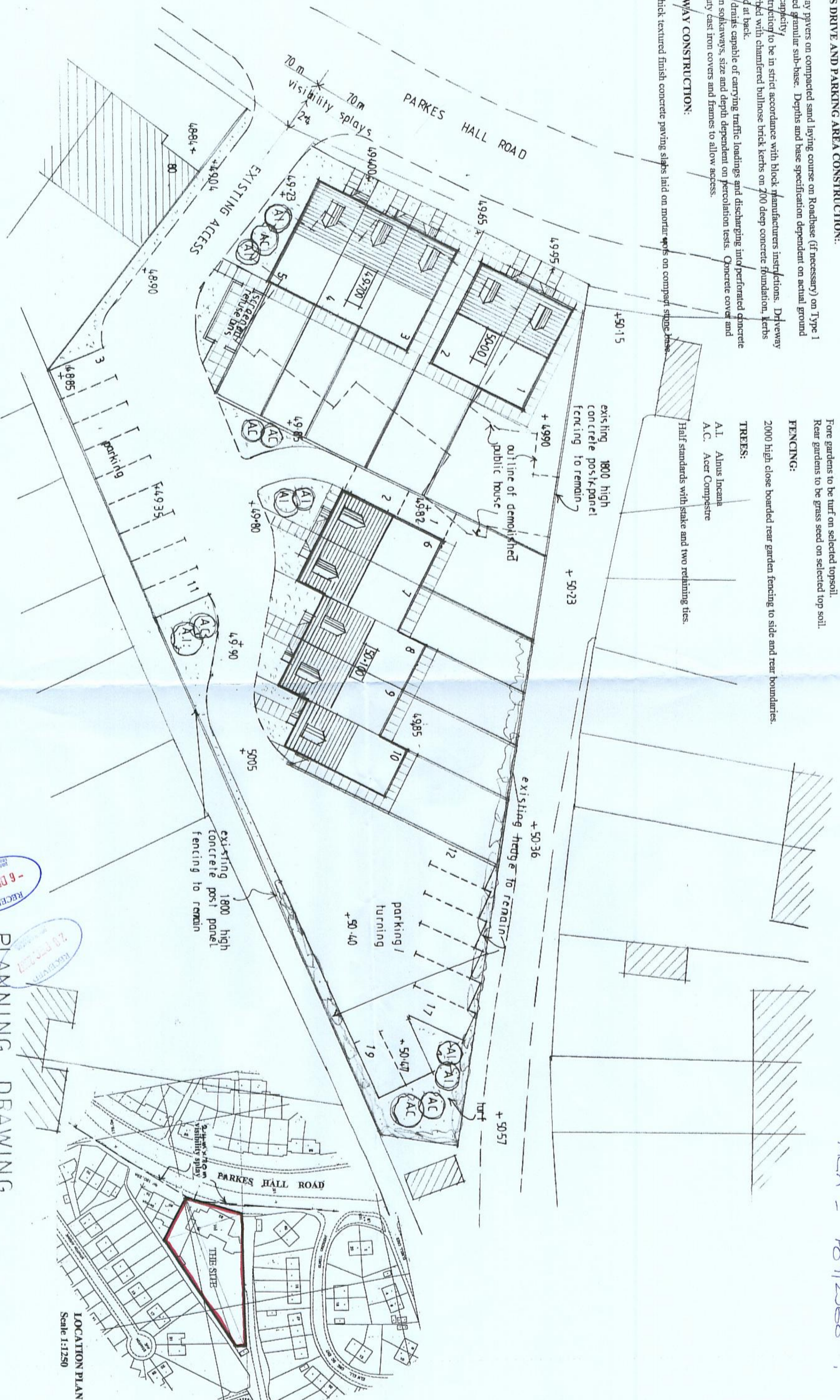
FENCING:

2000 high close boarded rear garden fencing to side and rear boundaries.

TREES:

- A.I. Alnus Incana
- A.C. Acer Compestre

Half standards with stake and two retaining ties.



PLANNING DRAWING

PROPOSED RESIDENTIAL DEVELOPMENT
 THE HILLYFIELDS P.H. WOODSETTON
 FOR ALPACA MANAGEMENT LIMITED

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LOCATION PLAN
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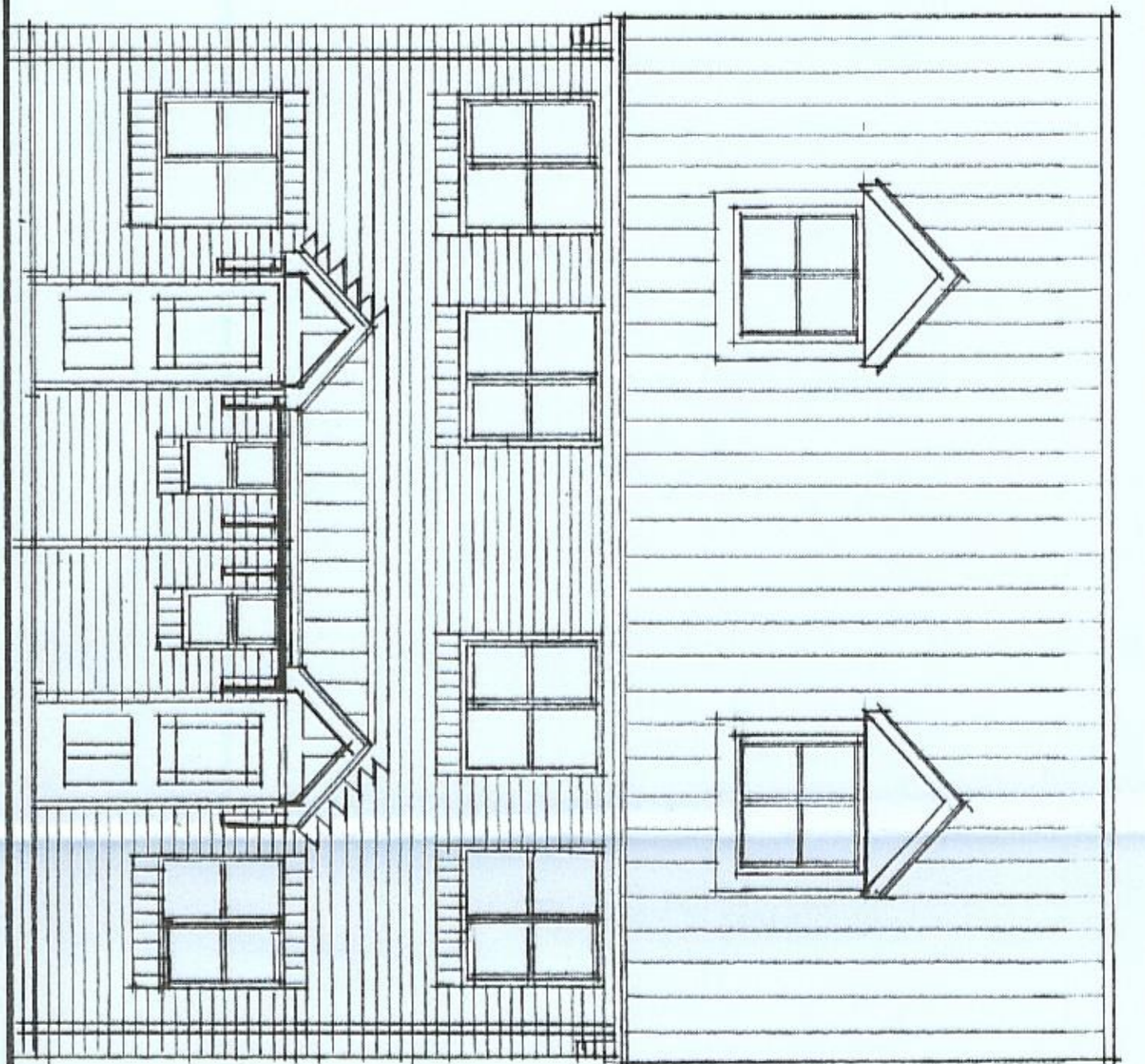
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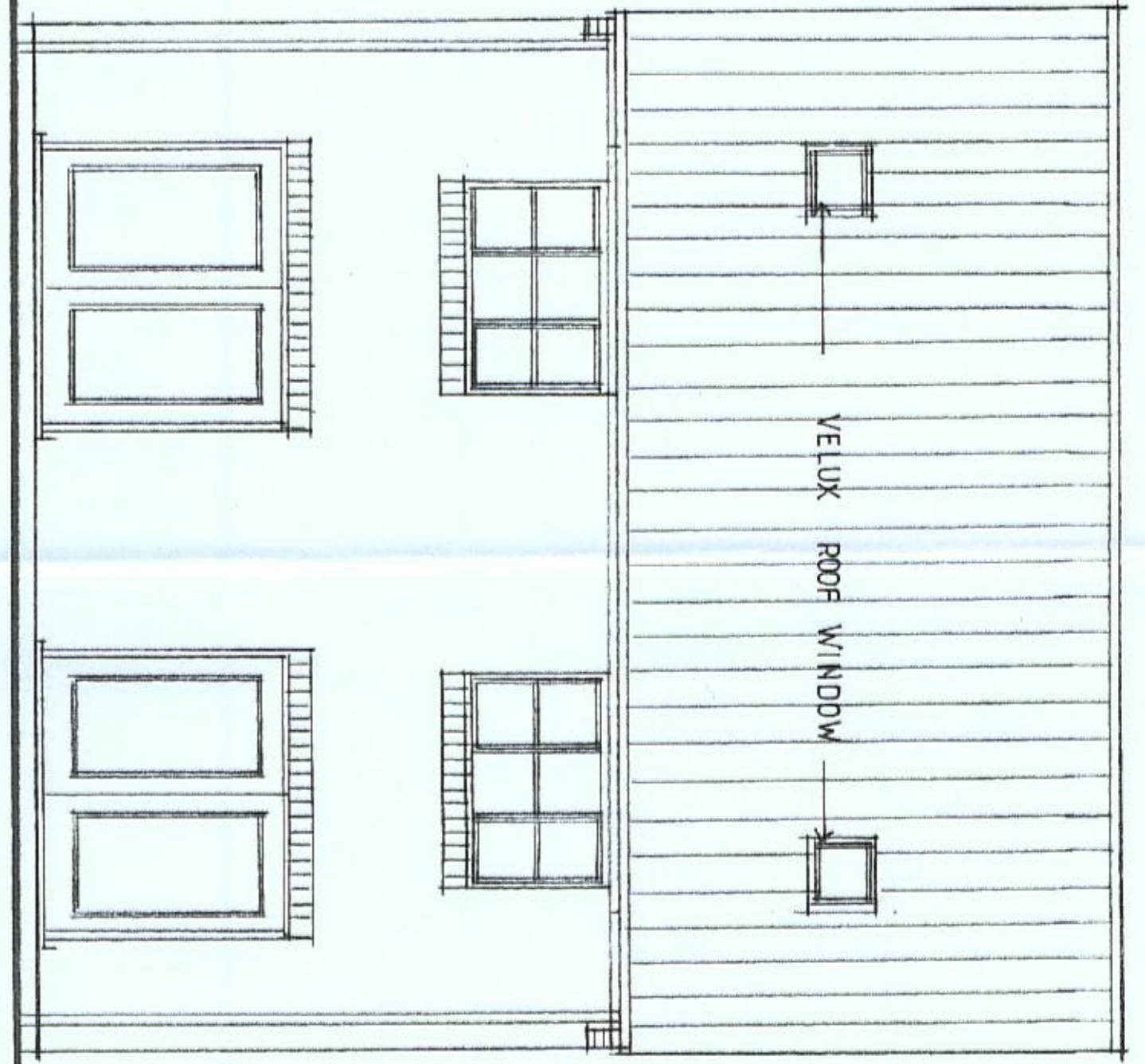
Site Plan + location
 Plan - B07/2368



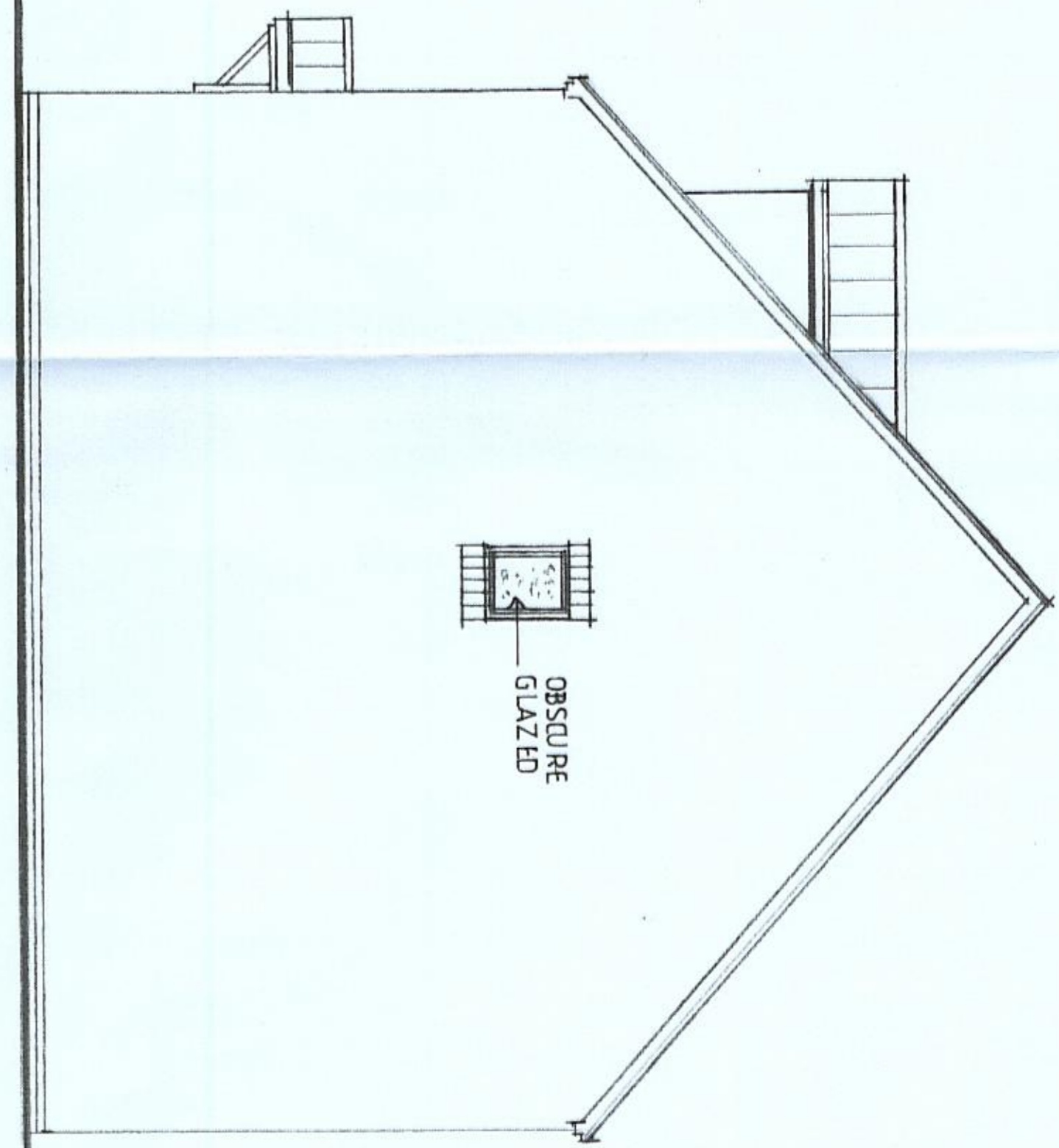
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FRONT ELEVATION



REAR ELEVATION

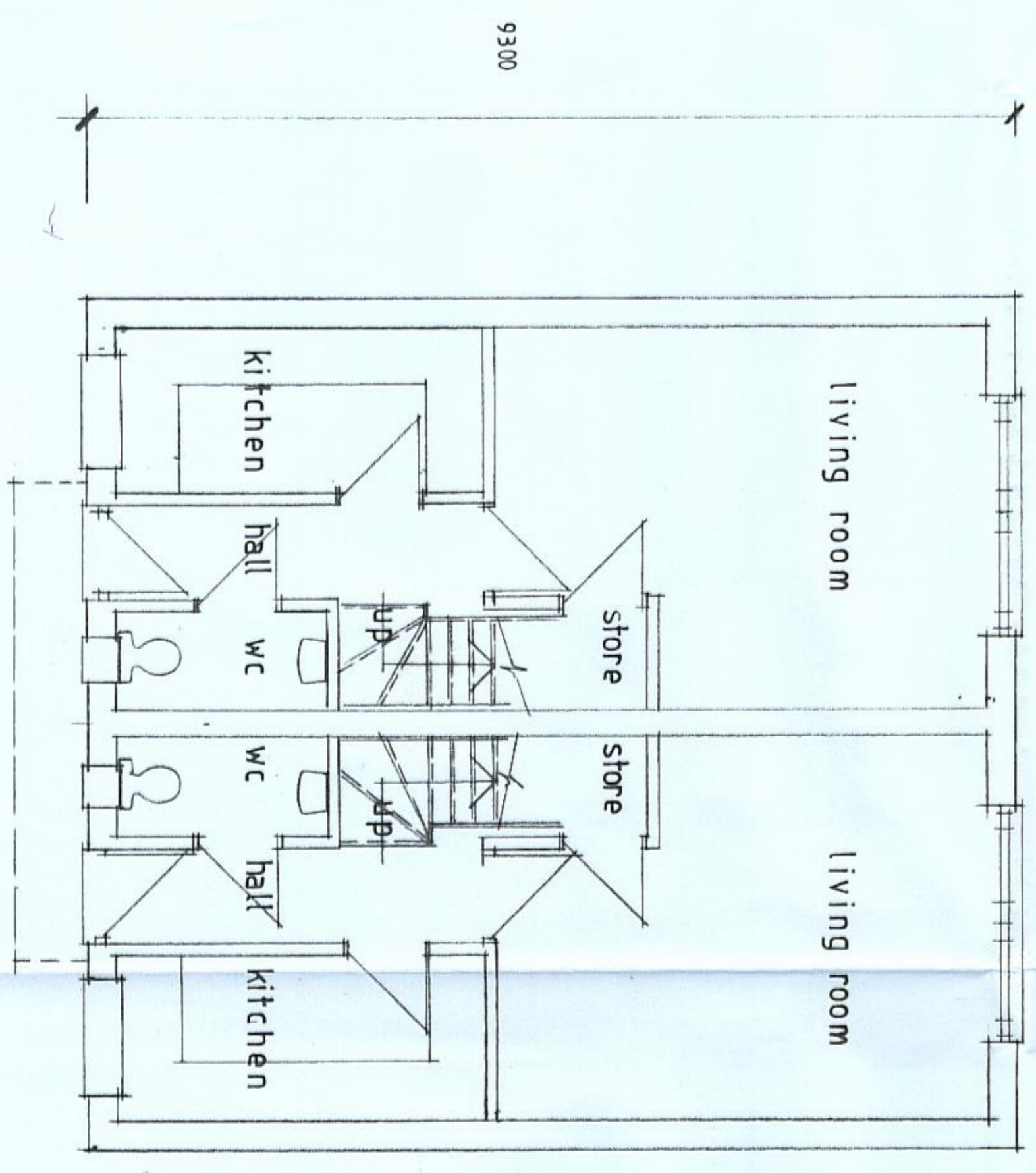


SIDE ELEVATION

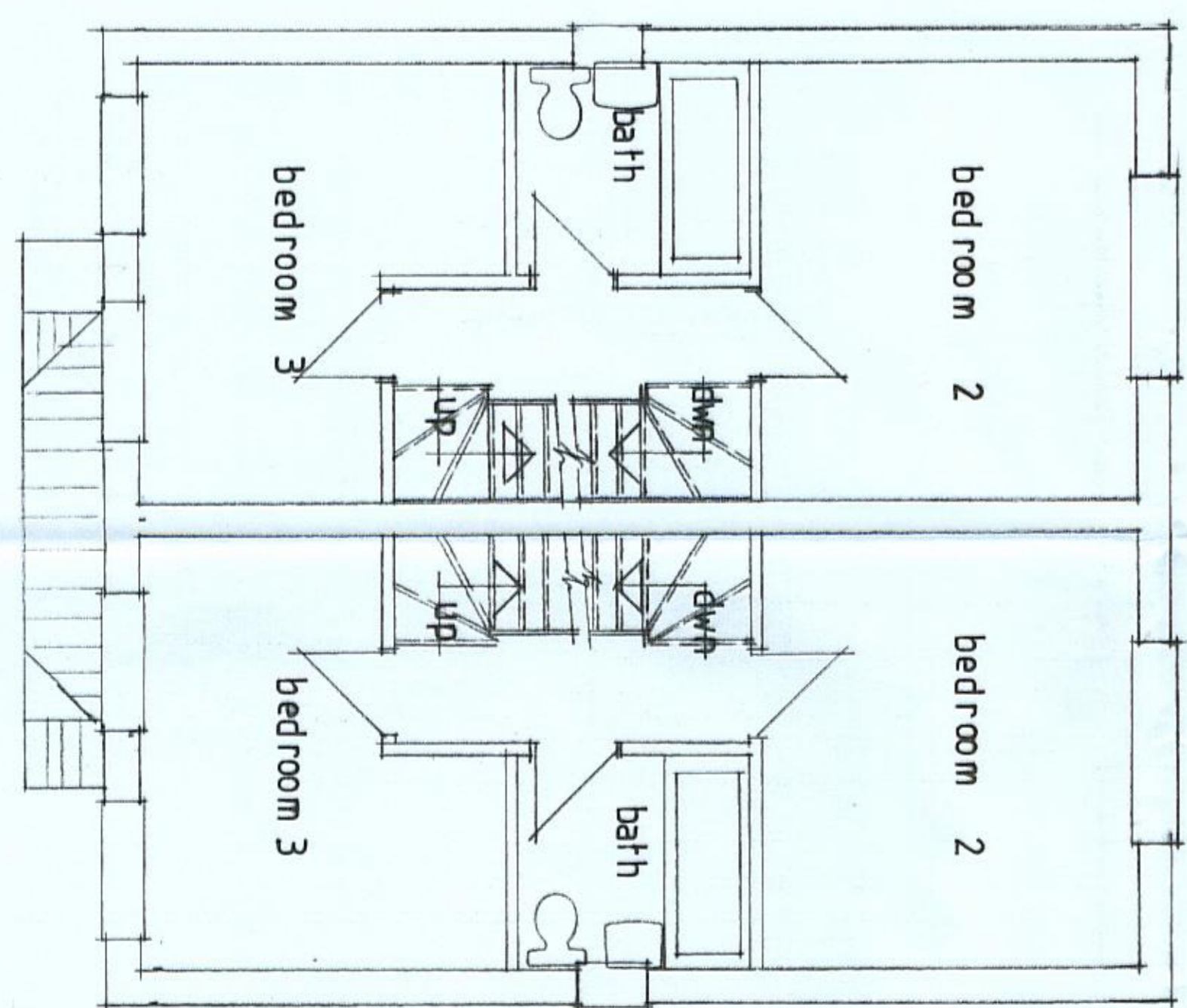
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VELUX ROOF WINDOW

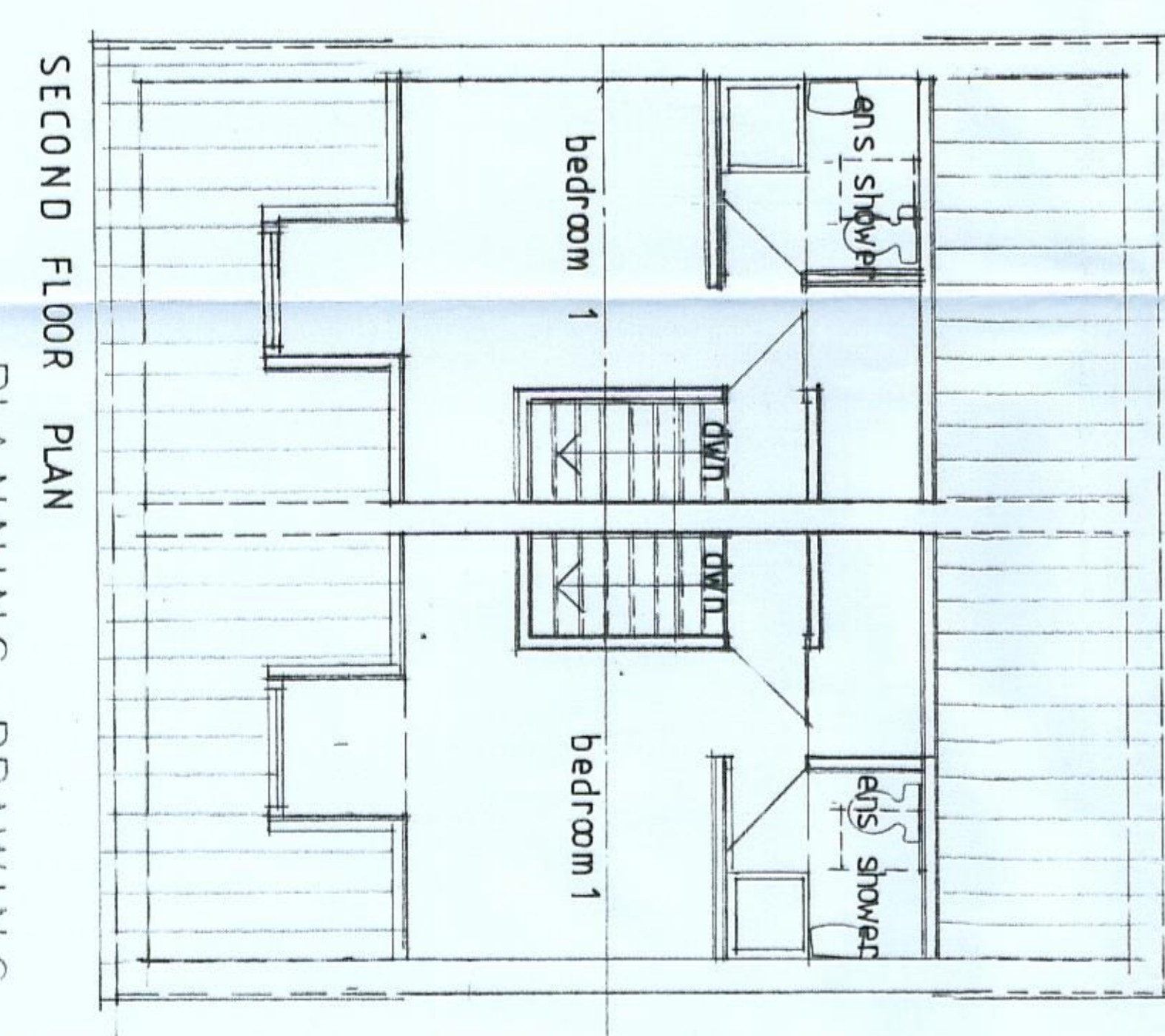
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GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN

PLANNING DRAWING

PROPOSED RESIDENTIAL DEVELOPMENT
THE HILLYFIELDS P.H. WOODSETON
FOR ALPACA MANAGEMENT LIMITED

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