

# PLANNING APPLICATION NUMBER:P14/0073

Type of approval sought	Full Planning Permission
Ward	Belle Vale
Applicant	Mr Darren Cutler, Eden Properties
Location:	<b>LAND AT TENLANDS ROAD, HALESOWEN, B63 4JJ</b>
Proposal	<b>ERECTION OF 9 NO. DWELLINGS (RESUBMISSION OF WITHDRAWN APPLICATION P13/1436)</b>
Recommendation Summary:	<b>APPROVE SUBJECT TO CONDITIONS</b>

## SITE AND SURROUNDINGS

1. The application site measures 0.29 hectares and is an urban 'brownfield' site formerly comprising of a garage court which has now been cleared. The site is located within an existing residential perimeter block and bounded by dwellings fronting High Farm Road to the north, Elizabeth Road to the east, Albrighton Road to the south and Tenlands Road to the west.
2. Vehicular Access to the site is gained via an asphalt driveway from Tenlands Road between the residential properties of No's 2 and 4 Tenlands Road. This vehicular access also provides access to the rear of several residential properties backing onto the site.
3. The site is situated within a well established residential area comprising predominantly two-storey, semi-detached dwellings of brick construction with hipped tiled roofs over. These properties are of circa 1940's construction. Infill residential development comprising of modern detached properties fronting Tenlands Road, opposite the site entrance are also evident.

4. The topography of the site remains generally flat; however, the wider land levels rise to the east and the dwellings fronting Elizabeth Road occupy an elevated position relative to the application site.

## PROPOSAL

5. The application is for full planning permission for the erection of 9 No. residential units comprising of:
  - 6 No. 3 bedroom detached dwelling houses occupying Plots 1, 2, 3, 4, 5 and 7;
  - 1 No. 4 bedroom detached dwelling house occupying Plot 6; and
  - 2 No. 2 bedroom detached dwelling houses occupying Plots 8 and 9.
6. The proposed scheme would utilise the existing access and the proposed dwelling houses would benefit from associated parking and private garden areas to the side / rear. The proposed road layout would incorporate a turning head and would be adopted as part of the public highway.
7. The proposed two storey detached dwelling houses occupying Plots 1, 2 and 3 would measure a maximum depth of 7.7 metres and 6.8 metres in width and would measure 5.0 metres in height to the eaves and 7.9 metres in height to the ridge. The properties would front the internal road and would benefit from tandem parking for 2 No. vehicles to the side driveways with the garden areas located to the rear and enclosed by 1.8 metre high closed boarded boundary fence treatments.
8. Plots 4 and 5 would be occupied by a two storey semi-detached pairing fronting onto the internal road and would benefit from tandem parking for 2 No. vehicles to the side driveways with the garden areas located to the rear and enclosed by 1.8 metre high closed boarded boundary fence treatments. The semi-detached pairing would measure a maximum depth of 8.5 metres and 6.6 metres in width (13.2 metres in width overall) and would measure 5.0 metres in height to the eaves and 8.3 metres in height to the main ridge.

9. Plot 6 would be occupied by a larger two storey detached dwelling house with detached garage fronting onto the turning head. The property would benefit from parking for 3 No. vehicles to the front driveway whilst the side and rear garden area would be enclosed by 1.8 metre high closed boarded boundary fence treatments. The property would measure a maximum depth of 8.6 metres and 8.8 metres in width and would measure 5.0 metres in height to the eaves and 8.8 metres in height to the ridge. The detached garage would be positioned to the north-west of the dwelling off the driveway and would measure a maximum depth of 6.1 metres and 3.4 metres in width and would measure 2.2 metres in height to the eaves and 4.2 metres in height to the ridge.
10. Plot 7 would be occupied by a two storey detached dwelling house fronting onto the turning head. The property would also benefit from parking for 2 No. vehicles to the driveway positioned of the turning head whilst the side and rear garden area would be enclosed by 1.8 metre high closed boarded boundary fence treatments and 1.8 metre high brick boundary walls with pillars to the frontage. The property would measure a maximum depth of 7.0 metres and 8.8 metres in width and would measure 4.8 metres in height to the eaves and 7.3 metres in height to the ridge.
11. Plot 8 would be occupied by a one and a half storey detached dwelling house fronting onto the internal road and would benefit from tandem parking for 2 No. vehicles to the side driveway with the garden area located to the side and enclosed by 1.8 metre high closed boarded boundary fence treatments and 1.8 metre high brick boundary walls with pillars to the frontage. The property would measure a maximum depth of 7.0 metres and 8.2 metres in width and would measure 4.2 metres in height to the eaves and 6.2 metres in height to the ridge.
12. Plot 9 would also be occupied by a one and a half storey detached dwelling house fronting onto the road and would benefit from tandem parking for 2 No. vehicles to the side driveway with the garden area located to the side and enclosed by 1.8 metre high closed boarded boundary fence treatments and 1.8 metre high brick boundary walls with pillars to the frontage. The property would measure a maximum depth of 6.2 metres and 10.1 metres in width and would measure 3.7 metres in height to the eaves and 6.2 metres in height to the ridge.

13. The proposed dwellings would be of facing brick / render construction to the elevations and would benefit from pitched and / or hipped roofs over with the main ridges running from flank to flank. Plots 4, 5, 8 and 9 would benefit from pitched roof projecting gables to the frontage whilst Plot 9 would also benefit from a forward facing pitched roof dormer window. The dwellings would also benefit from brick detailing to the window lintels and stone sills whilst cream render detailing would be introduced to the front elevations of properties occupying Plots 4, 5 and 6. Each dwelling would also benefit from a projecting porch to the frontage.

## HISTORY

14. Application Site

APPLICATION	PROPOSAL	DECISION	DATE
P06/1490	Outline planning permission for residential development (all matters reserved)	Withdrawn	30/11/09
P13/1436	Full planning permission for the erection of 9 No. dwellings	Withdrawn	02/01/14

15. The planning application submitted under planning reference P13/1436 was withdrawn following the request of the Local Planning Authority to allow further work to satisfy concerns with regard to design and amenity and to satisfy issues raised by the Highway Authority.

## PUBLIC CONSULTATION

16. The application was advertised by way of public consultation letters being sent to the occupiers of the forty-two properties within close proximity to the site.
17. In response to the public consultation exercise, representations have been received from three local residents expressing concern to;
- The houses being too close to the existing houses and encroaching upon privacy;
  - The houses would overlook properties resulting in an invasion of privacy;

- Parking for the houses would be adjacent to existing homes / gardens causing noise, disturbance, pollution and dust;
- The number of houses planned would be an overdevelopment of the site and would have an adverse impact on the character of the neighbourhood and the residential amenity of the neighbours affected;
- Views of the Clent Hills would be disrupted by the development;
- Loss of privacy, increased traffic would have a negative impact upon existing properties and saleability;
- Loss of existing rear vehicular access; and
- Concerns over rear boundary treatments.

18. At the request of the Local Planning Authority, amended plans were requested to further scale down the dwelling house proposed for Plot 7 by amending the roof type to remove the gable ends and create a hipped roof, similar to the roof types of the dwelling houses proposed for Plots 5 and 6. The first floor internal layout of the dwelling house proposed for Plot 7 has also been amended, to allow for a change in the fenestration to relocate the rear facing bedroom window to the side elevation and ensure the rear facing first floor landing window is obscurely glazed, to protect existing surrounding residential amenity. Amended plans have also been requested and received to allow for a change in the first floor layout and first floor window fenestration of the dwelling house proposed for Plot 6, to ensure rearward facing first floor windows are obscurely glazed to protect existing surrounding residential amenity. The garage to Plot 6 has also been enlarged and repositioned to form a detached garage.
19. Amended plans have also been received to revise the turning head, whilst the proposed brick boundary walls to the frontages have also been revised to now include brick piers, whilst gate positions have also been incorporated into the site plan.
20. The amended plans received resulted in the need for further public consultation in the form of letters being sent to the same properties located within close proximity to the site, as well as those who had previously registered an interest in the scheme

through written representations. The final period for comment expires on 26 February 2014. To date, further representations have been received from two local residents reaffirming original concerns and as summarised below;

- The houses being too close to the existing houses and encroaching upon privacy;
- The houses would overlook properties resulting in an invasion of privacy, which would impact on the peaceful enjoyment of homes and gardens, especially as conservatories would be overlooked;
- Parking for the houses would be adjacent to existing homes / gardens causing noise, disturbance, pollution and dust at all times of the day and night;
- The number of houses planned would be an overdevelopment of the site and would have an adverse impact on the character of the neighbourhood and the residential amenity of the neighbours affected;
- Views of the Clent Hills would be disrupted by the development;
- Loss of privacy, increased traffic would have a negative impact upon existing properties and saleability;
- Since the site has been cleared the bird life is now almost non-existent

## **OTHER CONSULTATION**

21. Group Engineer Highways: No objection subject to conditions.
22. Head of Environmental Health and Trading Standards: No objection in principle to the proposed residential development as the site is surrounded on all sides by existing residential property so occupiers are unlikely to be exposed to noise that would be detrimental to amenity. Given the potentially contaminative former use of the site, the Phase 1 and Phase 2 Ground Investigation and Test Report undertaken by Ground Investigation & Piling Limited (GIP) dated 30<sup>th</sup> September 2013, and the subsequent Supplementary Site Investigation Report letter by GIP dated 31<sup>st</sup> October 2013, have been reviewed. Whilst the site is not affected by widespread contamination, the recommendations for remediation around the area of Plot 9 are accepted and would be controlled by condition.

## RELEVANT PLANNING POLICY

### 23. National Planning Guidance (2012)

- The National Planning Policy Framework (NPPF)
- Technical Guidance to the National Planning Policy Framework
- Circular 05/94 – Planning Out Crime
- Circular 11/95 – The Use Conditions in Planning Conditions
- CIL Regulations

### 24. Black Country Core Strategy (2011)

- The Vision
- Sustainability Principles
- The Spatial Objectives
- HOU1: Delivering Sustainable Housing Growth
- HOU2: Housing Density, Type and Accessibility
- DEL1: Infrastructure Provision
- CSP4: Place Making
- TRAN2: Managing Transport Impacts of New Development
- ENV2: Local Character and Distinctiveness
- ENV3: Design Quality
- ENV5: Flood Risk, Sustainable Drainage Systems and Urban Heat Island
- ENV8: Air Quality
- WM5: Resource Management and New Development

### 25. Saved Unitary Development Plan (2005)

- DD1: Urban Design
- DD4: Development in Residential Areas
- DD10: Nature Conservation and Development
- EP7: Noise Pollution

26. Supplementary Planning Documents

- New Housing Development (2013)
- Parking Standards (2012)
- Planning Obligations (2011)

## ASSESSMENT

27. Key Issues

- Principle
- Density and Layout
- Design
- Neighbour Amenity
- Occupier Amenity
- Access and Parking
- Sustainable Urban Drainage
- Planning Obligations
- New Homes Bonus
- Other Issues

Principle

28. The National Planning Policy Framework (NPPF) has a '*presumption in favour of sustainable development such that development proposals which accord with the development plan should be approved without delay*' (Paragraph 14).
29. The site is located within a sustainable location predominantly comprising of semi-detached and detached residential properties which are served by a number of nearby public services and private businesses. The site has previously been used as a garage lockup but in recent years it became under used and overgrown by self setting scrub. This vegetation has now been cleared and the site now stands vacant.



30. The site is classed as previously developed land (urban brownfield land) as recognised in definition set out in Annex 2 (Glossary) of the NPPF 'Previously developed land'. Paragraph 17 of the NPPF (indent 8) encourages the use of previously developed land sites for new housing.
31. In broad strategic planning terms, there is support for this proposal, particularly through its alignment with the provisions of Paragraph 50 of the NPPF which recognises that Local Planning Authorities are: *'To deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities'*
32. The Black Country Core Strategy (BCCS) sets out The Vision, Sustainability Principles and The Spatial Objectives for future development in the Black Country to 2026. One of the Spatial Objectives of the Strategy is to help to deliver sustainable communities on redundant land, that make the most of opportunities such as public transport, are well served by residential services and green infrastructure, have good walking, cycling and public transport links to retained employment areas and centres, are set in high quality natural and built environments and are well integrated with surrounding areas.
33. The principle of residential development is considered entirely appropriate in line with the aspirations of both national and local planning policy.

#### Density and Layout

34. The NPPF advises that Local Planning Authorities should set out their own approach to housing density to reflect local circumstances to determine the prevailing character of the area. Policy HOU2 (Housing Density, Type and Accessibility) of the BCCS states that all developments will aim to achieve a minimum net density of 35 dwellings per hectare. The proposal would involve the creation of 9 No. dwelling units on 0.29 hectares creating a gross density of 31 dwellings per hectare. An appropriate housing mix, range and type is also proposed of predominantly detached dwellings with a semi detached dwelling interspersed, which reflects the urban context.

35. Supplementary Planning Document (New Housing Development) provides further information on the implementation of housing policy in respect of design and density, so that local character and distinctiveness are paramount and poor design is rejected. The Supplementary Planning Document (New Housing Development) defines a number of character areas within the Borough in order to ensure that new development respects local character and context and has regard to the density of development that surrounds a site.
36. The surrounding built form has a density of approximately 30 dwellings per hectare. It is considered that the density of the proposed development, at 31 dwellings per hectare, would reflect the existing density and therefore the character of the surrounding area.
37. Notwithstanding the above, one of the key issue in determining whether development is appropriate for an area is to assess the form of the development in terms of access and layout rather than merely focusing on density in isolation. The consideration of density is only one matter in assessing whether a scheme is appropriate. Just as important as determining the numbers of units that could be placed on a site is ensuring that a scheme is well designed and has regard to the character of an area. This approach is also supported by the New Housing Development Supplementary Planning Document.
38. The more detailed design policies inherent within the BCCS (HOU2, CSP4, ENV2 and ENV3) with respect to the design of new housing developments complement the Saved Policies within the Dudley Unitary Development Plan (DD1 and DD4). The proposed layout of the site would result in separation distances to adjoining properties being some 20 metres to the properties to the north and fronting High Farm Road, 18 metres to the properties fronting Elizabeth Road and Albrighton Road to the east and south of the site, and 21.5 metres to the properties fronting Tenlands Road to the west. Whilst separation distances between adjoining properties and space standards within the site are marginally under the prescribed space standards,

it is considered that with respect to design, layout and external appearance of the properties, they would generally accord with the relevant policy context.

39. The layout has been carefully structured to ensure a positive, attractive frontage is achieved. The active frontages would ensure overlooking of the respective street scenes. Passive surveillance and improved security would result from habitable rooms designed to overlook the street and respective off street parking whilst the dwellings would also benefit from enclosed private rear garden areas. Whilst proposed garden areas afforded to the properties occupying Plots 1 to 5 would also measure on average 9 metres in depth; however, their width would be some 10 metres to provide ample rear amenity. The garden areas to Plots 6, 7, 8 and 9 would adopt an irregular but generous size to the side / rear of the properties occupying these plots. This would ensure adequate private amenity areas would be provided.
40. Careful consideration has also been given to internal room layouts and window fenestrations to ensure no inter visibility between habitable room windows would occur or the privacy of existing surrounding residential dwellings within the vicinity of the site through direct overlooking of rear garden areas would be impacted upon. Where houses are proposed in relatively close proximity to existing rear gardens, windows have been appropriately located in order to prevent overlooking and maintain privacy. The design and layout of the scheme is such that it has regard to the form and layout of surrounding development and in urban design terms would make a positive contribution to the character and appearance of the area.
41. The proposed residential development would make effective use of land, existing infrastructure and services available within the area whilst the design and layout of the scheme is such that it has regard to local context. The proposed development therefore accords with the development plan and other material considerations.

### Design

42. The proposed design of the dwellings would be of facing brick / cream render construction and would include fenestration, brick detailing to the window lintels and

stone sills whilst the dwellings would be afforded pitched or hipped roof over. Whilst the design of the properties may not respect the local vernacular of the traditional properties of circa 1940's construction it is considered that the modern properties would form, in part, a standalone development which would only be read when entering the cul-de-sac to which the properties would front. In this regard the design of the eclectic and varied properties, coupled with their varied scale and mass, (all the dwellings would be two storey apart from the dwellings occupying Plots 8 and 9, which would be one and a half storey) would ensure the design of the scheme is considered to be acceptable and demonstrates that the site could be developed in a manner which would be satisfactory.

43. The plans show the development responds to the physical constraints of the site and would ensure that the development as proposed applies the principles of good urban design and contributes to the local character and distinctiveness of the area. It is considered that the proposed development satisfactorily achieves the aspirations of the Policy framework.

#### Neighbour Amenity

44. The proposed development would take place on a currently vacant site and it is appreciated that the occupiers of the residential properties surrounding the site would undoubtedly become aware of changes in their immediate environment. It is also appreciated that the outlook for surrounding occupiers would also change; however, the proposed dwellings orientation, general design and window positioning have been carefully considered whilst the proposed properties would also be sited at a lower level comparable to the existing properties. It is therefore considered that the proposed dwellings would be carefully sited from existing properties to ensure an acceptable level of visual separation despite that fact that some of the proposed dwellings would be located close to the sites boundaries. Furthermore, the proposed development would ensure that no harm for the existing surrounding occupiers through loss of daylight, outlook or privacy would occur from habitable room windows. It is also recognised that the proposed land levels and existing surrounding

land levels would ensure that the development would not form an overbearing or conspicuous feature for the occupiers of these properties.

45. The scheme as proposed is therefore considered to not prejudice existing residential amenity to an unacceptable level as the development would not result in an unacceptable loss of outlook, privacy or inappropriate levels of noise or disturbance and therefore the scheme would not conflict with the aspirations of Saved Policies DD4 (Development in Residential Areas) and EP7 (Noise Pollution) of the Dudley Unitary Development Plan.

#### Occupier Amenity

46. The proposed dwellings would achieve a satisfactory internal / external layout with good surveillance from habitable room windows of the respective landscaped and parking areas. The proposed garden areas would provide ample rear amenity space for the needs of future occupants of the properties. The scheme as proposed would accord with Saved Policies DD4 (Development in Residential Areas) and EP7 (Noise Pollution) of the Dudley Unitary Development Plan.

#### Access and Parking

47. In transportation terms the site is located in an accessible location and therefore represents a sustainable location for development on the outskirts of Halesowen. The Group Engineer raises no objection to the scheme and is satisfied that the proposed road layout, traffic movements and parking arrangements would be acceptable. The scheme would also ensure adequate off street parking arrangements for a development of this type and size. The scheme would accord with the aspirations of Policy TRAN2 (Managing Transport Impacts of New Development) of the BCCS and the Parking Standards Supplementary Planning Document to ensure no additional burden on the existing highway infrastructure through on street parking occurring.

### Sustainable Urban Drainage

48. Policy ENV5 (Flood Risk, Sustainable Drainage Systems and Urban Heat Island) of the BCCS recognises that to assist in both reducing the extent and impact of flooding and also reducing potential urban heat island effects, all developments should incorporate Sustainable Drainage Systems, unless it would be impractical to do so, in order to significantly reduce surface run-off and improve water quality. The type of Sustainable Drainage Systems will be dependent on ground conditions. A planning condition to incorporate Sustainable Drainage Systems on site would be required.

### Landscape and ecology

49. The proposal involves the redevelopment of a Brownfield site without any discernible loss of vegetation and / or habitats. The annotated landscape scheme submitted as part of the application annotates a basic soft landscaped scheme; however, it is considered that conditions to ensure a detailed landscape scheme around the dwellings would visually soften the proposed building edges. The use of specimen shrubs and semi-mature trees would provide an immediate effect whilst also offering seasonal interest, through colours, fragrance and texture.
50. It is considered that the site would be of low ecological value and it is considered that the proposed development is acceptable in terms of its potential impact on nature conservation. The scheme would be in accordance with Saved Policy DD10 (Nature Conservation and Development) of the Dudley Unitary Development Plan.

### Planning Obligations

51. Policy DEL1 (Infrastructure Provision) of the BCCS sets out the adopted policy framework for Planning Obligations within Dudley and the Planning Obligations Supplementary Planning Document (SPD) provides further detail on the implementation of this policy; these policy documents were prepared in accordance with national legislation and guidance on planning obligations.

52. Policy DEL1 requires all new developments to be supported by sufficient on and off-site infrastructure to serve the development, mitigate its impact on the environment, and ensure that the development is sustainable and contributes to the proper planning of the wider area.
53. In determining the required planning obligations on this specific application the following three tests as set out in the CIL Regulations, in particular Regulation 122, have been applied to ensure that the application is treated on its own merits:
- a) necessary to make the development acceptable in planning terms;
  - b) directly related to the development;
  - c) fairly and reasonably related in scale and kind to the development.
54. Following consideration of the above tests it is considered reasonable to request the following obligations which have been identified but they could be secured through the imposition of suitably worded Conditions:
- On-site Nature Conservation Enhancements;
  - Public Realm Enhancements; and
  - Air Quality Enhancements.

#### New Home Bonus

55. Clause (124) of the Localism Act states that: Local Planning Authorities are to have regard to material considerations in dealing with applications including any local finance considerations, so far as material to the application. A 'local finance consideration' means a grant or other financial assistance that has been, or will or could be, provided to a relevant authority by a Minister of the Crown. This may be taken to cover the payment of New Homes Bonus, or sums that a relevant authority has received, or will or could receive, in payment of Community Infrastructure Levy.
56. The New Homes Bonus is designed to create an effective fiscal incentive to encourage local authorities to facilitate housing growth. It will ensure the economic

benefits of growth are more visible within the local area, by matching the council tax raised on increases in effective stock.

57. The Bonus will sit alongside the existing planning system and provides local authorities with monies equal to the national average for the council tax band on each additional property and paid for the following six years as a non-ring fenced grant. In addition, to ensure that affordable homes are sufficiently prioritised within supply, there will be a simple and transparent enhancement of a flat rate £350 per annum for each additional affordable home.
58. Whilst the clause makes it clear that local finance matters are relevant to planning considerations and can be taken into account, it does not change the law in any way. It is not a new basis for planning policy and it remains unlawful for planning permissions to be 'bought'. Under this system the indicative proposal would provide 9 No. dwellings generating a grant payment of 9 times the national average council tax for the relevant bands. Whilst this is a significant sum of money the planning merits of the proposal are acceptable in any event and therefore this is not to accord this is any significant weight in the assessment of the development.

#### Other Issues

59. Whilst the loss of existing accesses to the rear of properties backing onto the site has been raised as an issue by local residents, it should be acknowledged that this is not a material consideration in the determination of this planning application. The access rights are a private matter and agreement between these occupiers and the owner / developer of the site.

## **CONCLUSION**

60. The proposed development provides an opportunity to deliver a number of new residential properties on a sustainable 'brown field' site. The scheme applies the principles of good urban design and would make a positive contribution to the character and appearance of the area, with no adverse impact on residential amenity. The layout would provide a legible form of development that has addressed the



movement of people and vehicles through the development and that defines public and private realms. The development is appropriate in scale to the existing transportation infrastructure of the immediate area and makes adequate and safe provision for access and egress by vehicles whilst adequate parking provision would be provided.

61. Planning Obligations can be secured by condition with nature conservation enhancements being provided on site to the equivalent of the off-site value. The scheme as proposed therefore accords with the relevant Policy criteria.

## **RECOMMENDATION**

62. It is recommended that this application be APPROVED subject to the following conditions:

### Approval Statement

In dealing with this application the Local Planning Authority have worked with the applicant in a positive and proactive manner, seeking solutions to problems arising in relation to dealing with the application, by seeking to help the applicant resolve technical detail issues where required and maintaining the delivery of sustainable development. The development would improve the economic, social and environmental concerns of the area and thereby being in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

### Informative

#### All developments within coalfield standing advice area

The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to the Coal Authority.

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority.

Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search on 0845 762 6848 or at [www.groundstability.com](http://www.groundstability.com)

### Highways

The development as proposed contains a highway that will be of sufficient public utility to warrant its dedication as a public highway under Section 38 of the Highways Act 1980. The development layout, as shown on Drawing No. 12-55-17E and Dated 18 February 2014 is solely a preliminary design, which will subject to the relevant Road Safety Audits and may require amendments in order to gain Technical Approval of the detailed highway design as part of the Section 38 adoption process.

### 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. The development hereby permitted shall be carried out in accordance with the following approved plans: '12-55-08A', '12-55-09', '12-55-10A', '12-55-11C', '12-55-12D', '12-55-13A', '12-55-15C' and 12-55-17E'.
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 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 first occupation.

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.

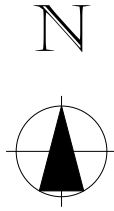
The landscaped areas shall be retained in the form shown on the approved plan and Landscape Plan Strategy throughout the life of the development and shall not be used for any other purpose

5. The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.
6. No development shall commence until details of the access road including, lines, widths, levels, gradients, form of construction, cross sections, drainage and lighting have been submitted to and approved in writing by the Local Planning Authority.
7. No dwelling shall be occupied until the access road has been implemented in accordance with the details approved in Condition 6 and shall thereafter be retained and maintained for the life of the development.
8. No development shall commence until details for the provision of external electric vehicle charging points have been submitted to and approved in writing by the Local Planning Authority. The Electric Vehicle Charging point(s) shall thereafter be provided in accordance with the approved details prior to first occupation of the development and be maintained for the life of the development.
9. Unless otherwise agreed in writing by the Local Planning Authority, before development commences, details of a Sustainable Urban Drainage System scheme to serve the development shall be submitted in writing to the Local Planning Authority for approval. The approved scheme shall be implemented prior to first occupation of the development or to an alternative timescale to have been previously agreed in writing by the Local Planning Authority.
10. Notwithstanding the provision of the Town & 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, B, C, D and E of Schedule 2 to that order shall be carried out.
11. No development shall commence until details of nature conservation enhancement works have been submitted to and approved in writing by the Local Planning Authority. The nature conservation enhancement works shall thereafter be provided in accordance with the approved details prior to first occupation of the development and be maintained for the life of the development.
12. Unless otherwise agreed in writing with the Local Planning Authority, the recommendations for remediation contained within the 'Report on Supplementary Site Investigation at Tenlands Road, Halesowen' letter report by Ground Investigation & Piling Limited (dated 31st October 2013, ref. DPS/19692A) shall be implemented and a verification report submitted to and approved by the Local Planning Authority, before the affected area of the development is first occupied / brought into use.

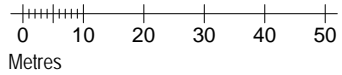
13. No development shall commence until details of public realm works have been submitted to and approved in writing by the Local Planning Authority. The public realm works shall thereafter be provided in accordance with the approved details prior to first occupation of the development and be maintained for the life of the development.

# LOCATION MAP

## SCALE 1:1250

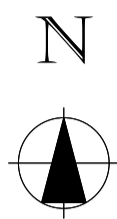


Based on Ordnance Survey 1:1250 scale mapping  
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REVISIONS		
A: Red line updated.		MPW 24/02/2014
<b>Steve Haskey Design Ltd.</b> 20 St. John Street Bromsgrove Worcestershire B61 8QY		Reg. in England: 5398781  TEL: 01527 832587 E-MAIL: steve@haskey.co.uk
The copyright of this drawing and design is retained by Steve Haskey Design LTD. It must not be copied or reproduced without consent in writing.		
Project	<b>Proposed Residential Development</b> <b>Land at Tenlands Road</b> <b>Halesowen</b> <b>West Midlands</b> <b>B63 4JJ</b>	
Client	Eden Properties Ltd.	
Drawn By	P.J. Leamy	Use Only Written Dimensions From This Drawing <b>DO NOT SCALE</b>
Date	December 2012	
		Sheet Size <b>A4</b>

# SITE PLAN SCALE 1:200



All new facing brick work and roof tiles to new dwellings to be agreed with Dudley Metropolitan Borough Council by approved samples.

All new brick walls to be constructed using facing brick work surmounted with tile creasing and blue brick copings.

All brick wall materials to be agreed with Dudley Metropolitan Borough Council by approved samples.

New road construction all to be in accordance with Dudley Metropolitan Highway Adoption Policy Statement Incorporating Construction Standards For Highway Adoption On New Residential Estates.

Alterations and making good to existing highway, all to be in accordance with Dudley Metropolitan Highway Adoption Policy Statement Incorporating Construction Standards For Highway Adoption On New Residential Estates.

Granite Stone Sets to be used to define entrance into new development. Granite Stone Sets to be agreed with Dudley Metropolitan Borough Council by approved samples.

Granite Stone Sets to be installed in accordance with Dudley Metropolitan Highway Adoption Policy Statement Incorporating Construction Standards For Highway Adoption On New Residential Estates.

Any new street lighting to be designed by Dudley Metropolitan Borough Council.

- Indicates new Block Paving.
- Indicates all grassed areas.
- Indicates private parking areas (Black Tarmacadam).
- Indicates new and existing highway (Black Tarmacadam).
- Indicates new Granite Stone Sets.
- Indicates new native tree planting.
- Indicates new hedge planting.

- Indicates suggested finished ground floor levels to new houses.
- Indicates finished road levels.

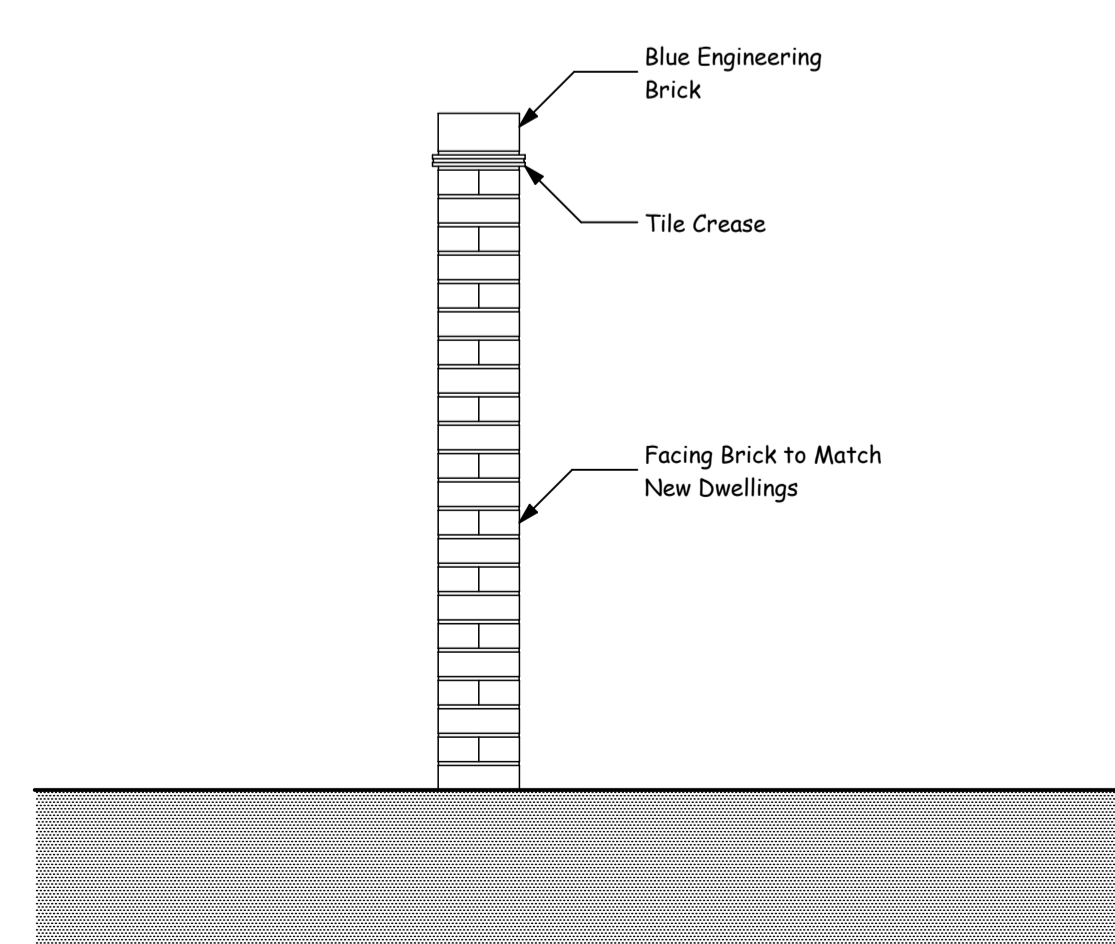


**Tarmacadam Road Construction**  
 Surface Course - 40mm 55% 10mm HRA, HSCA  
 Binder Course - 60mm Dense bitumen Macadam base course 20mm nominal size, 100 pen bitumen.  
 Base Course - 75mm Dense Bitumen Macadam Road Base 28mm nominal size, 100 pen Bitumen.  
 Sub Base - 150mm Type 1 sub base from approved source.  
 To be increased in depth to achieve minimum depth of construction of 450mm where sub-grade is susceptible to frost action or to cater for CBR below 5.0. Alternatively, it may be reduced to 100mm if used in conjunction with a capping layer.  
 Capping Layer - Granular fill material Type 6F1 or 6F2. Thickness depends upon CBR of sub-grade (See Design Guidance For Road Pavement Foundations (DRAFT HD25))

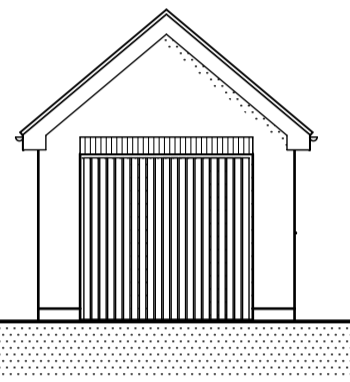
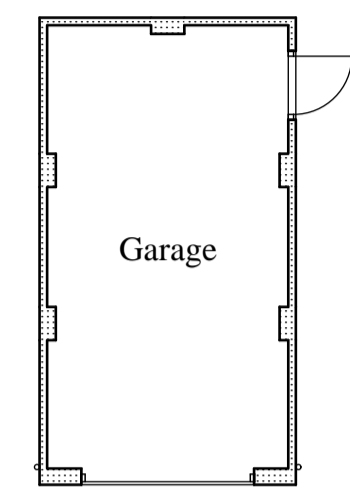
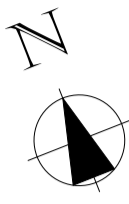
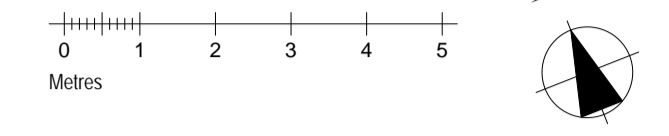
**Block Paved Road Construction**  
 Block paved areas consist of 80mm thickness concrete blocks 100mm x 200mm with chamfered edges laid in herring bones pattern on 40mm coarse sand in accordance with the requirements and recommendations of BS 7533.  
 Sub Base - 150mm Type 1 sub base from approved source.  
 To be increased in depth to achieve minimum depth of construction of 450mm where sub-grade is susceptible to frost action or to cater for CBR below 5.0. Alternatively, it may be reduced to 100mm if used in conjunction with a capping layer.  
 Capping Layer - Granular fill material Type 6F1 or 6F2. Thickness depends upon CBR of sub-grade (See Design Guidance For Road Pavement Foundations (DRAFT HD25))

**Vehicular Crossing Construction**  
 Surface Course - 25mm Dense Bitumen Macadam surface course 6mm nominal size.  
 Sub Base - 100mm Type 1 stone.  
 Binder Course - 100mm Dense Bitumen Macadam binder course 20mm nominal size.  
**New Driveway Construction**  
 Lay 25mm thickness of 6mm hardstone bitmac surface course.  
 On 50mm thickness of 20mm dense binder course bitmac.  
 All to laid and compacted to falls and levels.  
 On 150mm minimum compacted DTP1 crushed stone sub-base material to falls and levels.  
 All Tarmac to comply with BS 4987  
 NOTE - Driveways to be laid to nominal fall towards new access road.

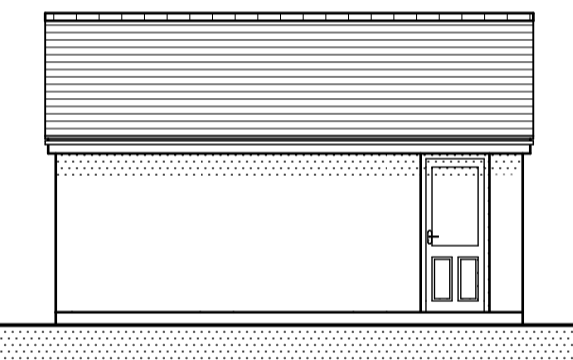
## CROSS SECTION THROUGH GARDEN WALL SCALE 1:20



## GARAGE PLOT 6 FLOOR PLAN SCALE 1:100



## SOUTH ELEVATION SCALE 1:100



## EAST ELEVATION SCALE 1:100

**REVISIONS**

A: Details of climber planting, garden wall piers, gate positions and hard surface materials added to site plan and garden wall section introduced to drawing following consultation with Dudley Metropolitan Borough Council.	P.J.L 04/02/2014
B: Minor amendments to garden walls.	P.J.L 05/02/2014
C: Service strip from Plot 4 onwards revised to be block paving. Adoptable road specifications added.	MPW 14/02/2014
D: Plot 6 revised. Garage to Plot 6 revised and added to sheet layout.	MPW 18/02/2014
E: Plot 6 garage repositioned and driveway extended.	MPW 18/02/2014

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 Drawn By: M.P. Webster

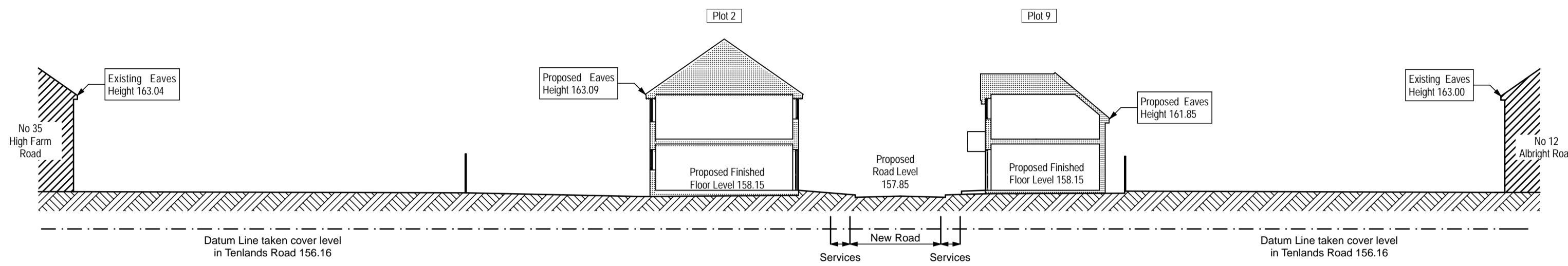
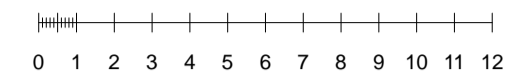
Project: Proposed Residential Development  
 Land at Tenlands Road  
 Halesowen  
 West Midlands  
 B63 4JJ

Client: Eden Properties Ltd.

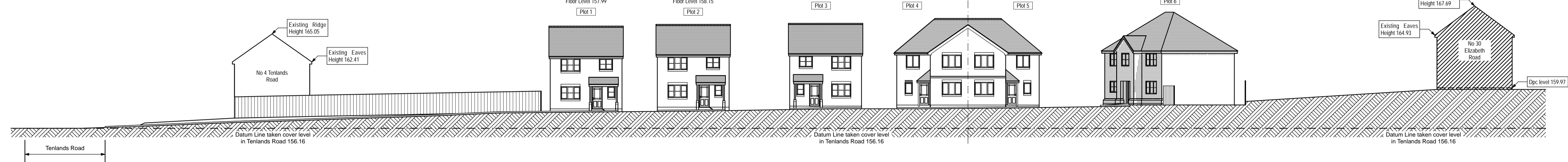
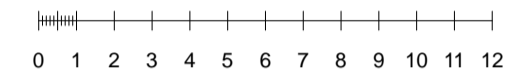
Sheet: SCHEME DRAWINGS  
 Site Plan & Garage Plot 6  
 Sheet Size: A1

Scale: 1:200, 1:100 & 1:20  
 Drawing Number: 12-55-17E  
 Date: January 2014

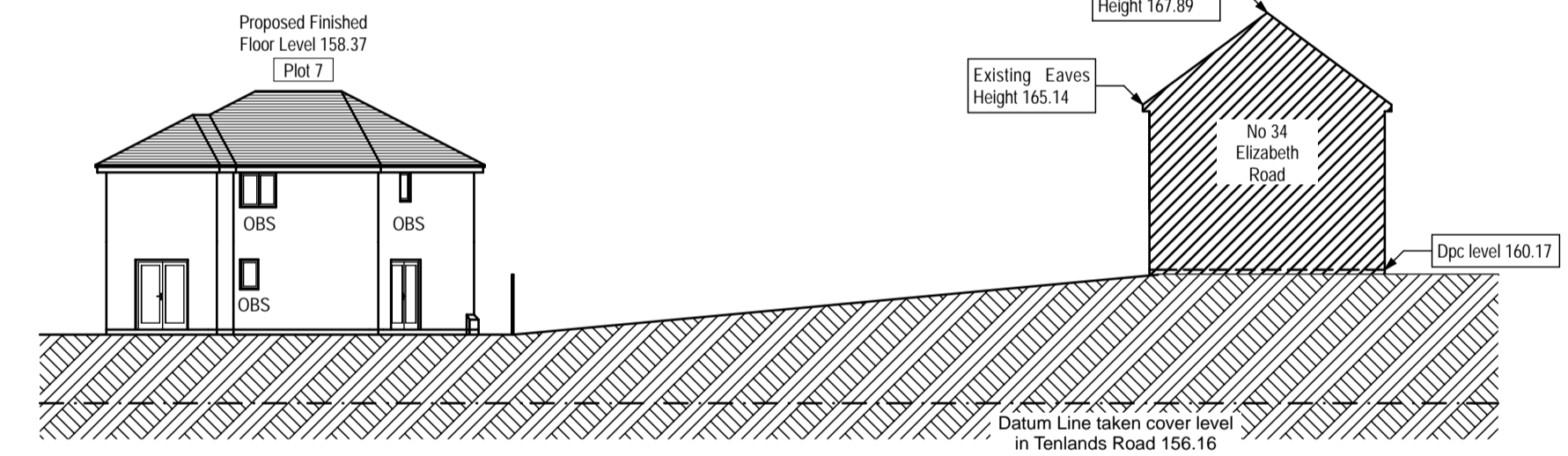
SITE CROSS SECTION A-A  
SCALE 1:200



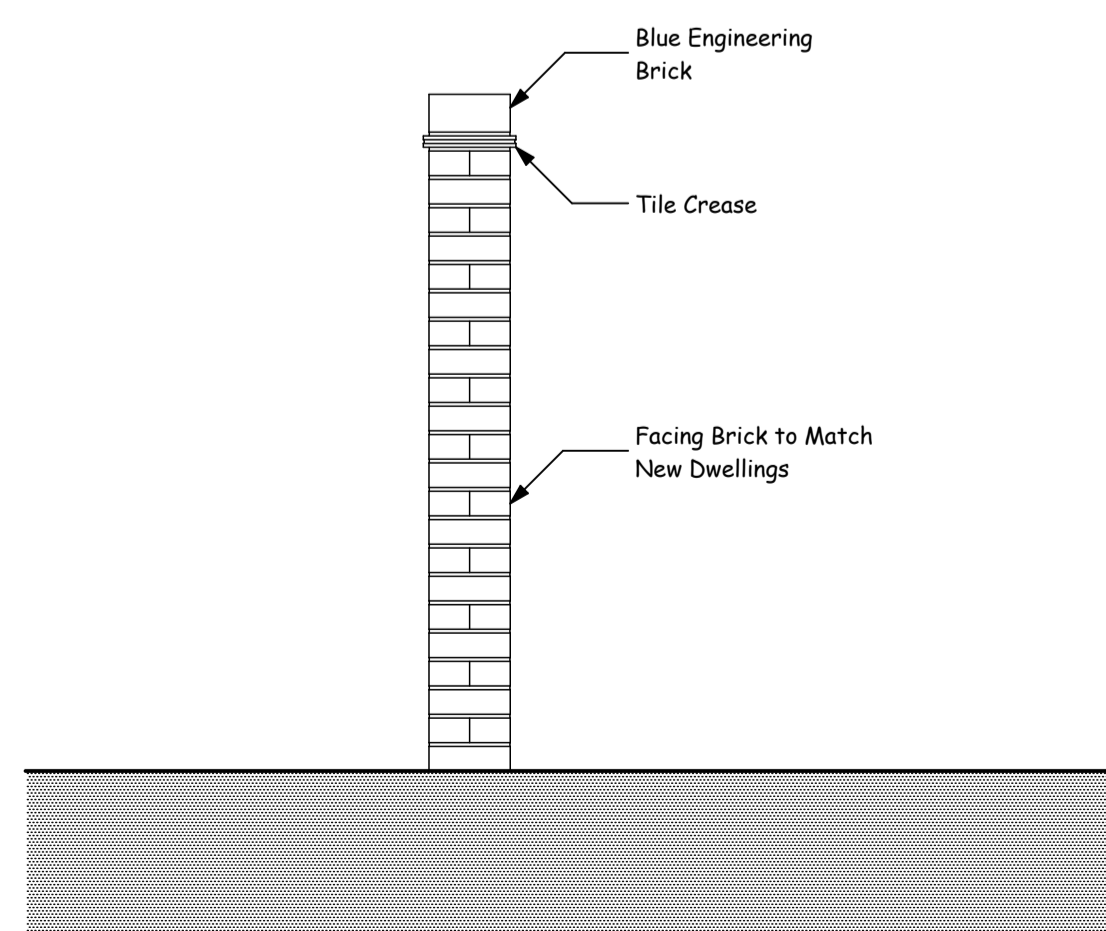
SITE CROSS SECTION B-B  
SCALE 1:200



SITE CROSS SECTION C-C  
SCALE 1:200



CROSS SECTION  
THROUGH GARDEN WALL  
SCALE 1:20



BLOCK PLAN  
SCALE 1:1250

Based on Ordnance Survey 1:1250 scale mapping  
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REVISIONS	
A: House types and positioned revised following consultation with Dudley Metropolitan Borough Council.	MPW 07/01/2014
B: Section C-C through Plot 7 added to sheet layout.	MPW 06/02/2014
C: Drawing updated, new Plot 6 design.	MPW 18/02/2014



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Project: Proposed Residential Development  
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Halesowen  
West Midlands  
B63 4JJ

Client: Eden Properties Ltd.

Sheet: SCHEME DRAWINGS  
Site Cross Sections Through Site

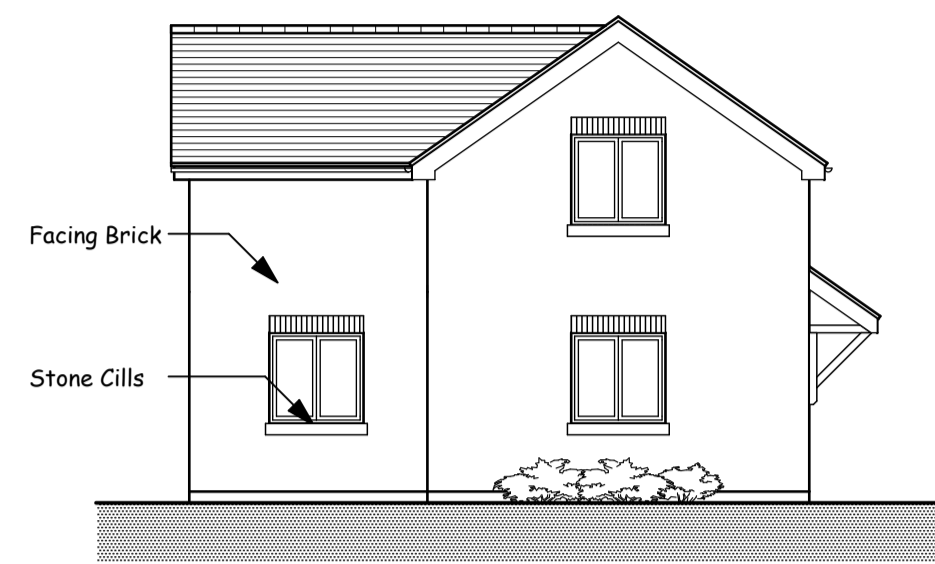
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Date: December 2013

Drawing Number: 12-55-15C

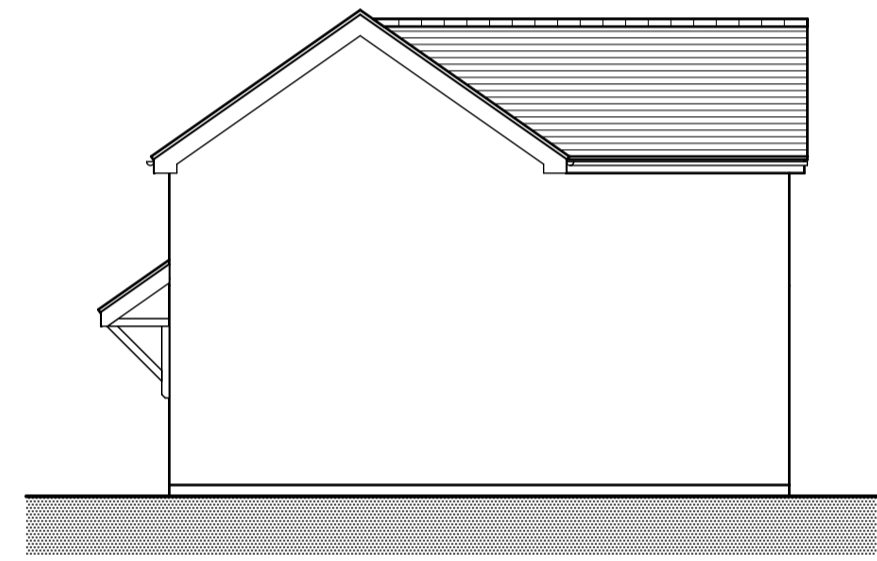
PLOT 8



NORTH ELEVATION  
SCALE 1:100



EAST ELEVATION  
SCALE 1:100

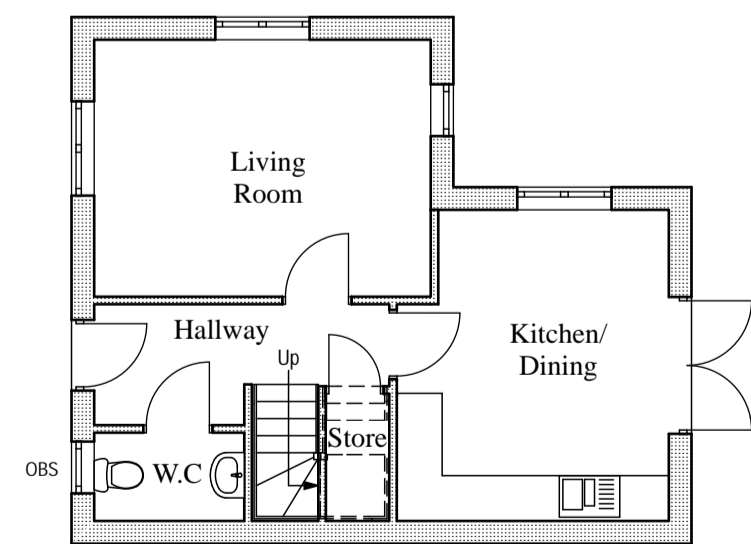
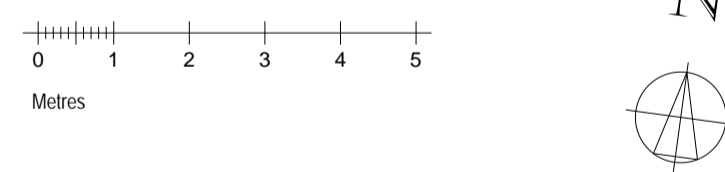


SOUTH ELEVATION  
SCALE 1:100



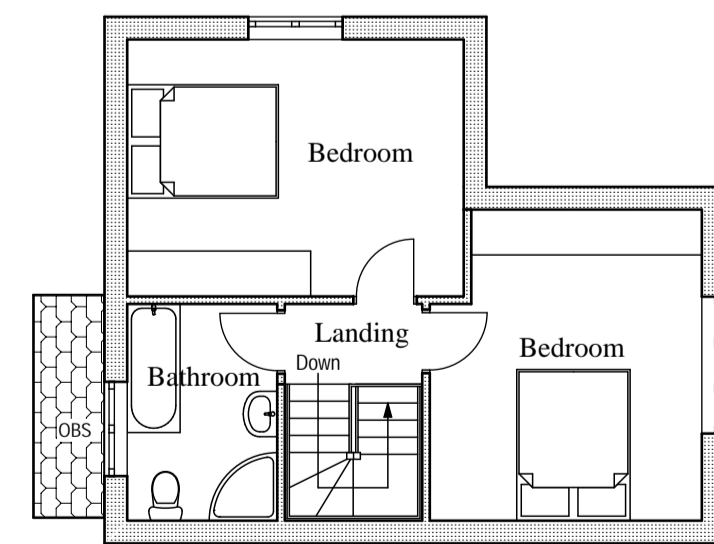
WEST ELEVATION  
SCALE 1:100

GROUND FLOOR PLAN  
SCALE 1:100

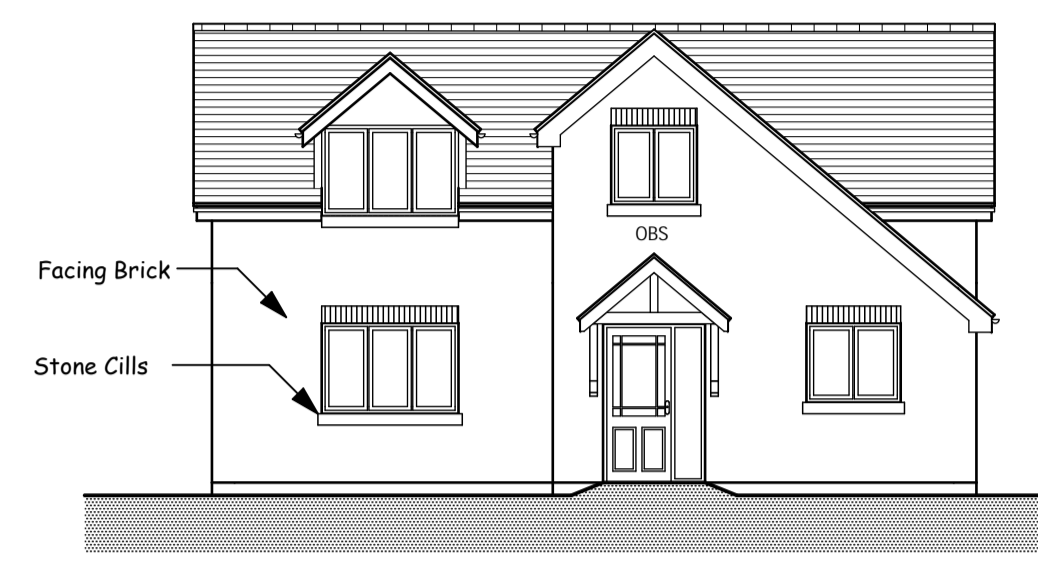


Internal Ground Floor Area = 41m<sup>2</sup> (441 ft<sup>2</sup>)  
Internal First Floor Area = 41m<sup>2</sup> (441 ft<sup>2</sup>)  
Total Internal Floor Area = 82m<sup>2</sup> (882 ft<sup>2</sup>)

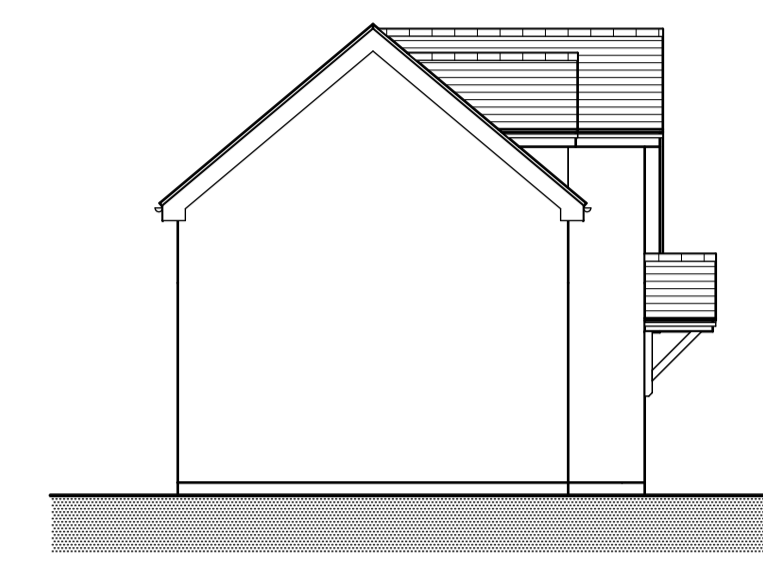
FIRST FLOOR PLAN  
SCALE 1:100



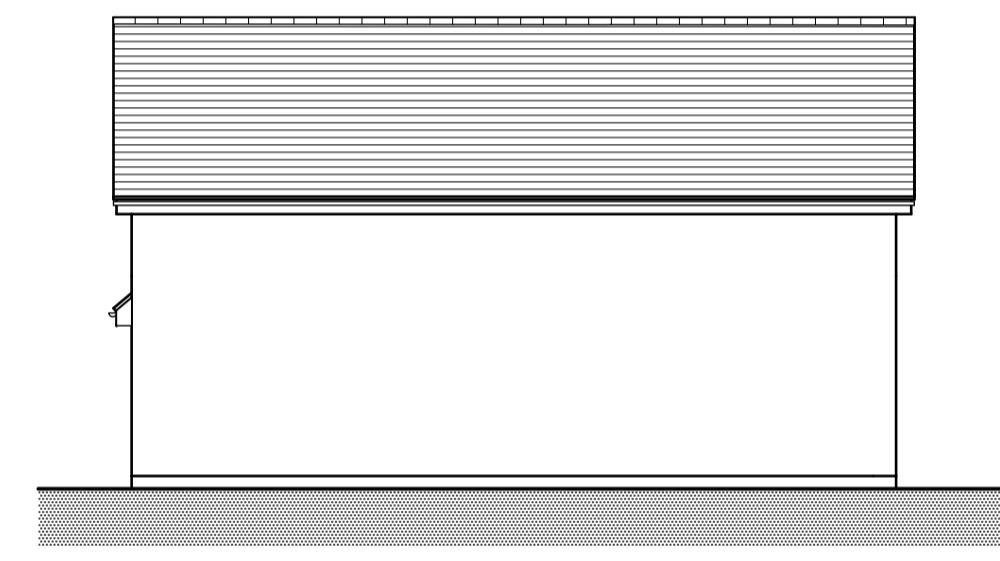
PLOT 9



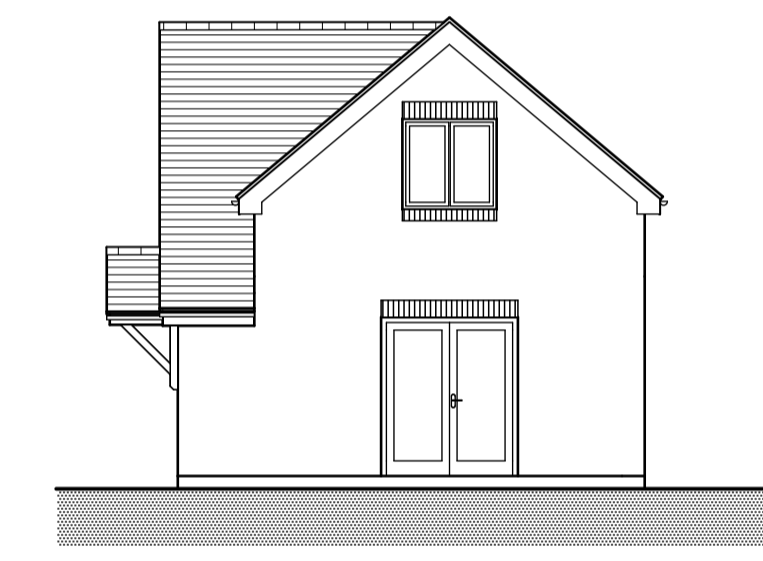
NORTH ELEVATION  
SCALE 1:100



EAST ELEVATION  
SCALE 1:100

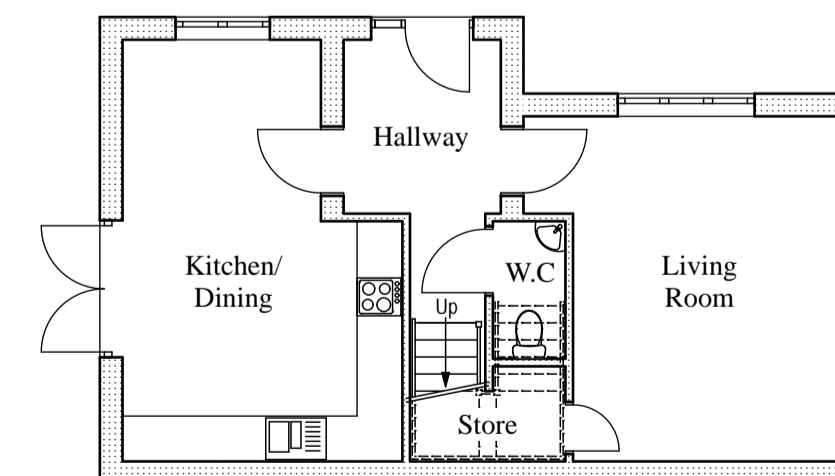
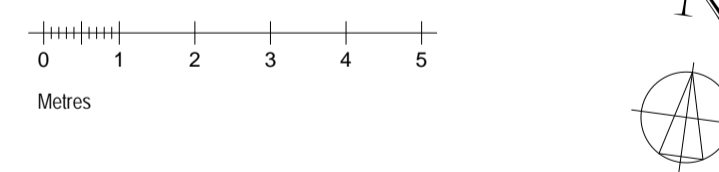


SOUTH ELEVATION  
SCALE 1:100



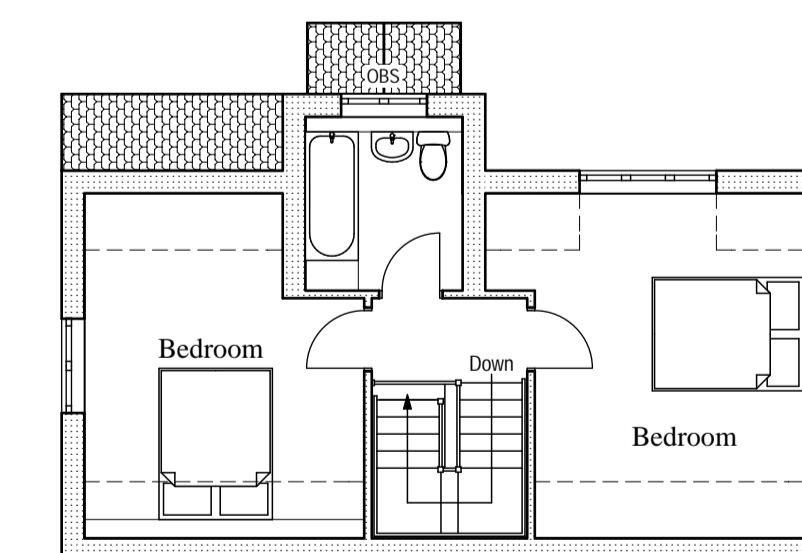
WEST ELEVATION  
SCALE 1:100

GROUND FLOOR PLAN  
SCALE 1:100

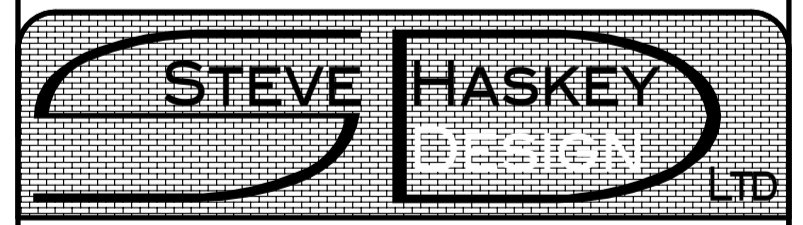


Internal Ground Floor Area = 48m<sup>2</sup> (516 ft<sup>2</sup>)  
Internal First Floor Area = 45m<sup>2</sup> (484 ft<sup>2</sup>)  
Total Internal Floor Area = 93m<sup>2</sup> (1000 ft<sup>2</sup>)

FIRST FLOOR PLAN  
SCALE 1:100



REVISIONS  
A: Plots 8 & 9 revised following consultation with Dudley Metropolitan Borough Council.  
MPW 03/01/2014



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Drawn By: H.R. Wilkinson

Project: Proposed Residential Development  
Land at Tenlands Road  
Halesowen  
West Midlands  
B63 4JJ

Client: Eden Properties Ltd.

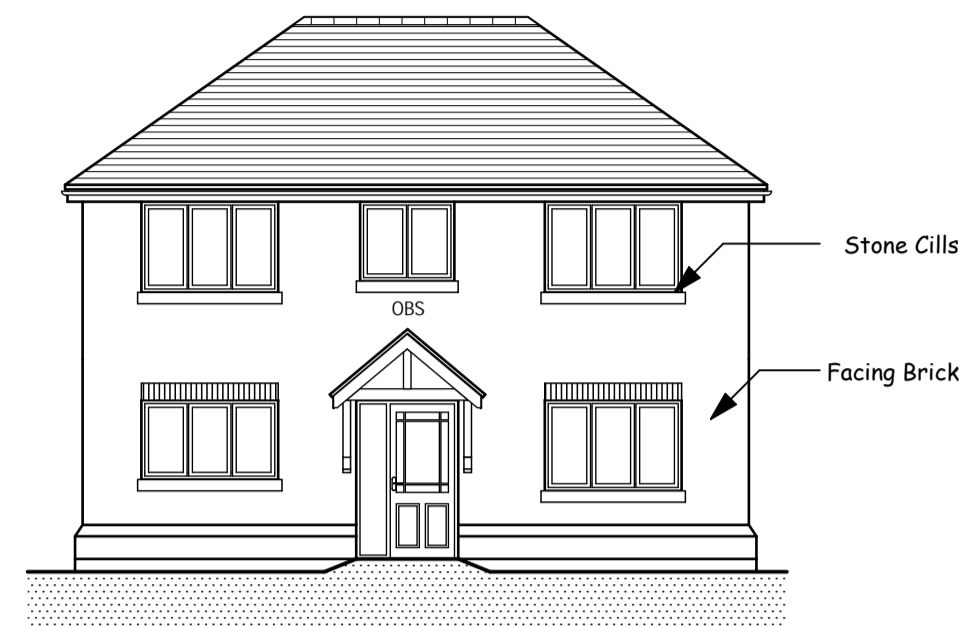
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Plans & Elevations  
Plot 8 & 9  
Sheet Size: A1

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Drawing Number: 12-55-13A

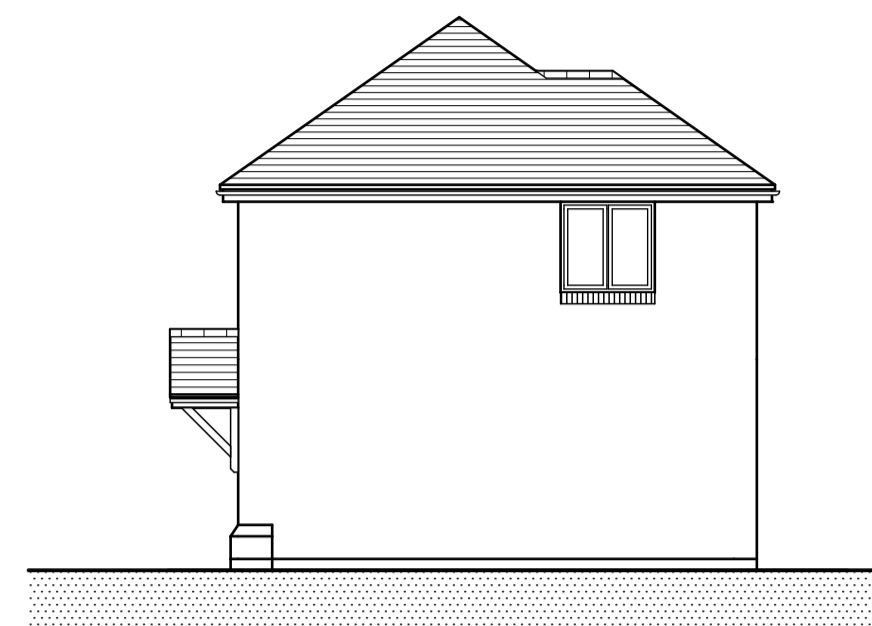
Date: September 2013



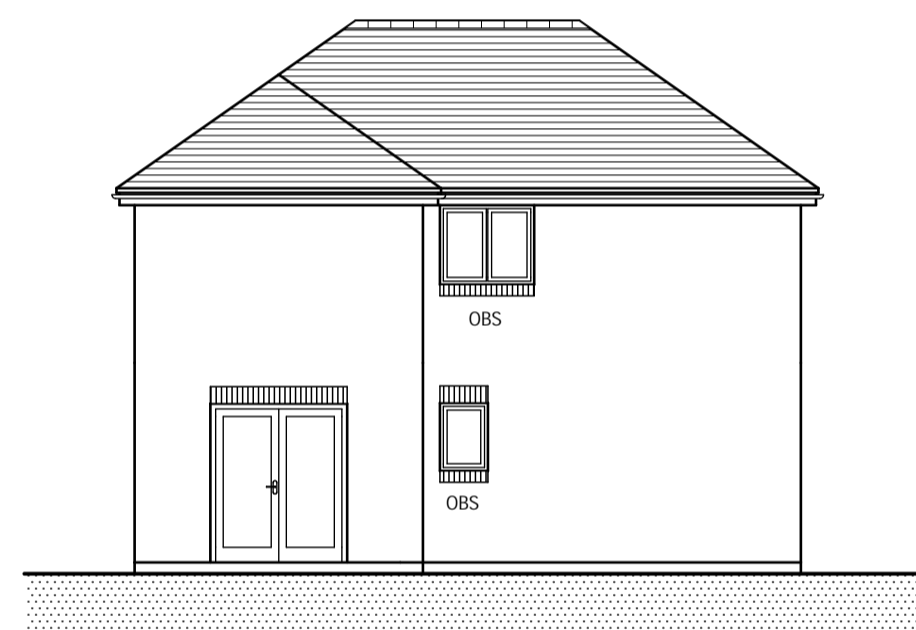
PLOT 7



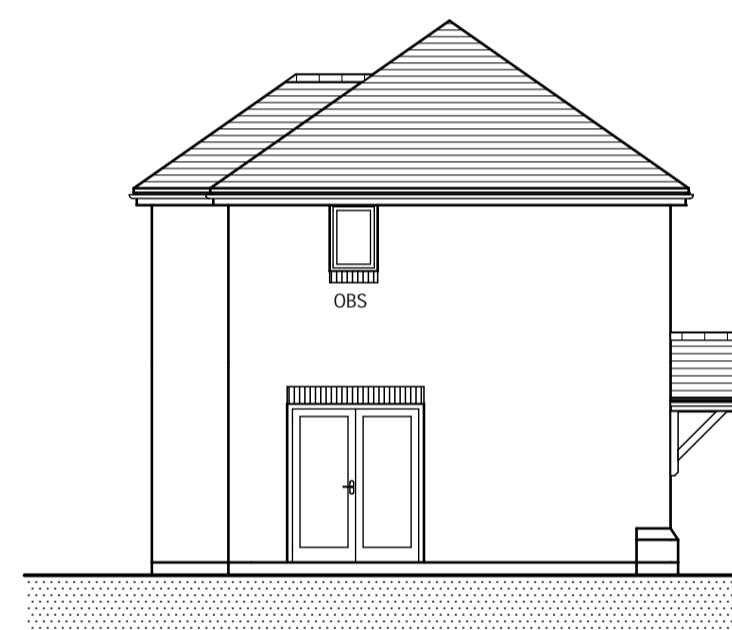
NORTH WEST ELEVATION  
SCALE 1:100



SOUTH WEST ELEVATION  
SCALE 1:100

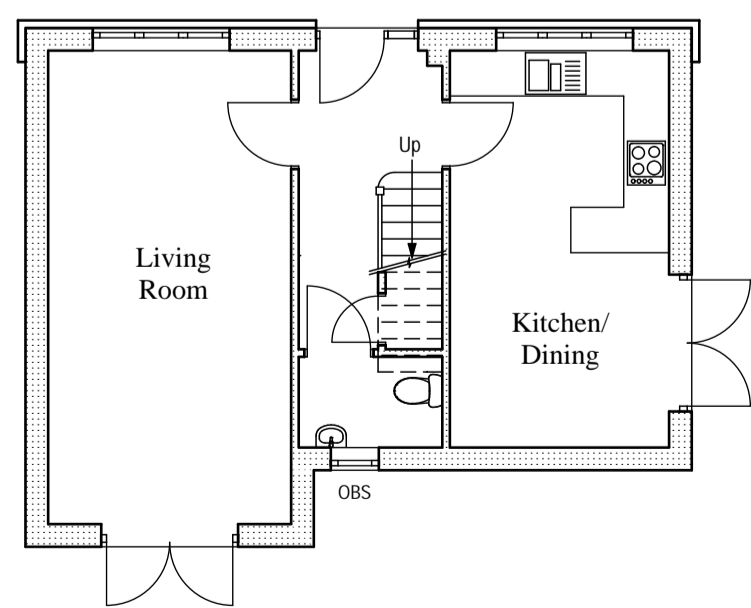
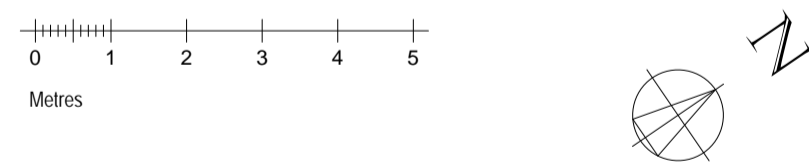


SOUTH EAST ELEVATION  
SCALE 1:100



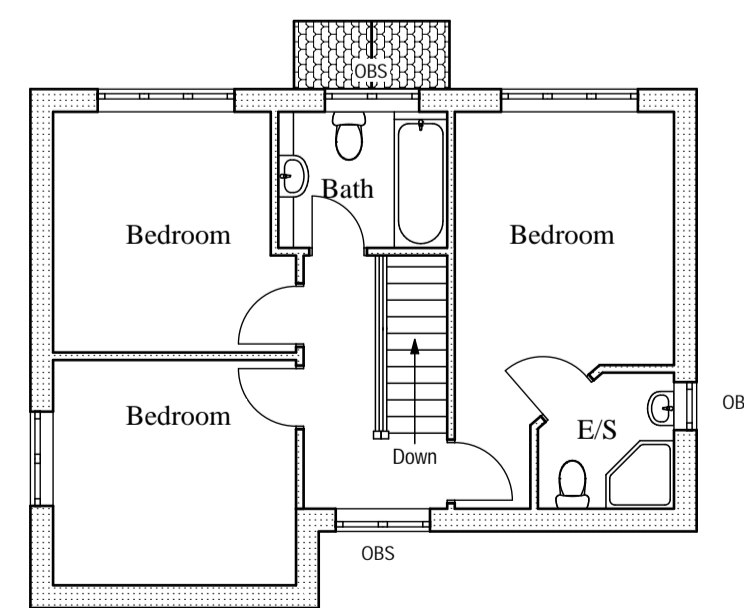
NORTH EAST ELEVATION  
SCALE 1:100

GROUND FLOOR PLAN  
SCALE 1:100

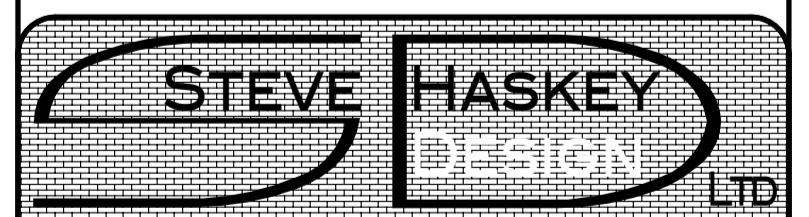


Internal Ground Floor Area = 44m<sup>2</sup> (473 ft<sup>2</sup>)  
Internal First Floor Area = 44m<sup>2</sup> (473 ft<sup>2</sup>)  
Total Internal Floor Area = 88m<sup>2</sup> (946 ft<sup>2</sup>)

FIRST FLOOR PLAN  
SCALE 1:100



REVISIONS	
A: Plot 7 re designed.	MPW 03/01/2014
B: Fenestration and internal arrangements amended.	PJ 03/02/2014
C: First floor internal arrangements amended.	PJL 05/02/2014
D: Obscured glazing illustrated on floor plans and elevations.	MPW 18/02/2014



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Land at Tenlands Road  
Halesowen  
West Midlands  
B63 4JJ

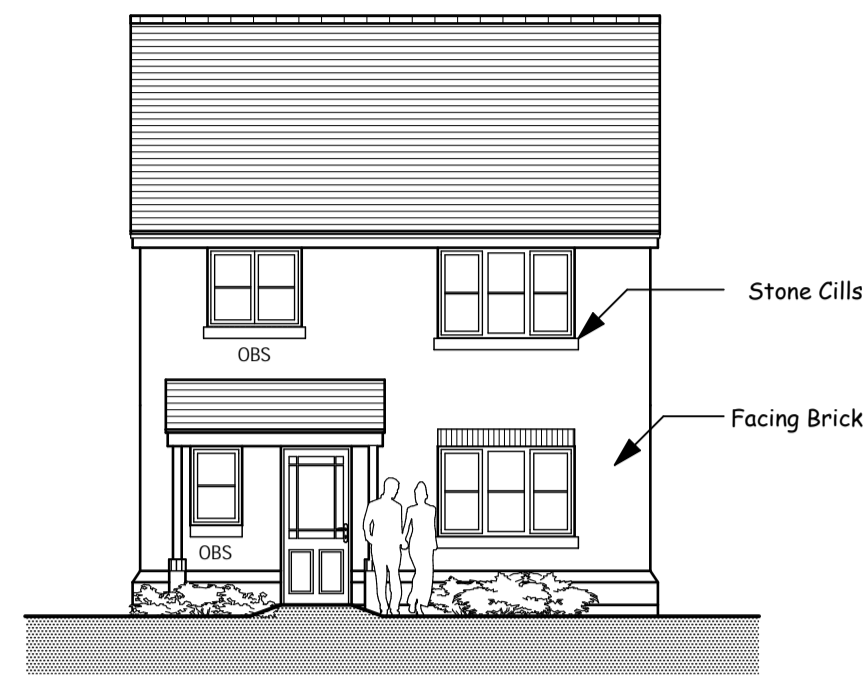
Client: Eden Properties Ltd.

Sheet: SCHEME DRAWINGS  
Plans & Elevations  
Plot 7  
Sheet Size: A1

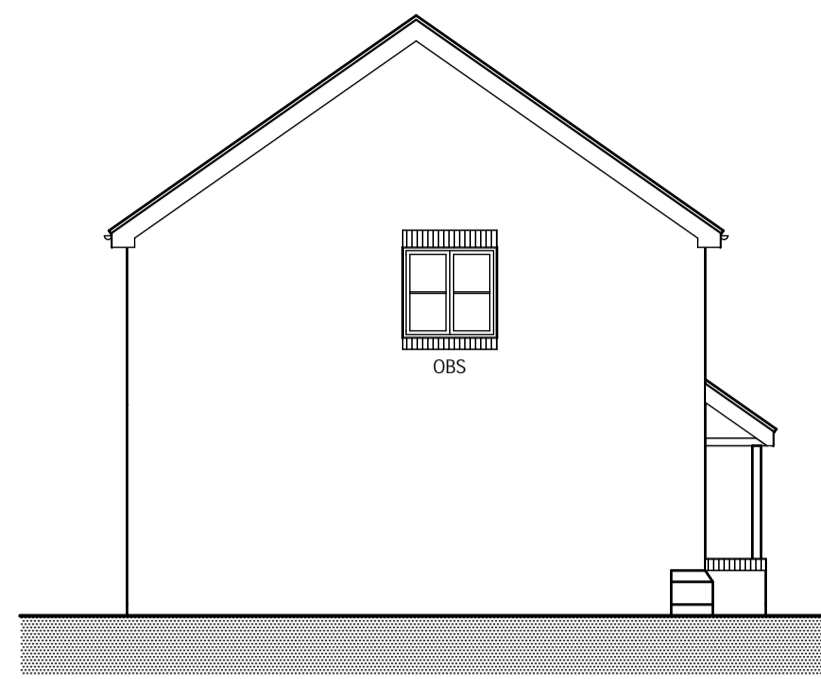
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Date: September 2013

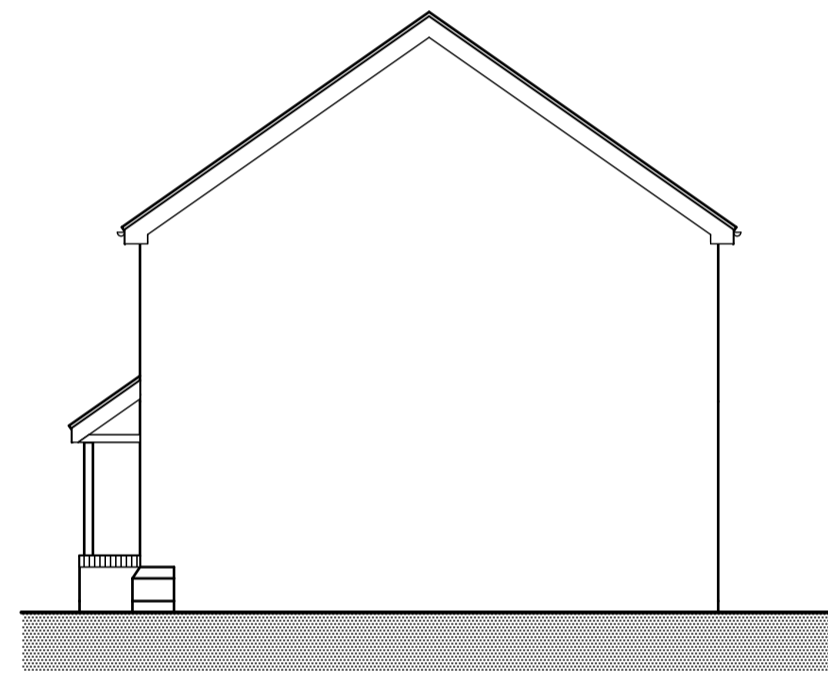
PLOT 3



SOUTH ELEVATION  
SCALE 1:100



WEST ELEVATION  
SCALE 1:100

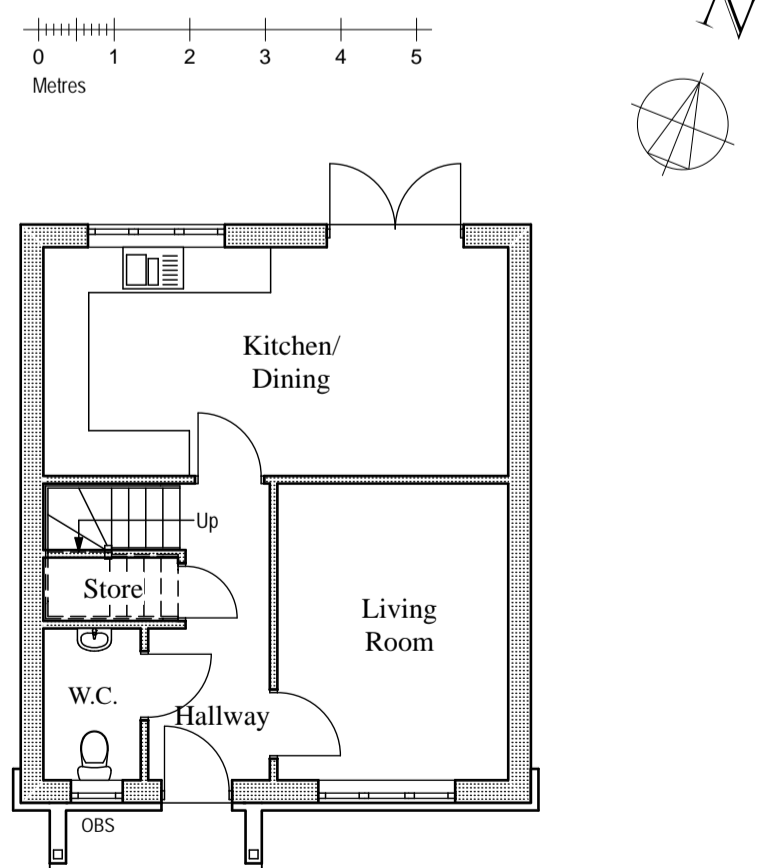


EAST ELEVATION  
SCALE 1:100



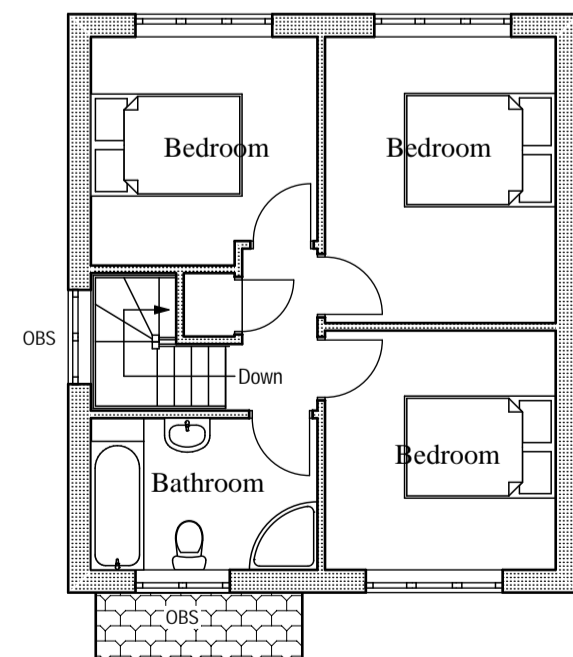
NORTH ELEVATION  
SCALE 1:100

GROUND FLOOR PLAN  
SCALE 1:100



Internal Ground Floor Area = 43m<sup>2</sup> (462 ft<sup>2</sup>)  
Internal First Floor Area = 43m<sup>2</sup> (462 ft<sup>2</sup>)  
Total Internal Floor Area = 86m<sup>2</sup> (924 ft<sup>2</sup>)

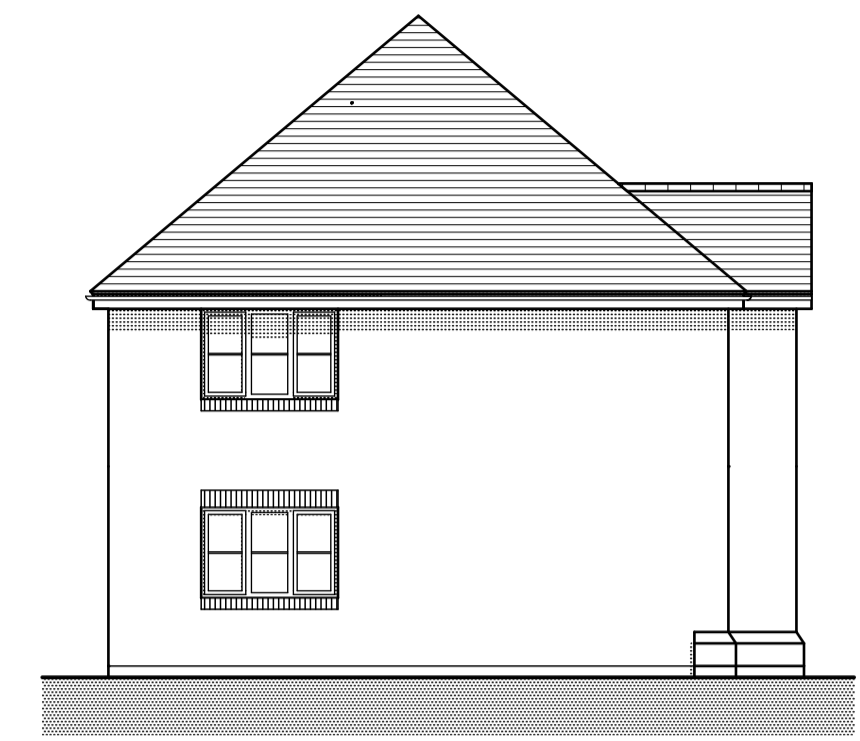
FIRST FLOOR PLAN  
SCALE 1:100



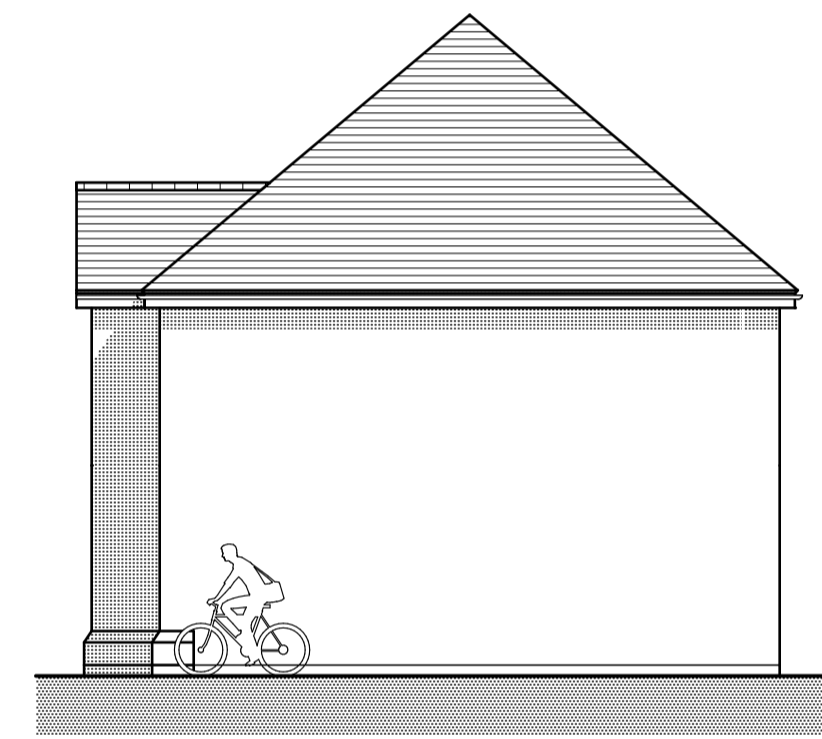
PLOT 6



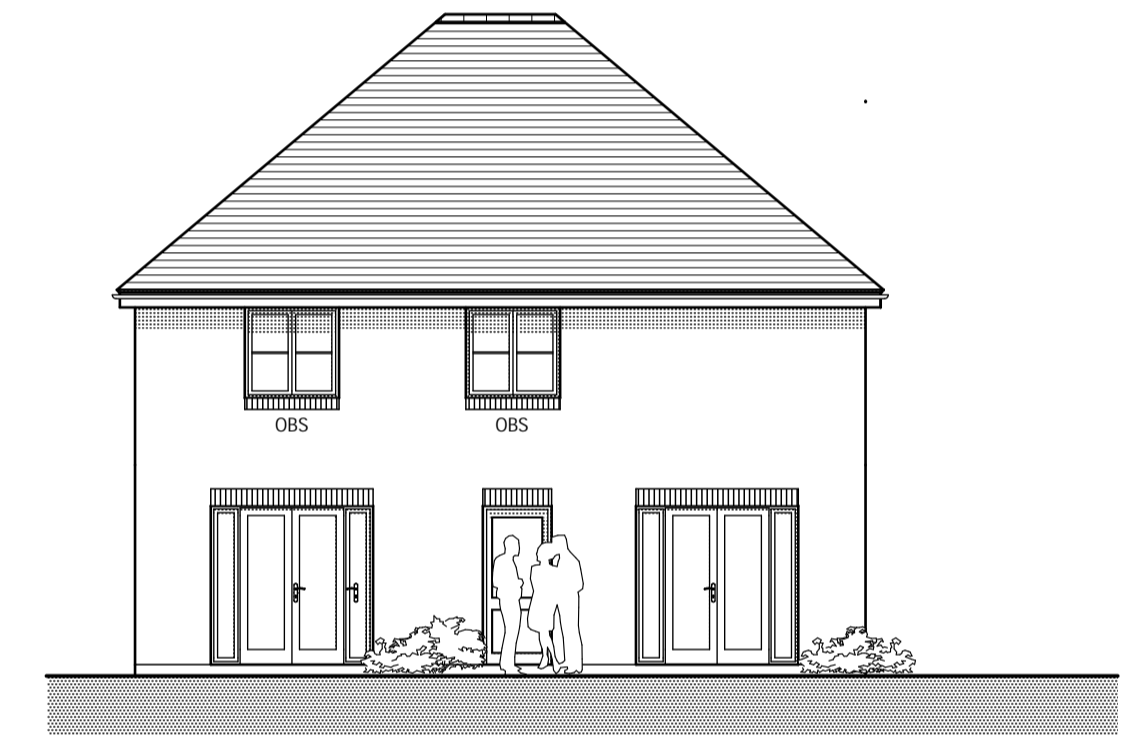
SOUTH ELEVATION  
SCALE 1:100



WEST ELEVATION  
SCALE 1:100

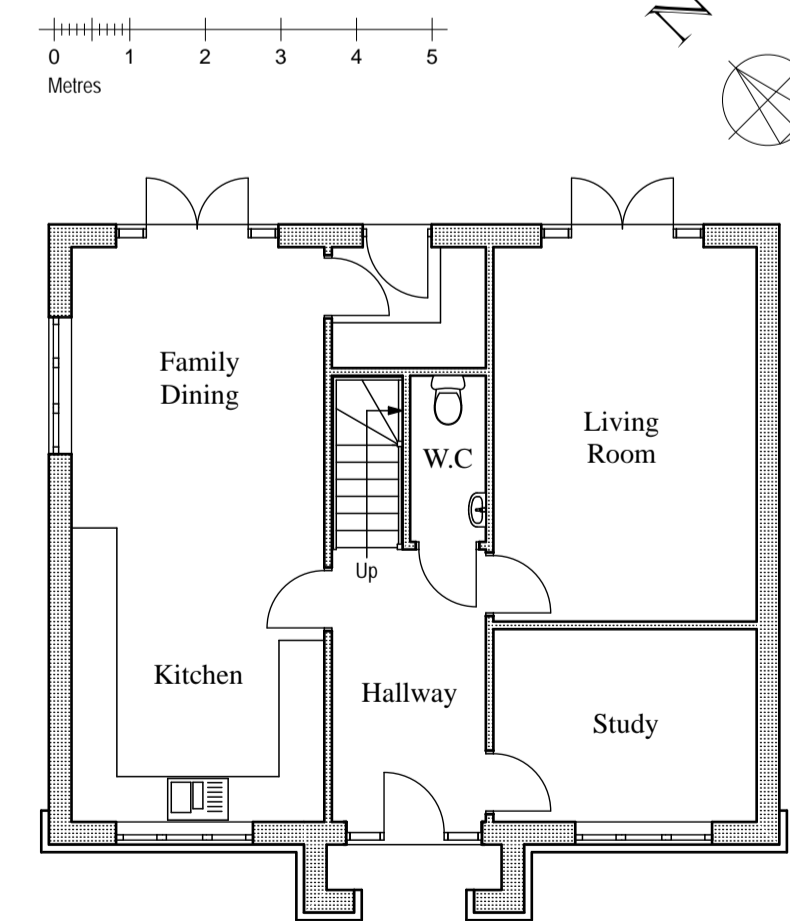


EAST ELEVATION  
SCALE 1:100



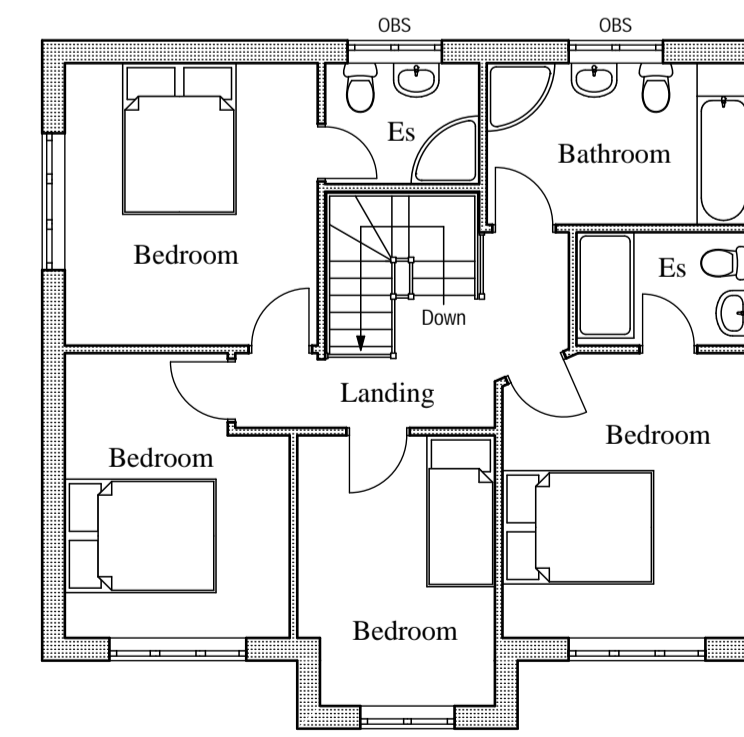
NORTH ELEVATION  
SCALE 1:100

GROUND FLOOR PLAN  
SCALE 1:100

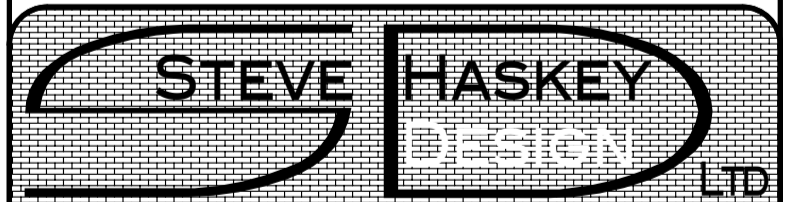


Internal Ground Floor Area = 68m<sup>2</sup> (731 ft<sup>2</sup>)  
Internal First Floor Area = 71m<sup>2</sup> (764 ft<sup>2</sup>)  
Total Internal Floor Area = 139m<sup>2</sup> (1496 ft<sup>2</sup>)

FIRST FLOOR PLAN  
SCALE 1:100



- REVISIONS
- A: Plots 5 repositioned as Plot 3. Plot 6 garage repositioned. MPW 07/01/2014
  - B: Plot 6 revised. MPW 18/02/2014
  - C: External doors and window to Plot 6 family dining repositioned. MPW 18/02/2014



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Project Proposed Residential Development  
Land at Tenlands Road  
Halesowen  
West Midlands  
B63 4JJ

Client Eden Properties Ltd.

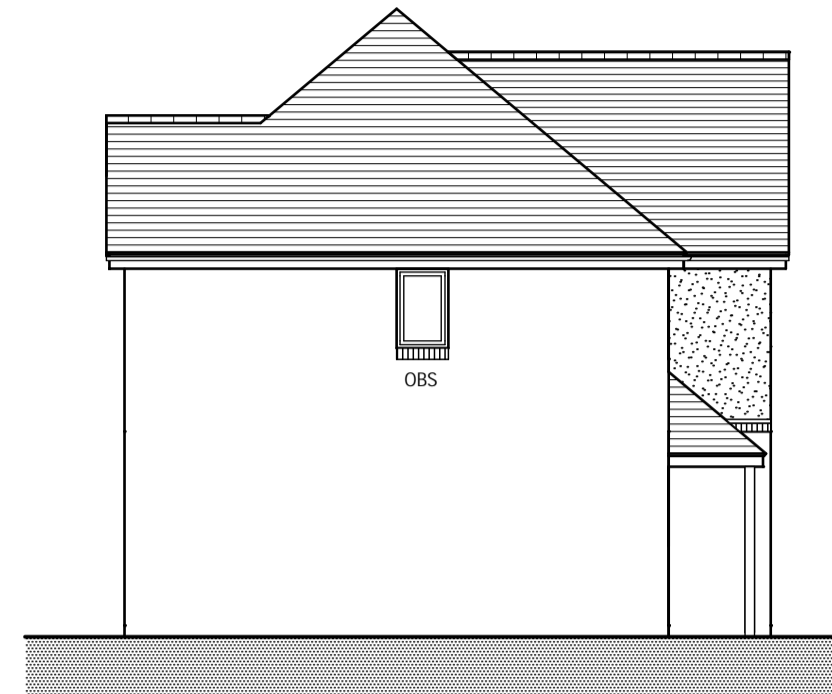
Sheet SCHEME DRAWINGS Sheet Size A1  
Plans & Elevations  
Plots 3 & 6

Scale 1:100 Drawing Number 12-55-11C  
Date September 2013

PLOTS 4 & 5



SOUTH ELEVATION  
SCALE 1:100



WEST ELEVATION  
SCALE 1:100



EAST ELEVATION  
SCALE 1:100

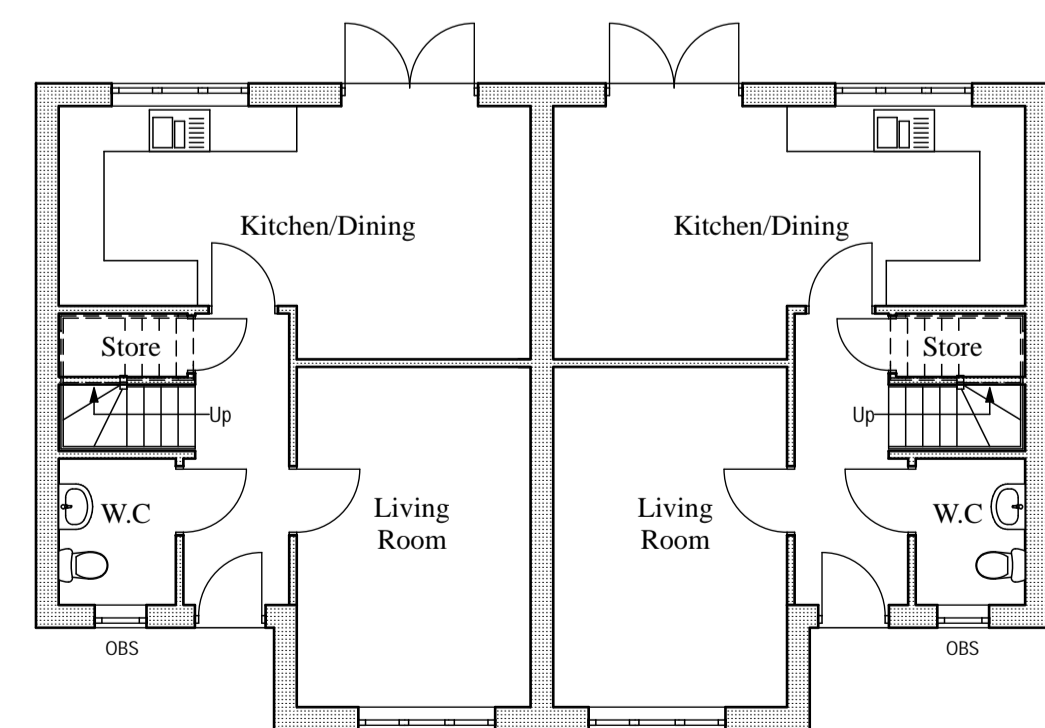


NORTH ELEVATION  
SCALE 1:100



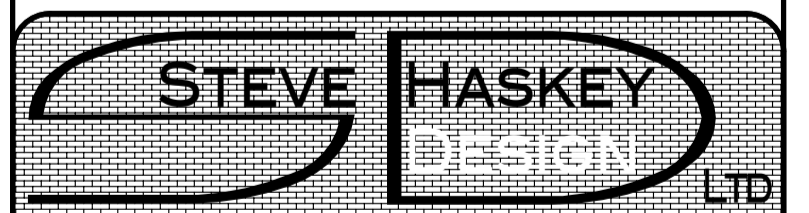
GROUND FLOOR PLAN  
SCALE 1:100

FIRST FLOOR PLAN  
SCALE 1:100



Internal Ground Floor Area (of each dwelling) = 45m<sup>2</sup> (484 ft<sup>2</sup>)  
Internal First Floor Area (of each dwelling) = 45m<sup>2</sup> (484 ft<sup>2</sup>)  
Total Internal Floor Area (of each dwelling) = 90m<sup>2</sup> (968 ft<sup>2</sup>)

REVISIONS  
A: Plots 3 & 4 re numbered as Plots 4 & 5. MPW 07/01/2014



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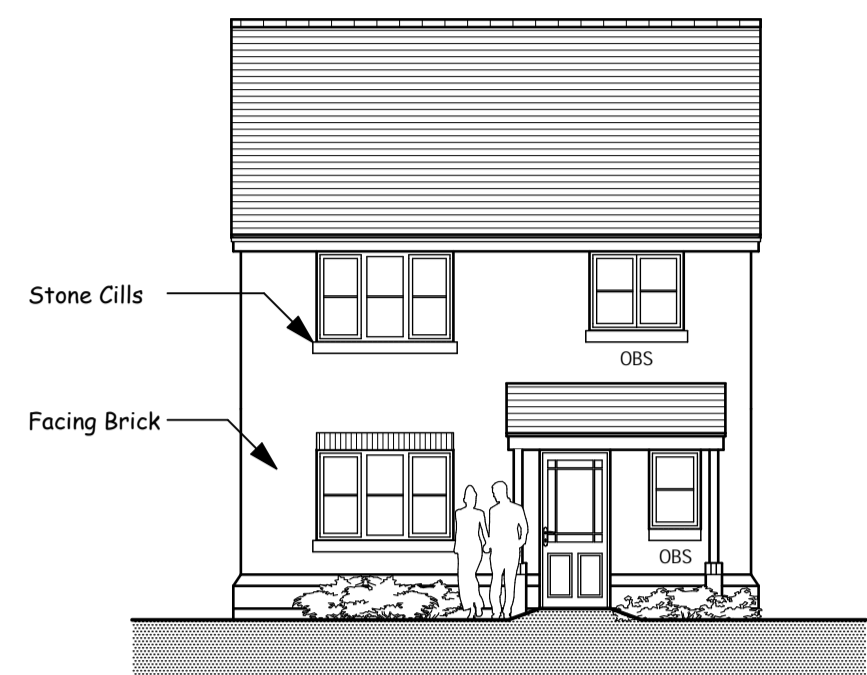
Client Eden Properties Ltd.

Sheet SCHEME DRAWINGS  
Plans & Elevations  
Plots 4 & 5  
Sheet Size A1

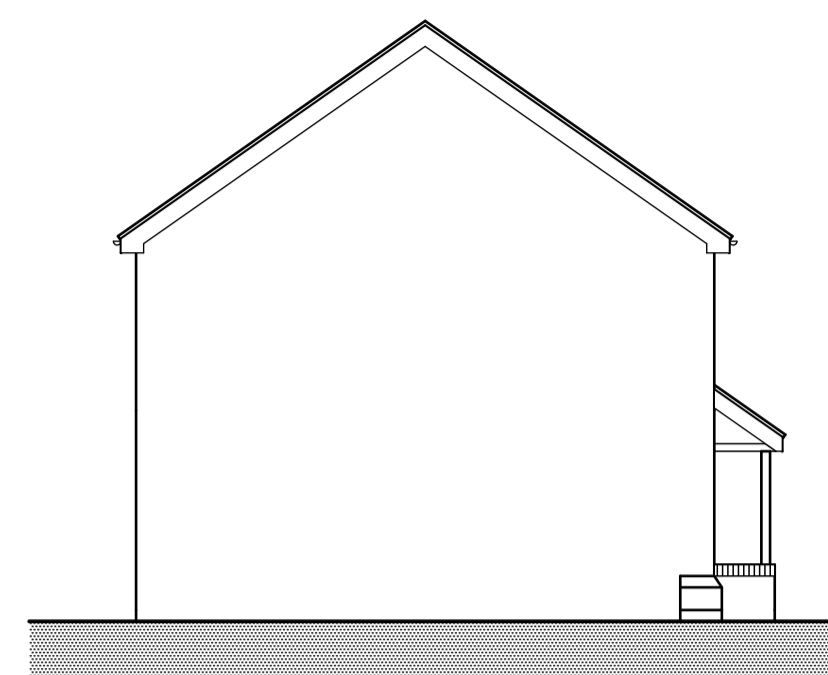
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Drawing Number 12-55-10A

Date September 2013

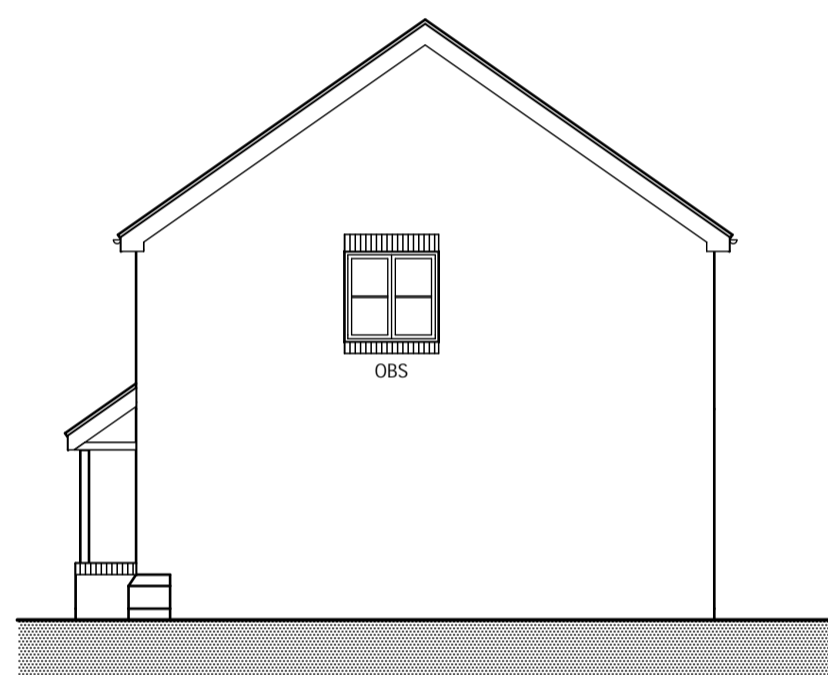
PLOT 1



SOUTH ELEVATION  
SCALE 1:100



WEST ELEVATION  
SCALE 1:100

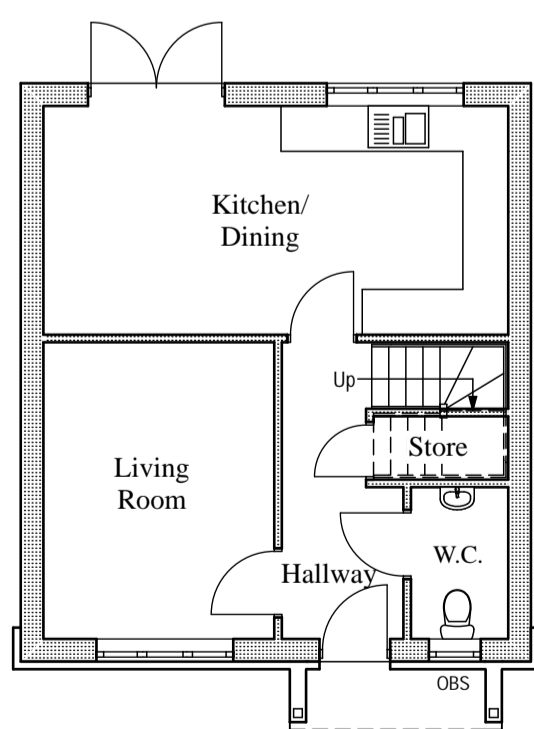
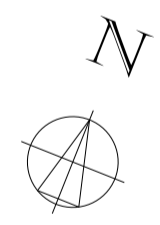
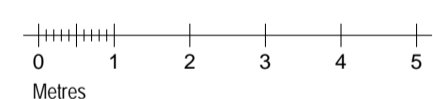


EAST ELEVATION  
SCALE 1:100



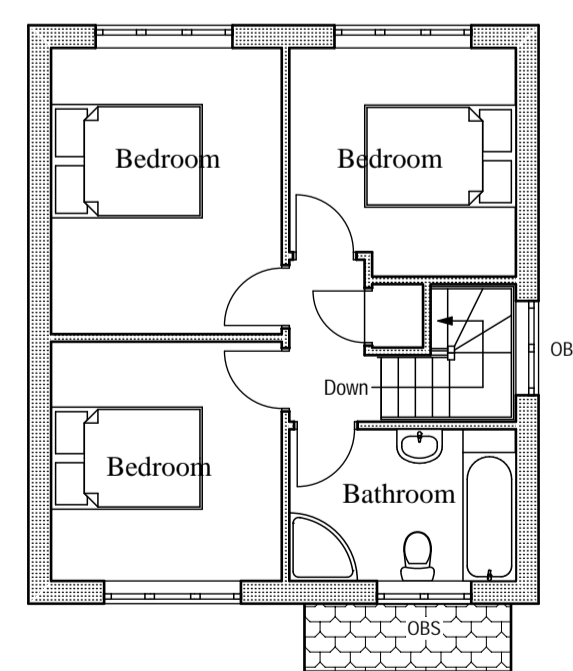
NORTH ELEVATION  
SCALE 1:100

GROUND FLOOR PLAN  
SCALE 1:100

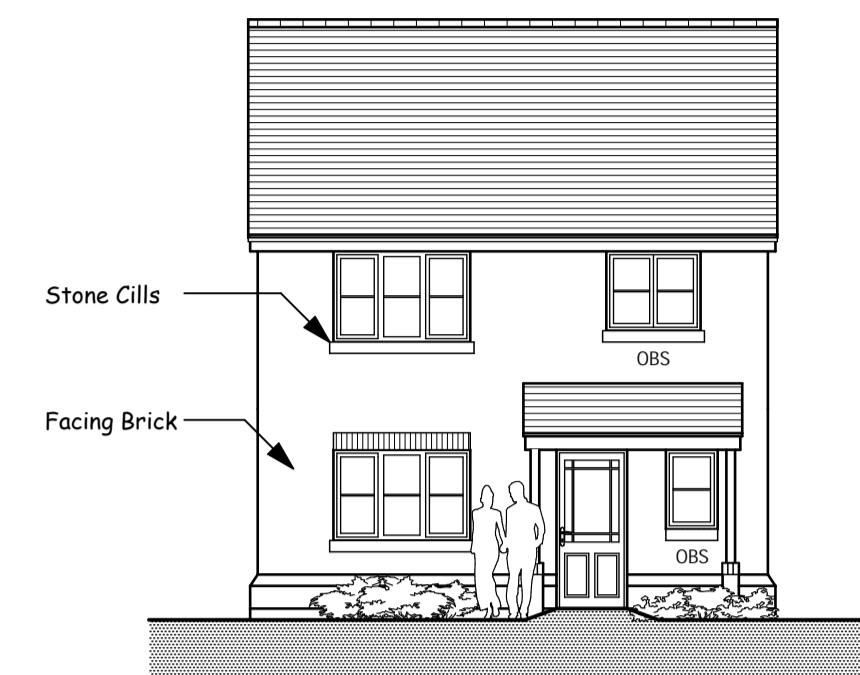


Internal Ground Floor Area = 43m<sup>2</sup> (462 ft<sup>2</sup>)  
Internal First Floor Area = 43m<sup>2</sup> (462 ft<sup>2</sup>)  
Total Internal Floor Area = 86m<sup>2</sup> (924 ft<sup>2</sup>)

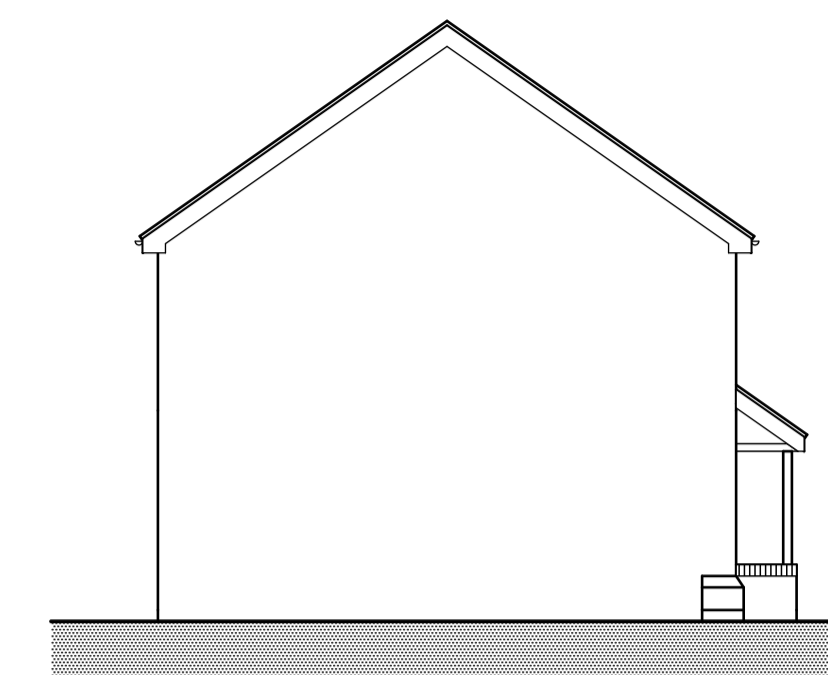
FIRST FLOOR PLAN  
SCALE 1:100



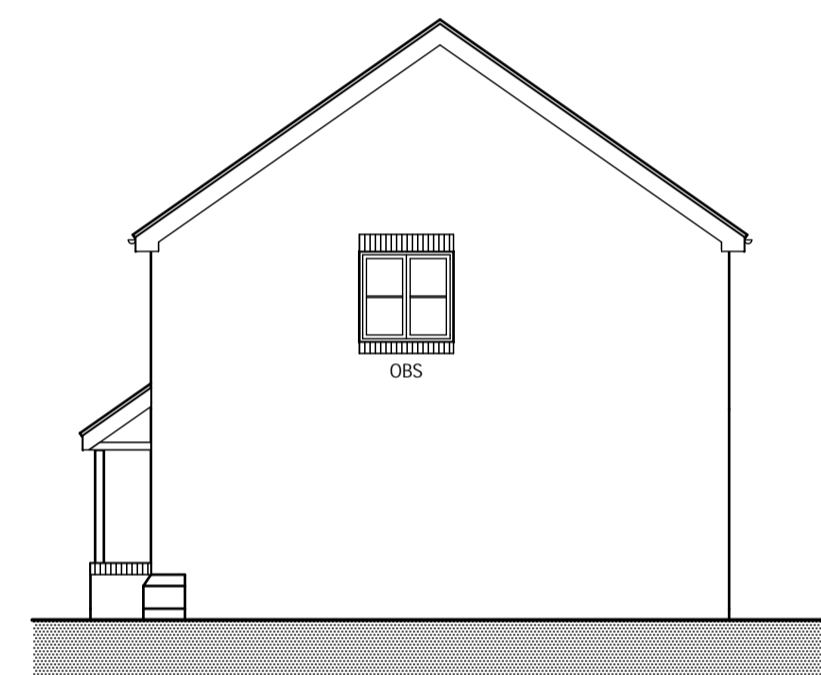
PLOT 2



SOUTH ELEVATION  
SCALE 1:100



WEST ELEVATION  
SCALE 1:100

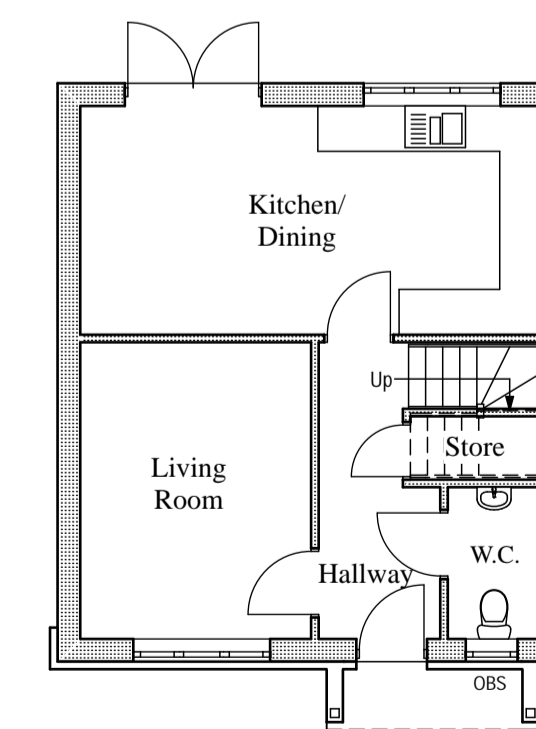
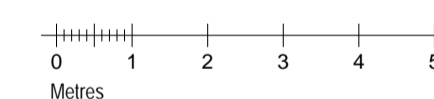


EAST ELEVATION  
SCALE 1:100



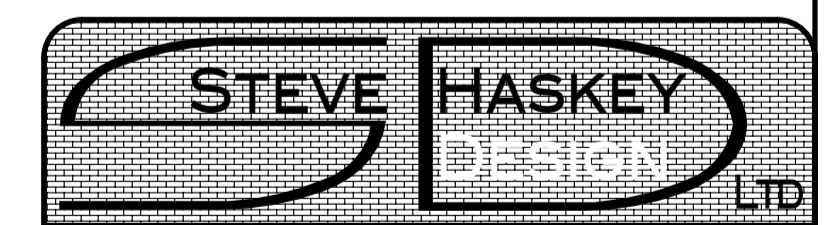
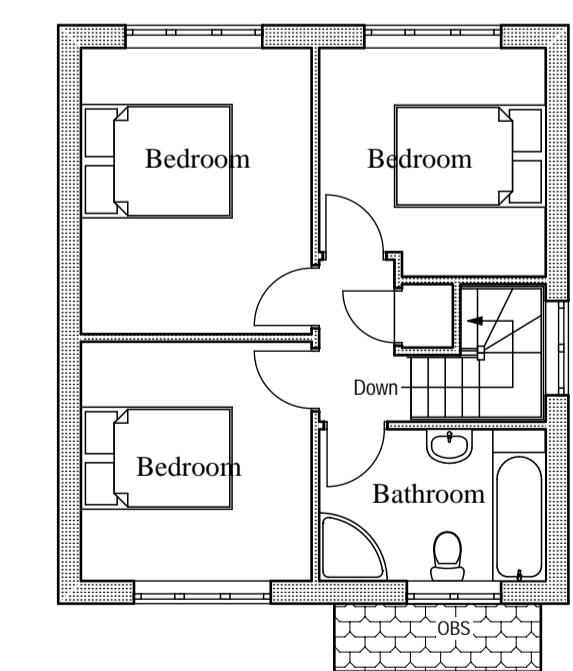
NORTH ELEVATION  
SCALE 1:100

GROUND FLOOR PLAN  
SCALE 1:100



Internal Ground Floor Area = 43m<sup>2</sup> (462 ft<sup>2</sup>)  
Internal First Floor Area = 43m<sup>2</sup> (462 ft<sup>2</sup>)  
Total Internal Floor Area = 86m<sup>2</sup> (924 ft<sup>2</sup>)

FIRST FLOOR PLAN  
SCALE 1:100



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Use Only Written Dimensions from This Drawing  
DO NOT SCALE  
Drawn By  
H.R. Wilkinson

Project  
Proposed Residential Development  
Land at Tenlands Road  
Halesowen  
West Midlands  
B63 4JJ

Client  
Eden Properties Ltd.

Sheet  
SCHEME DRAWINGS  
Plans & Elevations  
Plots 1 & 2  
Sheet Size  
A1

Scale  
1:100  
Drawing Number  
12-55-09

Date  
September 2013