

PLANNING APPLICATION NUMBER:P11/1603

Type of approval sought	Full Planning Permission
Ward	Pedmore & Stourbridge East
Applicant	Mr Wayland Thomas, John Ward & Sons (Group) Ltd
Location:	UNIT 17A, GAINSBOROUGH TRADING ESTATE, RUFFORD ROAD, OLDSWINFORD, STOURBRIDGE, DY9 7ND
Proposal	NEW PITCHED ROOF WITH ADDITIONAL CLADDING (RESUBMISSION OF APPROVED PLANNING APPLICATION P11/0375) (RETROSPECTIVE)
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The application site is a currently vacant, recently refurbished, detached industrial unit set on an established trading estate. The unit occupies a plot on the northern boundary of the estate and is accessed from the internal service roads across an area of hard standing used for servicing and vehicle parking.
2. The northern elevation of the property forms the common boundary with the highway to the north (New Farm Road). As a consequence this elevation sits at the back edge of the pavement and is constructed from attractive imperial facing brickwork. The application property has recently been refurbished and as part of those works a new roof has been installed. This roof is of a hipped design with side facing gables. The eaves height to the northern elevation is varied and is set at a higher level to the east than the west. This design feature has been incorporated due to the splayed nature of the buildings footprint and results in an area of vertical cladding being visible above the existing facing brickwork.
3. The application site is bound on both sides by commercial units associated with the trading estate. To the north of the application site, beyond the trading estate boundary are residential properties that front onto New Farm Road. These

residential properties directly face the application site and sit at a lower level than the highway by approximately 0.5m.

PROPOSAL

4. This application seeks retrospective approval for the installation of the newly added roof. Although planning permission was granted for a replacement roof it has not been constructed in accordance with the approved details.
5. The difference between what has been approved and what has been constructed relates to the uneven eaves height to the New Farm Road elevation.
6. This application seeks the retention of the existing roof and the erection of a brick built parapet wall at 2m height to help screen the roof.

HISTORY

7.

APPLICATION	PROPOSAL	DECISION	DATE
P00/51232	Retention of 2 external flues and installation of an additional flue.	Approved with Conditions	06/11/00
P11/0375	Replace dome shaped roof with new pitched roof. Elevation changes to include replacement roller shutter door.	Approved with Conditions	4/05/2011

PUBLIC CONSULTATION

8. A total of 55 letters were sent to the occupiers of neighbouring properties and as a result a total of 24 letters of objection have been received from 14 separate addresses. 2 letters were received from each property following an additional period of advertisement following the receipt of amended plans. A ward Councillor for Lye and Stourbridge North has requested the application be heard at Development Control Committee. The concerns outlined by neighbouring residents are as follows:

- Unsightly appearance of the building.
- Current roof built without planning permission.
- Loss of outlook.
- Increased traffic.

OTHER CONSULTATION

9. Head of Environmental Health and Trading Standards: No objections subject to conditions

RELEVANT PLANNING POLICY

10. Black Country Core Strategy (BCCS)
- EMP1 Providing for Economic Growth
11. Saved Unitary Development Plan Policies (UDP)
- DD1 Urban Design
 - DD4 Development in Residential Areas
 - DD5 Development in Industrial Areas
 - EP7 Noise Pollution

ASSESSMENT

12. The main issues are

- Principle
- Design
- Neighbour Amenity
- Access and Parking

Principle

13. The use of the site for industrial/commercial use is long established. The replacement roof was required to update the existing building and the principle of such an extension is acceptable in principle. The modernisation of this unit is intended to improve the marketability of the vacant unit as the applicant seeks an occupier. On this basis the proposed development would be in accordance with

Policy EMP1 - Providing for Economic Growth of the Black Country Joint Core Strategy (October 2011).

Design

14. It is considered that the overall scale of the roof is acceptable and that the scale of the roof itself does not appear incongruous in relation to the scale of the existing building or the overall trading estate setting. However it is considered that the appearance of the roof in relation to the New Farm Road elevation is inappropriate and the retention of the roof in situ would not be regarded as acceptable.
15. However, as part of the development it is now proposed to screen the eaves detailing to this elevation by increasing the height of the existing brick facing wall by 2m to create a parapet.
16. At present the eaves detailing sits at odds with the clean lines associated with neighbouring units and the existing brick facing wall. It is considered that the proposed parapet wall would reintroduce this uniformity to the street scene and screen that element of the development from the residential properties opposite. It would be imperative that the facing brick matches in colour, type and texture the existing brickwork and it would therefore be necessary to control this through an appropriately worded condition. The proposed development would therefore be in accordance with saved policies DD1 – Urban Design, DD4 Development in Residential Areas and DD5 – Development in Industrial Areas of the UDP.

Neighbour Amenity

17. As stated above the application site is directly faced by residential properties on the opposite side of New Farm Road at a distance of approximately 28 metres. There is the potential for nearby residents to be adversely affected by noise from activities undertaken within the unit once occupied however this can be controlled by way of an appropriately worded condition. This approach is supported by the Head of Environmental Health and Trading Standards. The proposed development is

therefore in accordance with saved policies DD5 – Development in Industrial Areas and EP7 – Noise Pollution of the UDP (2005).

18. The proposed parapet wall would front New Farm Road and represent an increase of 2m from the height of the existing walled elevation. The properties to the north on the opposite side of New Farm Road sit approximately 35 metres from the proposed parapet wall. Whilst it is noted that the wall would be visible from those properties it is not considered that it would have a detrimental impact on the amenities of the occupiers given the separation distance, despite the difference in levels. On this basis it is considered that there would be no detrimental impact on the outlook of these neighbouring properties in accordance with the requirements of saved policy DD4 – Development in Residential Areas of the UDP (2005).

CONCLUSION

19. It is considered that the proposed development would be acceptable in relation to neighbouring residential amenity and that the development would have no adverse impact on highway safety or the street scene.

RECOMMENDATION

It is recommended that the application be approved subject to the following conditions:

Reason for approval

It is considered that the proposed development on balance would be acceptable in relation to neighbouring amenity and that the development would have no adverse impact on highway safety or the street scene.

The decision to grant planning permission has been taken with regard to the policies and proposals in the adopted Black Country Core Strategy (2011), the saved UDP (2005) and to all other relevant material considerations.

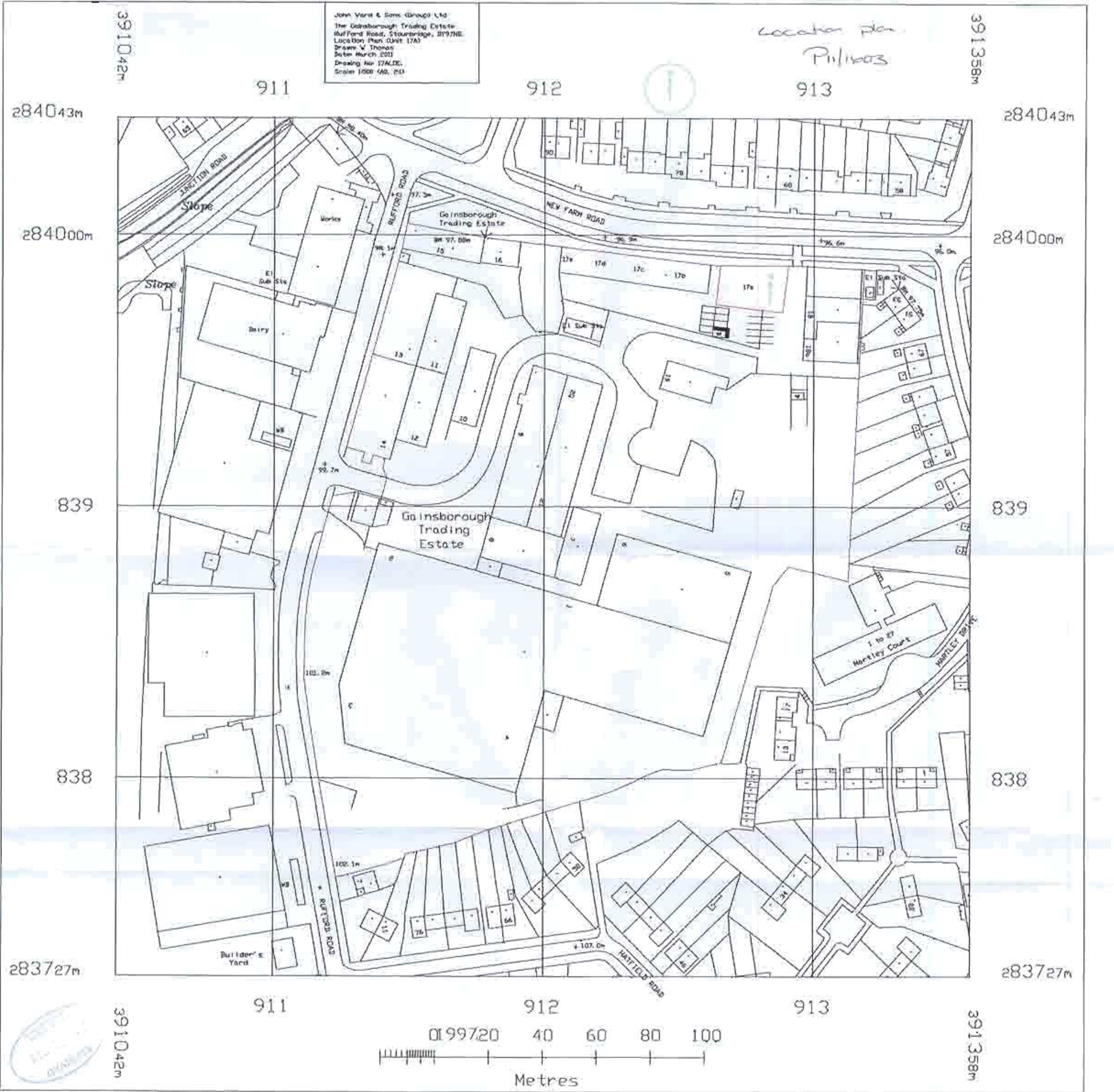
The above is intended as a summary of the reasons for the grant of planning permission. For further detail on the decision please see the application report.

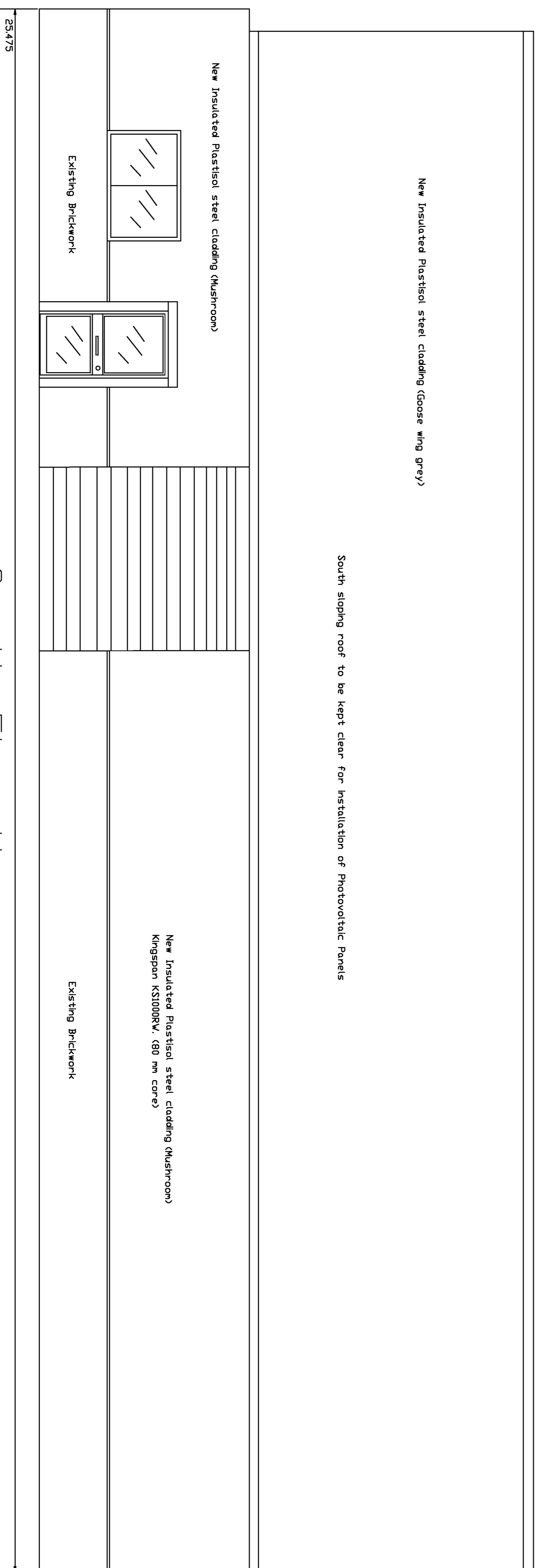
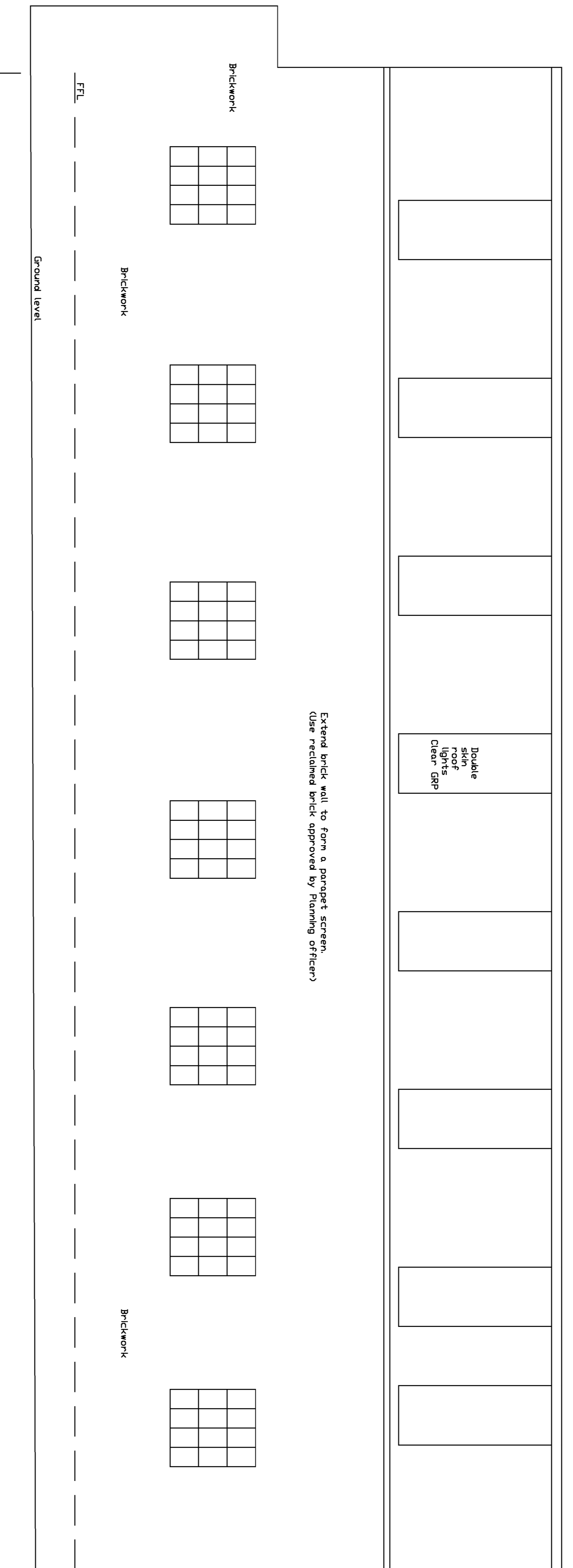
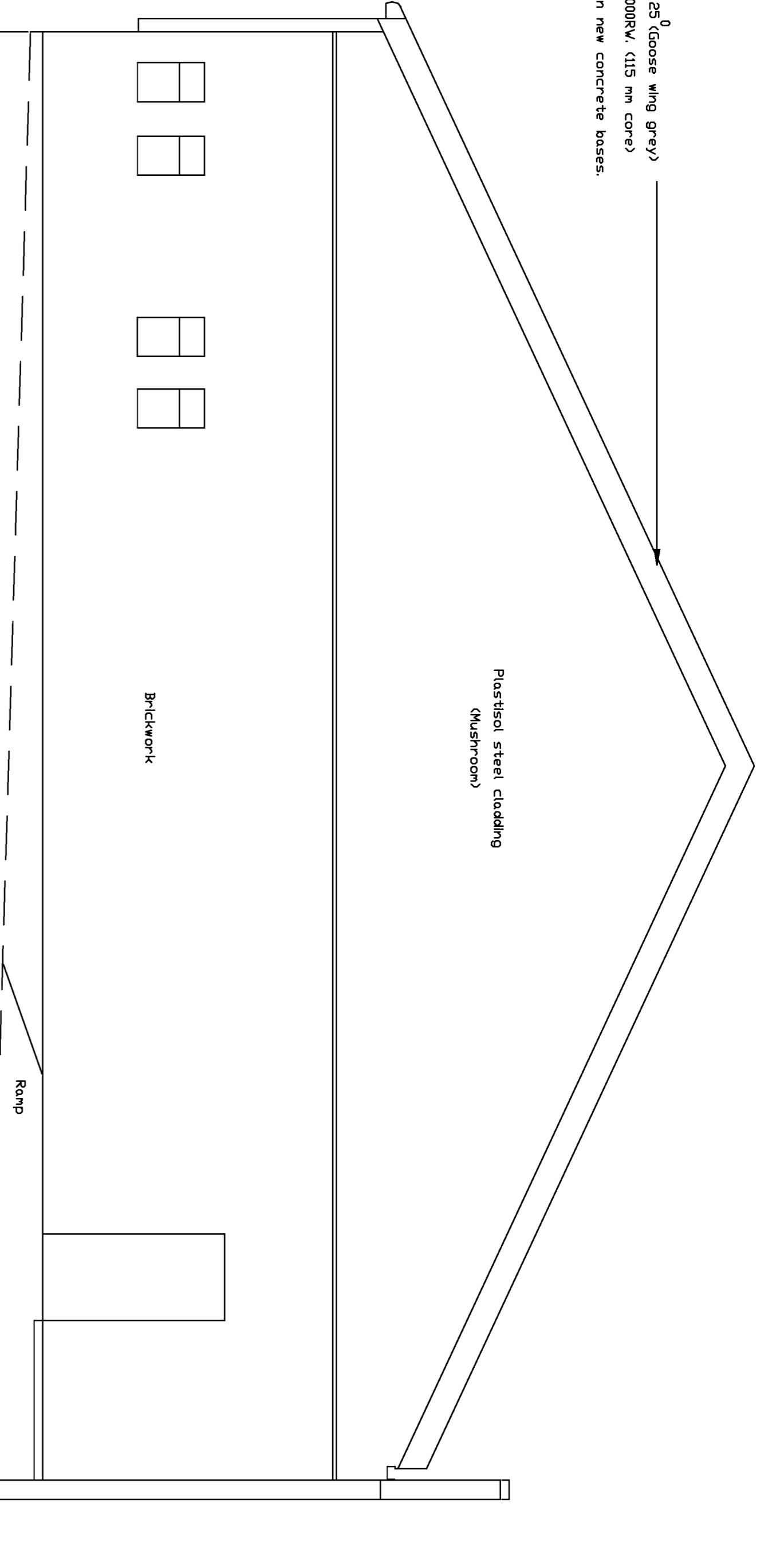
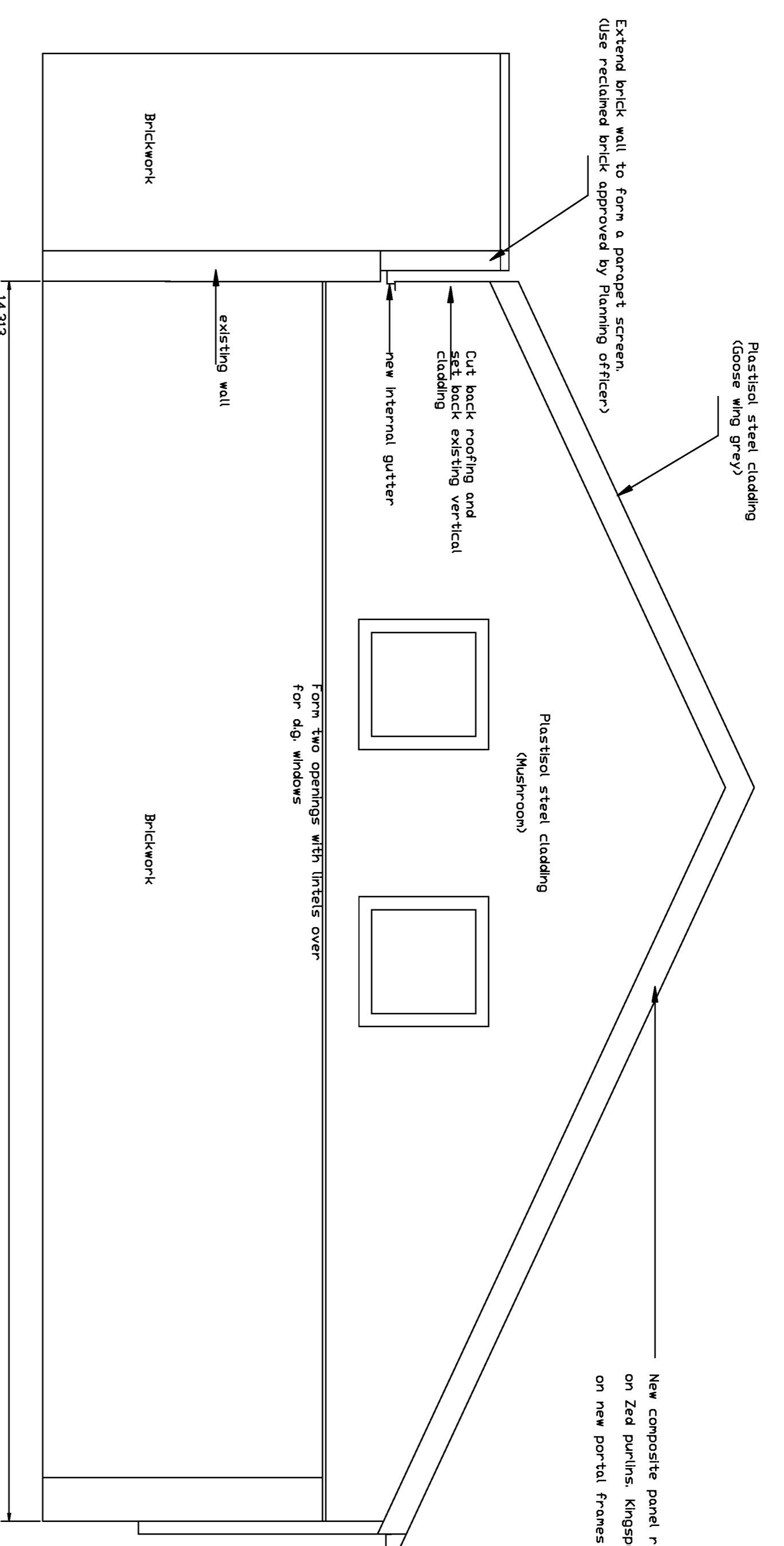
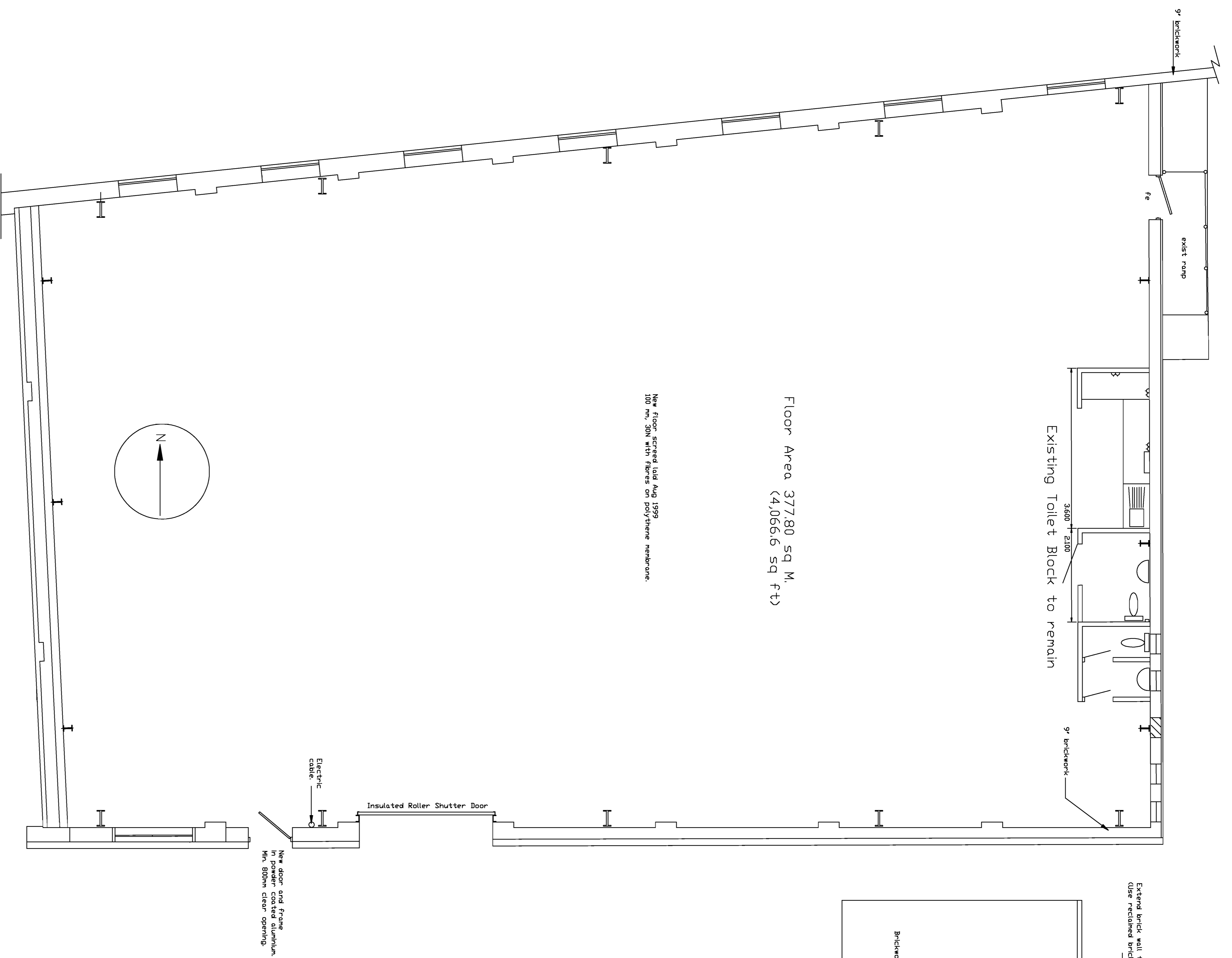
Conditions and/or reasons:

1. The development hereby permitted shall be completed within 3 months from the date of this permission and shall remain in place for as long as the existing roof design is in place unless otherwise agreed in writing by the Local Planning Authority.
2. The development hereby permitted shall be carried out in accordance with the following approved amended plans: JW017A-P2
3. Prior to the commencement of parapet wall hereby approved, details of the types, colours and textures of the materials to be used on the external surfaces shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in complete accordance with the approved details.
4. The approved roof shall provide sound attenuation against internally generated noise of not less than 35 dB averaged over the frequency range of 100-3150Hz for the life of the development.

John Vere & Son (Group) Ltd
The Gainsborough Trading Estate
161 Ford Road, Stourbridge, B197NE
Location Plan (Unit 17A)
Drawn: V. Thomas
Date: March 2011
Drawing No: 17ALDE
Scale: 1:500 (A3, D1)

Location plan
P11/1603





Notes.

- 1 All doors set to be on half hour rating with laminated exit signs.
- 2 Refer to structural engineers drawings (11-16-10a, 11-16-11a) and calculations (11/160) Structure and bases.

John Ward & Sons (group) Ltd
The Gainsborough Trading Estate

Project: Unit 17A (Proposed New Roof)
The Gainsborough Trading Estate

Drawing No. JW07A-P2

Scale 1:50 (A0, 2011)
Scale 1:100 (A1, 1011)
Date Feb-2011

Drawn by W Thomas

Block plan P1116003

John Ward & Sons (Group) Ltd
The Gainsborough Trading Estate
Rufford Road, Stourbridge, DY97ND.
Drawing No: 17A Black
Drawn: W Thomas
Date: March 2011
Scale: 1:500 (A1, 2:1)

