

# PLANNING APPLICATION NUMBER:P08/1735

Type of approval sought	Full Planning Permission
Ward	NETHERTON WOODSIDE & ST ANDREWS
Applicant	Mr I Ahmed
Location:	<b>45 A (LAND ADJACENT 45), CROSSGATE ROAD, HOLLY HALL, DUDLEY, WEST MIDLANDS, DY2 0SY</b>
Proposal	<b>ERECTION OF 1 NO. 4 BEDROOM DETACHED DWELLING AND ASSOCIATED PARKING (AMENDMENT TO PLOT 2 OF APPROVED APPLICATION P02/0551) (RETROSPECTIVE)</b>
Recommendation Summary:	<b>APPROVE SUBJECT TO CONDITIONS</b>

## SITE AND SURROUNDINGS

1. The application site is a building which is near completion occupying a plot of 236m<sup>2</sup> within a well established residential area. The application site is a two storey building with side gables and associated amenity and car parking area. The property fronts Hallchurch Road and has vehicle access form Crossgate Road. The site is bound to both highways by a temporary wall constructed from breeze block which has been left untreated.
2. The application building is bound to both sides by residential properties. To the rear of the site is 45 Crossgate Road which contains two flats. To the side of the site is a block of eight flats within a three storey block.
3. The application building was constructed under approved planning application P02/0551 but was not built in accordance with the approved plans. Work has ceased on the site pending the outcome of this current application.

## PROPOSAL

4. This application seeks approval for an amendment to the house type approved under planning application P02/0551. The dwelling would be larger than that approved under the previous application, having an additional two storey side extension in

affect. This would remove the garage which would now form a utility and shower room as a single storey rear element. The proposed dwelling would be a four bedroom property and have an amenity area of 51m<sup>2</sup>. There would be the provision of three off road parking spaces provided to the side of the dwelling closest to the neighbouring flats. The property would be finished with a decorative forward facing gable feature. The front elevation would be double fronted with a front porch and canopy and bow windows to the ground floor.

## HISTORY

5.

APPLICATION No.	PROPOSAL	DECISION	DATE
P02/0551	ERECTION OF TWO DETACHED HOUSES.	Approved with Conditions	14/11/02
P02/1861	CONVERSION OF GROUND FLOOR CREATING ADDITIONAL APARTMENT.	Approved with Conditions	14/11/02
P07/2200	Two storey side extension to create kitchen with en-suite bedroom above. Conversion of existing garage into utility and kitchen.	Withdrawn	23/05/2008

## PUBLIC CONSULTATION

6. No representations received.

## OTHER CONSULTATION

7. Group Engineer (Development) – No objections to the proposal.

8. Head of Environmental Health and Trading Standards – No Objections received.

9. Environment Agency – No objections received.

## RELEVANT PLANNING POLICY

10. National Planning Policy

- Planning Policy Statement (PPS) 3 – Housing

11. Unitary Development Plan

- DD4 Development in Residential Areas
- DD6 Access and Infrastructure
- H1 New Housing Development
- H6 Housing Density

12. Supplementary Planning Guidance

- New Housing Development
- Parking Standards and Travel Plans

**ASSESSMENT**

13. Key issues:

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

Principle of residential development.

14. The principle of residential development on this site is has already been established by way of the extant permission granted in 2002 which has commenced. In this regard the proposal is consistent with the requirements of Policy H1 – New Housing Development of the Adopted UDP (October 2005).

### Highway safety

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

### Character of the area

16. The area surrounding the application site is a suburban outer area characterised with a mix of house types. The density of the surrounding area is very mixed dependant on house type. The densities vary from approximately 40 to 61 dwellings per hectare. This is considered consistent with the proposed development which would be 50 dwellings per hectare. In this regard, the proposed development is therefore in line with the requirements set out in Planning Policy Statement (PPS) 3 – Housing (November 2006), Policy H6 – Housing Density of the Adopted UDP (2005) and Supplementary Planning Guidance – New Housing Development – (March 2007).
17. The dwellings on Crossgate Road and Hall Church Road face onto the road with off road parking areas being primarily at the front or the side of the properties. The proposed layout follows this pattern and is therefore considered to have no detrimental effect on its character. The design of the proposed dwelling would be of gabled design and include architectural detailing giving the front elevation interest within the street. The proposed dwelling would be large when viewed in isolation. It is however considered consistent in scale in context with regard to the neighbouring flats. These issues ensure that the design of the proposed development would be appropriate within the street scene. In this regard the proposed dwelling would be in accordance with the requirements of Policy DD4 – Development in Residential Areas of the Adopted UDP (2005) and Supplementary Planning Guidance – New Housing Development – (March 2007).

#### Impact on neighbouring properties.

18. The proposed development is substantially built and the impact on the neighbouring properties can therefore be accurately assessed. The neighbouring flats both to the rear and the side of the application site are considered unaffected by the development as there are no habitable room windows facing the application site. The application property is also sited centrally within the plot allowing for a good degree of separation between the properties. These factors ensure there would be no detrimental impact on any of the neighbouring properties to the application site with regard to loss of privacy, daylight or outlook in accordance with the requirements of Policy DD4 Development in Residential Areas of the adopted UDP (2005).

#### Amenity of future occupiers.

19. The proposed dwelling would have an amenity area of 51m<sup>2</sup> for the private use of the future occupiers. The amenity areas associated with the surrounding properties vary between plots; none of them however have large garden areas. The proposed amenity area is therefore considered characteristic of the immediate area. In this regard, the proposed dwelling is considered acceptable with regards to the requirements of Policy DD4 – Development in Residential Areas of the Adopted UDP (October 2005) and Supplementary Planning Guidance – New Housing Development – (March 2007).

### **CONCLUSION**

20. The principle of residential development on this site has been established by way of an extant permission. The site is of a sufficient size in which to accommodate one dwelling that would front the street, has a suitably sized garden and maintains adequate separation between adjoining properties to ensure that there is no loss of daylight outlook or privacy.

### **RECOMMENDATION**

21. It is recommended that the application be approved, subject to conditions.

## Reason for Approval

The principle of residential development on this site has been established by way of an extant permission. The site is of a sufficient size in which to accommodate one dwelling that would front the street, has a suitably sized garden and maintains adequate separation between adjoining properties to ensure that there is no loss of daylight outlook or privacy.

The 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.

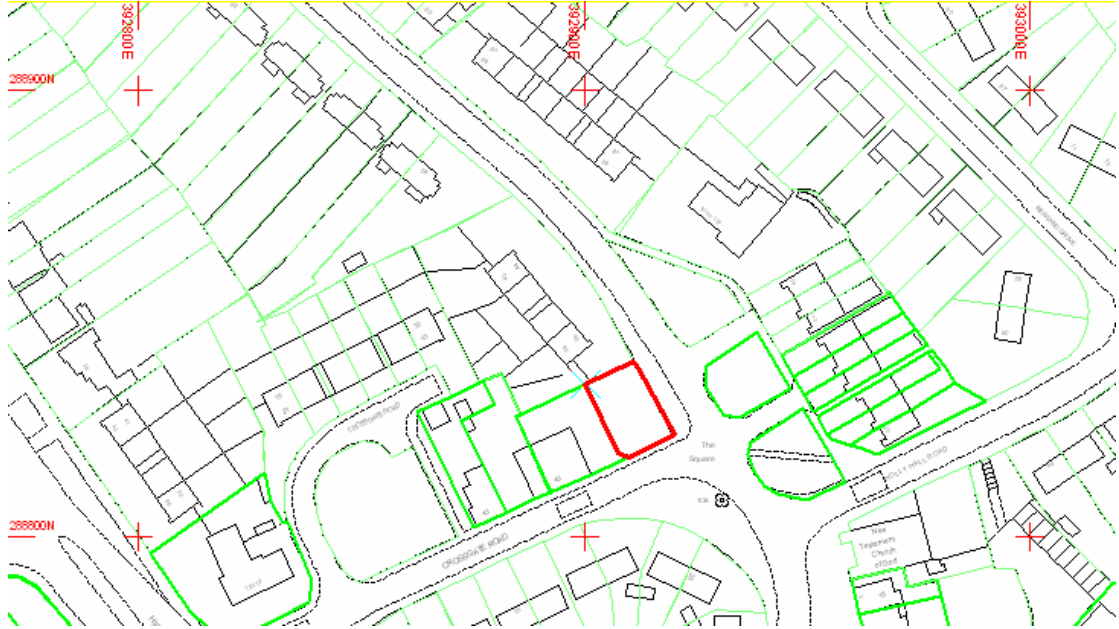
## Informative

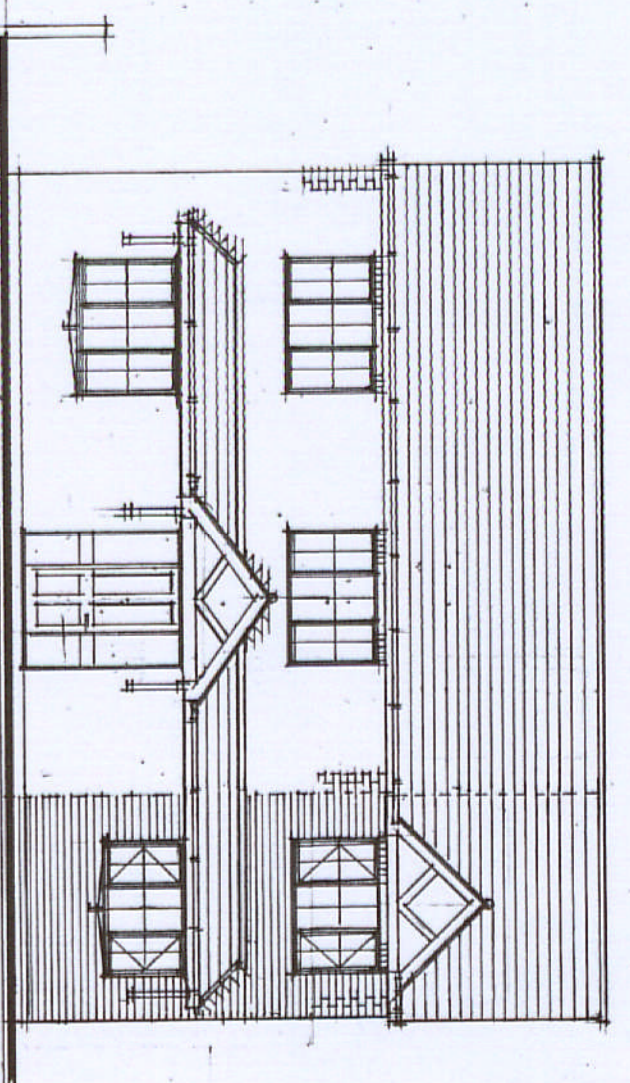
The development hereby permitted shall be built in accordance with the amended plans numbered **SAB.2339/02 REV D and SA2879/07 REV B** unless otherwise agreed in writing by the Local Planning Authority.

## Conditions and/or reasons:

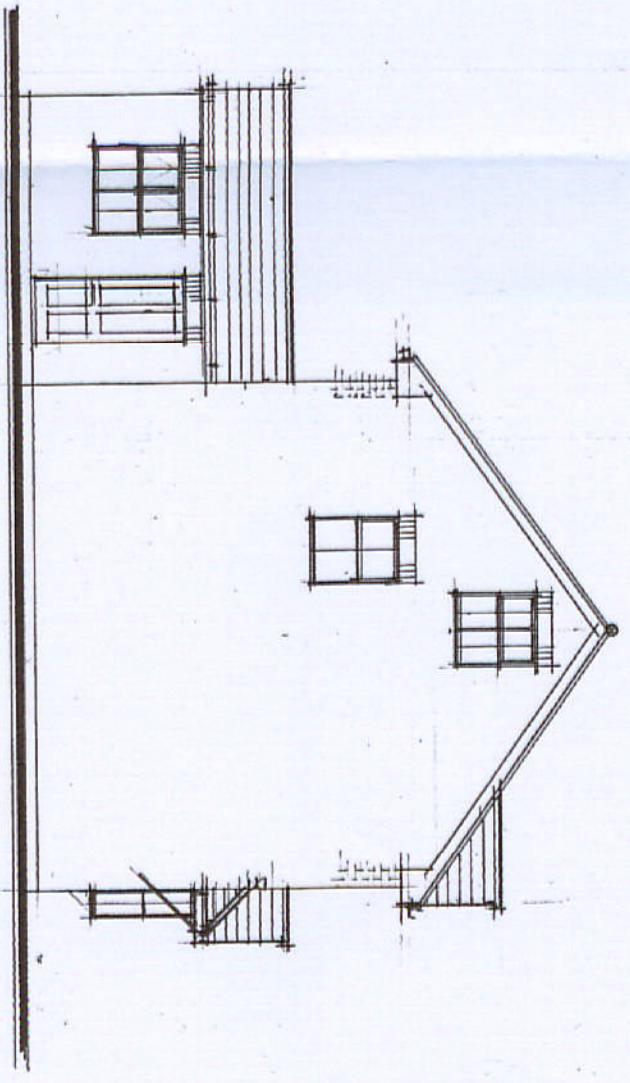
1. Prior to occupation of the dwelling hereby approved a scheme for the removal of the existing boundary wall and details of proposed boundary treatment on the whole site shall be submitted to and approved by in writing by the local planning authority.
2. Prior to the occupation of the dwelling hereby approved the parking area associated with the dwelling shall be laid out and drained and retained for the life of the development.
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order with or without modification) no development referred to in Schedule 2 Part 1 Class's A, B, C, D or E of that order shall be carried out.

# P08/1735 – Location Plan





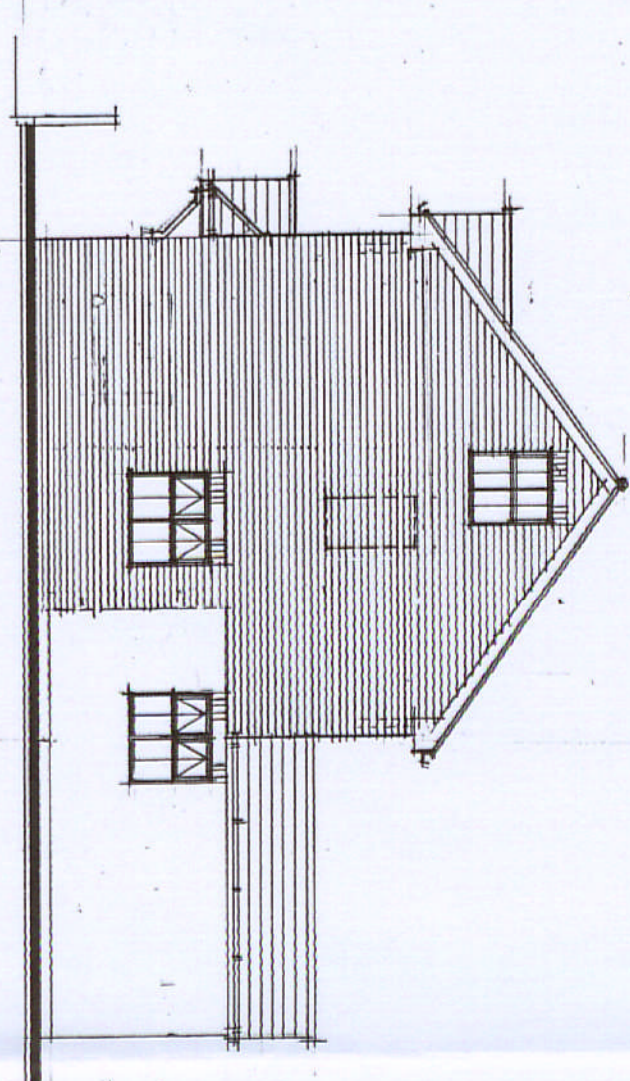
front elevation.  
(facing Haldhurch Road)



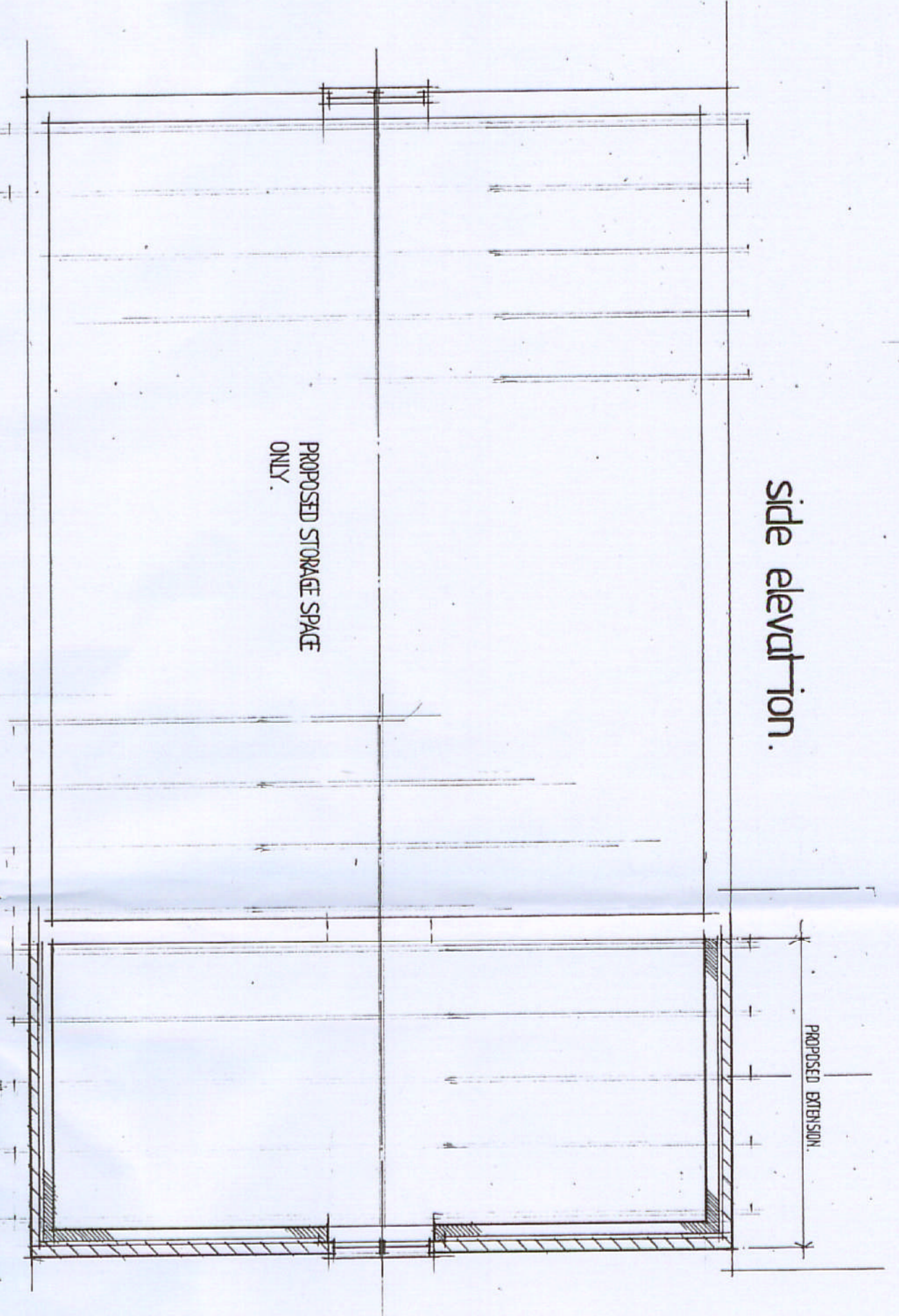
side elevation.  
(facing Gossgate Road)



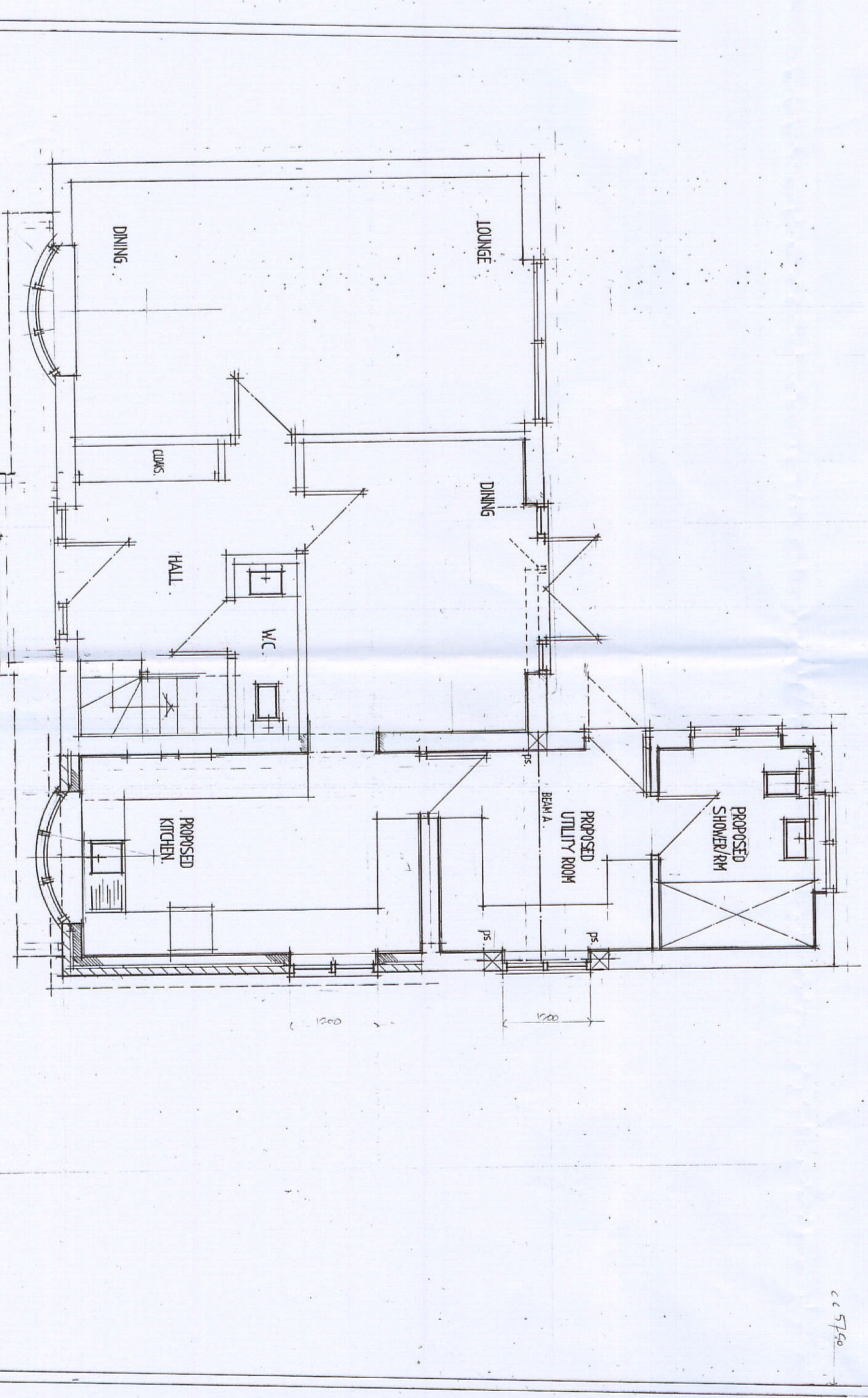
rear elevation.



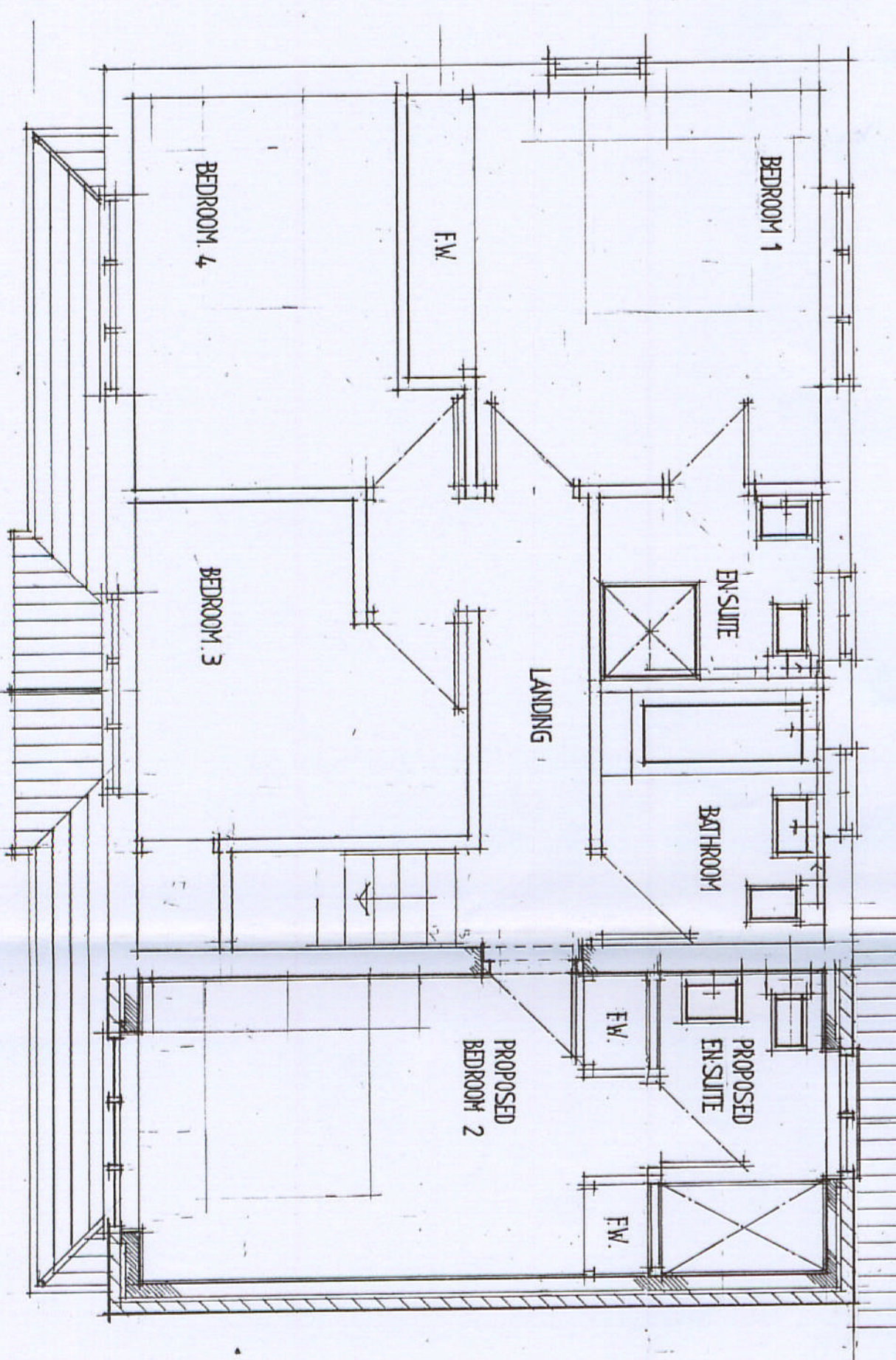
side elevation.



proposed roof plan.



proposed ground floor plan.



proposed first-floor plan.

The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts.

The Contractor is to comply in all respects with current building legislation - British Standard Specifications, NMI and all other laws, whether or not specifically stated on this drawing.

This drawing must be read with and checked against any structural, geotechnical or other specialist documentation provided.

This drawing may not show fine design details of foundations, ground conditions, or support any structure depicted (including drainage) must be investigated by the contractor. A suitable method of ground investigation or suspect or fluid ground conditions on or within the ground, should be further investigated by or within the contractor. The contractor is to provide a typical slope for guidance only and should be further investigated by a suitable expert.

Where existing trees are shown to be retained they should be subject to a full Arboricultural Inspection for safety.

All trees are to be planted so as to ensure they are a minimum of 5 metres from the edge of foundation to be provided to accommodate the proposed tree planting.

The drawings and the building works depicted are Copyright and may not be reproduced or amended except by written permission.

Date	Revisions

### Planning & Design Services

211 THE BROADWAY, DUDLEY,  
WEST MIDLANDS DY1 1DP  
Architectural Design, Planning & Services  
Tel & Fax: 01384-257184

Client: S. AHMED.

Job Title  
45A GOSSGATE ROAD  
HOLLY HALL,  
DUDLEY,  
DY2 0SY.

Drawing Title  
PROPOSED DOUBLE STOREY SIDE  
EXTENSION TO PROVIDE  
KITCHEN AND UTILITY ROOM  
WITH BEDROOM AND ENSUITE  
OVER

Scale  
1:100 1:50  
Date  
NW/2007

Drawn By  
Rev. No.  
SA 2879/107  
B.

**AMENDED PLAN**

Monday plan 2 10/11/07