

# PLANNING APPLICATION NUMBER:P07/2379

Type of approval sought	Full Planning Permission
Ward	PEDMORE & STOURBRIDGE EAST
Applicant	Newlink Services Ltd
Location:	<b>22, GRANGE ROAD, OLDSWINFORD, STOURBRIDGE, DY9 7LE</b>
Proposal	<b>CONVERSION FROM 1 NO. 3 BEDROOM FIRST FLOOR FLAT TO 2 NO. 1 BEDROOM FIRST FLOOR FLATS</b>
Recommendation Summary:	<b>APPROVE SUBJECT TO CONDITIONS</b>

## SITE AND SURROUNDINGS

1. The site consists of a shop unit with existing residential unit at first floor level, located within a parade of shops with grocery, convenience and takeaway uses in an established residential area.
2. The property consists of a double fronted 2 storey shop premises with existing front garage entrance. There are two designated off-street car parking spaces to the front of the site.

## PROPOSAL

3. The applicant is seeking planning permission for conversion from 1 No. 3 bedroom first floor flat to 2 No. 1 bedroom first floor flats.
4. The residential units would provide self contained facilities giving 42 and 52 square metres floor area respectively. A new communal entrance and stairway would be formed to replace the existing rear stairs that are accessed via the shop premises. The existing garage door would be replaced by an entrance door with side glazing

and ramp for disabled access. The 2 off-street front car parking spaces would remain. The existing rear garden of 165 square metres would serve both dwellings.

5. The application is accompanied by a Design and Access Statement.

## HISTORY

6. None relevant

## PUBLIC CONSULTATION

7. Direct notification was carried out to all adjoining and adjacent premises, as a result there was no response.

## OTHER CONSULTATION

8. The Head of Environmental Protection: No objections subject to relevant conditions  
  
Group Engineer (Development): No objections subject to amendments to visibility splay and widening of the parking spaces to 3m for both the existing and proposed residential units.

## RELEVANT PLANNING POLICY

9. Unitary Development Plan (2005)
  - Policy DD1 (Urban Design)
  - Policy DD4 (Development in Residential Areas)
  - Policy DD6 (Access and Transport Infrastructure)
  - Policy DD7 (Planning Obligations)
  - Policy DD8 (Provision of open space, sport and recreation facilities)
  - Policy EP7 (Noise Pollution)
  - Policy H3 (Housing Assessment Criteria)
  - Policy H6 (Housing Density)

10. Supplementary Planning Guidance

- Planning Guidance Note 3 (New Housing Development)
- Parking Standards and Travel Plans
- Planning Obligations

11. PPS3 - Housing

## ASSESSMENT

12. The key issues are

- Impact upon residential amenity
- Access and parking
- Planning obligations

13. Impact upon residential amenity

The upstairs of the premises is an existing residential use, while the immediate surrounding area is mixed. The proposal would not introduce new extensions or windows into the development, therefore there would be no more of an adverse impact on amenity or privacy to neighbours than would occur in the existing residential use. It is considered therefore that the proposal would be in accordance with Policy DD4 – Development in Residential Areas of the adopted UDP (2005) and PGN 3 New Housing Development.

The proposed development would provide the required garden amenity area for new housing development (60 square metres) as stated in Planning Guidance Note 3 - New Housing Development. Thus, the proposal would be in accordance with Policy DD4 – Development in Residential Areas of the adopted UDP (2005).

The proposal would make effective use of land, existing Infrastructure and services available within the area, this would support policies H3 -Housing Assessment Criteria, H6 - Housing Density of the adopted UDP (2005) and PPS3 (Housing).

14. Access and parking

The existing residential unit has 3 bedrooms. The adopted car parking standards are the same for 2 one bedroom flats as it is for 1 three bedroom flat. Two car parking spaces for the proposed and existing residential units would remain following the proposed development, therefore it is considered that the parking situation would remain unchanged with regard to Policy DD6 - Access and Transport Infrastructure and the Council's Parking Standards and Travel Plans.

15. Planning obligations

Policies DD7 and DD8 of the UDP and Planning Obligations SPD require that new development (1 or more units) should contribute to play provision and enhancement/public open space, libraries, public realm and transport improvements in the wider area in line with the increase in users arising from the development. This can be dealt with in a legal agreement (S106) to accompany the application. The applicant has indicated their acceptance of this principle and the recommendation is made on this basis.

## CONCLUSION

16. It is considered that the proposal would not have an adverse impact on highway safety, visual or residential amenity. Therefore the proposed development would comply with policies DD1 - Urban Design, DD4 -Development in Residential Areas, DD6 - Access and Transport Infrastructure, H3 - Housing Assessment Criteria, H6 - Housing Density, Planning Guidance Note 3 - New Housing Development, Parking Standards and Travel Plans and PPS3 – Housing.

## RECOMMENDATION

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

- a) The development not beginning until a scheme for the submission and approval of a planning obligation to guarantee the provision off site public open space and play area, library, public realm and transport improvements has been submitted to and agreed in writing by the Local Planning Authority
  
- b) The following conditions, with delegated powers to the Director of the Urban Environment to make amendments to these as necessary;

Reason for approval

The proposal would not have an adverse impact on highway safety, visual or residential amenity. Therefore the proposed development would comply with policies DD1 - Urban Design, DD4 -Development in Residential Areas, DD6 - Access and Transport Infrastructure, H3 - Housing Assessment Criteria, H6 - Housing Density, Planning Guidance Note 3 - New Housing Development, Parking Standards and Travel Plans and PPS3 – Housing.

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 in accordance with the approved plans numbered BP64070, unless otherwise agreed in writing by the Local Planning Authority.

Conditions and/or reasons:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. Development shall not commence until an arrangement for the submission and approval of a means to guarantee the financial payment of a total sum of £2506.44 to the Council together with the timing of the payment for the provision of:
  - \* Off site public open space and play area improvements
  - \* Off site Library improvements
  - \* Off site Public Realm improvements
  - \* Off site Transport improvements
  - \* The managing and monitoring of the spend of those monieshas 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. Development shall not begin until a scheme for protecting the proposed dwellings from noise from the retail use on the ground floor has been submitted to and approved by the local planning authority, and all works which form part of the scheme shall be completed before any of the permitted dwellings is occupied.

1000 on P108  
P0112378

SPECIFICATION

Empty rectangular box for specification details.

REVISIONS

DATE

Table for revisions and dates.

**Marston - Bryant  
Building & Interior Design**

86 Banners Lane Halesowen West Midlands B63 2AU

01384 561909

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**CLIENT**

Newlink Services Ltd  
20 Grange Road  
Lye  
Stourbridge  
DY9 7LE

**PROJECT TITLE**

Proposed Conversion  
from Single 3 Bedroom  
1st Floor Flat to 2 no  
1 Bedroom 1st Floor Flats  
at 22 Grange Road, Lye  
Stourbridge  
DY9 7LE

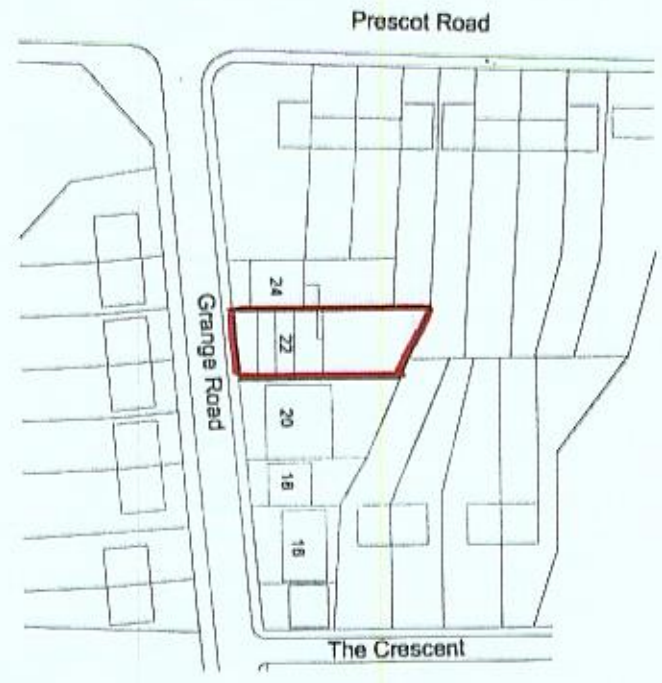
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Site Plans for Proposed  
Conversion from Single  
3 Bedroom 1st Floor Flat  
to 2 no 1 Bedroom 1st  
Floor Flats

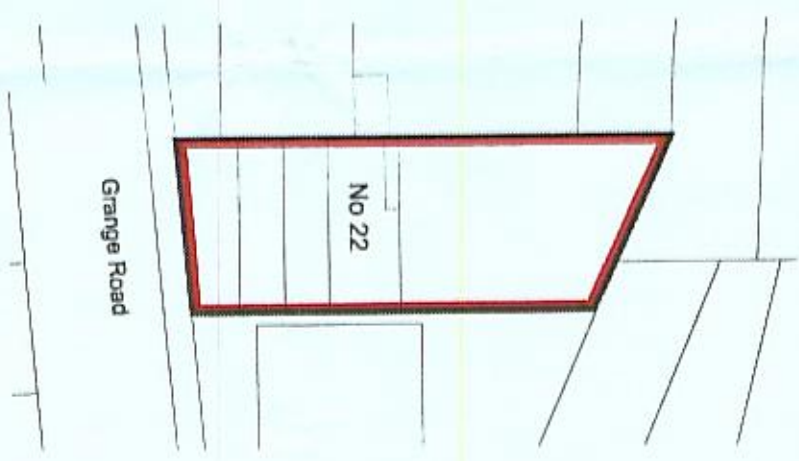
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DRG NO BP64070 Site Plans

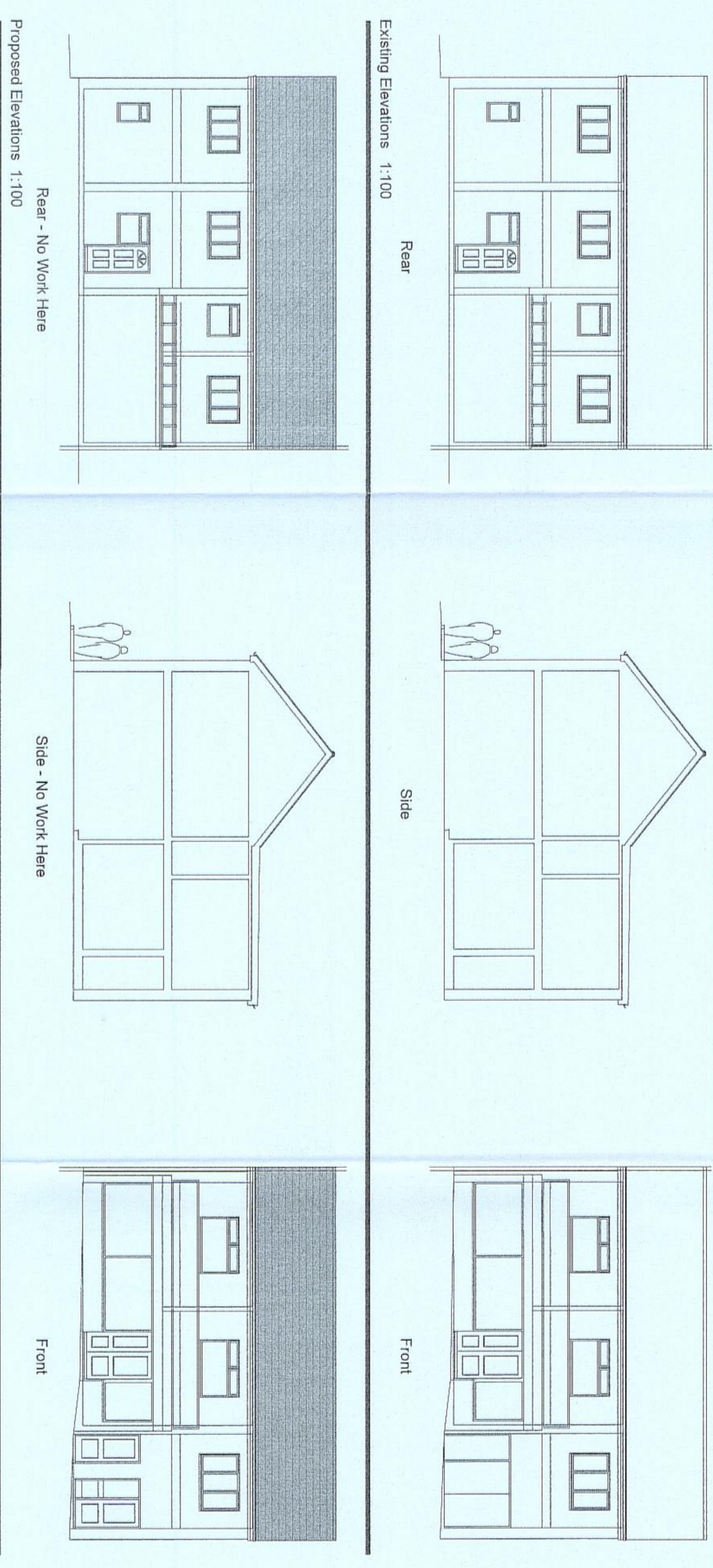


Location Plan 1:1250



Site Plan 1:500





Existing Elevations 1:100

Rear - No Work Here

Side - No Work Here

Front

NOTES:  
All dimensions must be checked on site and not based from this drawing

**FLASHINGS**  
To BS 1178 milled lead sheet, 4 to lead flashing. Min 100mm lead flashing, for three courses below eave, to be turned up to eave level and fixed with 100mm high cavity tray which is fixed to the structural wall. Max 100mm high cavity tray over eave level.

**RAINWATER GOODS**  
Downpipes to be BS 429 Part 1, with 60mm dia outlet. Gutters to be BS 429 Part 1, with 60mm dia outlet.

**SAFETY FITTINGS**  
Baths and showers on joist floors to have flexible joints to walls. Bath and shower trays to be fixed to the wall and have a minimum height of 125mm to be in accordance with Part H of the approved document 1993 section 1.3.1.5. To be fitted with a 75mm deep tray, which must have a minimum height of 25mm to be in accordance with Part H of the approved document 1993 section 1.3.1.5.

**SILE & VENT FITTINGS**  
To be in accordance with Part H of the approved document 1993 section 1.3.1.5. To be fitted with a 75mm deep tray, which must have a minimum height of 25mm to be in accordance with Part H of the approved document 1993 section 1.3.1.5.

**WINDOWS & DOORS**  
To be in accordance with Part H of the approved document 1993 section 1.3.1.5. To be fitted with a 75mm deep tray, which must have a minimum height of 25mm to be in accordance with Part H of the approved document 1993 section 1.3.1.5.

**GLAZING**  
To be in accordance with Part H of the approved document 1993 section 1.3.1.5. To be fitted with a 75mm deep tray, which must have a minimum height of 25mm to be in accordance with Part H of the approved document 1993 section 1.3.1.5.

**ROOFING**  
To be in accordance with Part H of the approved document 1993 section 1.3.1.5. To be fitted with a 75mm deep tray, which must have a minimum height of 25mm to be in accordance with Part H of the approved document 1993 section 1.3.1.5.

**WALLS**  
To be in accordance with Part H of the approved document 1993 section 1.3.1.5. To be fitted with a 75mm deep tray, which must have a minimum height of 25mm to be in accordance with Part H of the approved document 1993 section 1.3.1.5.

**FLOORS**  
To be in accordance with Part H of the approved document 1993 section 1.3.1.5. To be fitted with a 75mm deep tray, which must have a minimum height of 25mm to be in accordance with Part H of the approved document 1993 section 1.3.1.5.

**STAIRS**  
To be in accordance with Part H of the approved document 1993 section 1.3.1.5. To be fitted with a 75mm deep tray, which must have a minimum height of 25mm to be in accordance with Part H of the approved document 1993 section 1.3.1.5.

**GENERAL**  
To be in accordance with Part H of the approved document 1993 section 1.3.1.5. To be fitted with a 75mm deep tray, which must have a minimum height of 25mm to be in accordance with Part H of the approved document 1993 section 1.3.1.5.

Plan - S  
R-112379

**REVISIONS**  
21 DEC 2007  
NEWLINK SERVICES LTD  
AB

**RECEIVED**  
21 NOV 2007  
NEWLINK SERVICES LTD  
AB

**CLIENT**  
Newlink Services Ltd  
20 Grange Road  
Lye  
Stourbridge  
DY9 7LE

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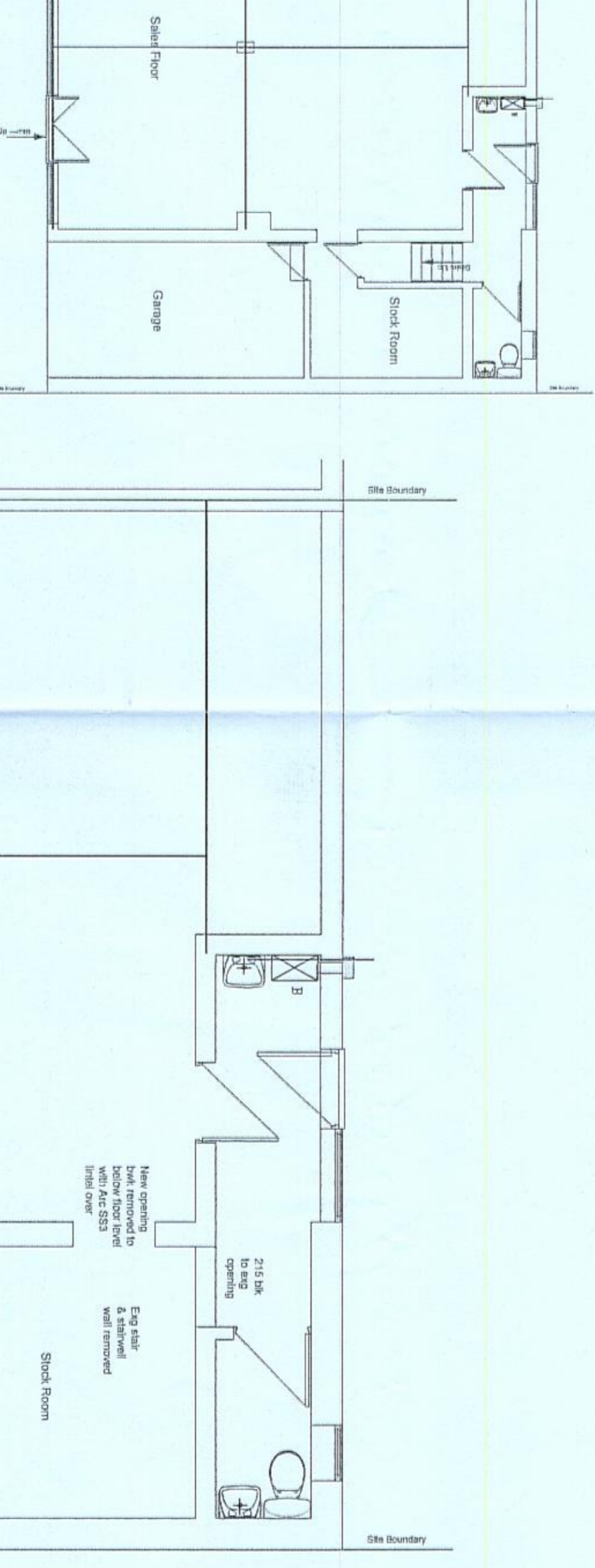
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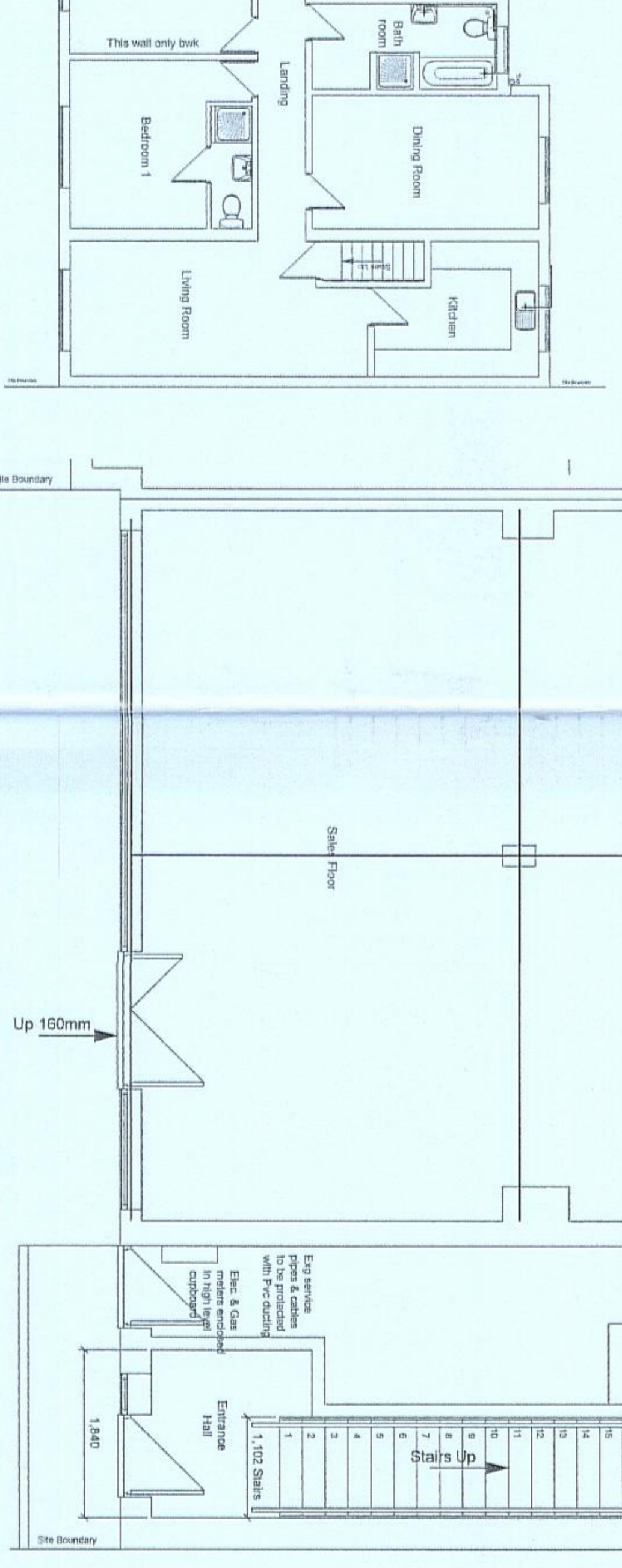
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**DRG NO**  
BP64070

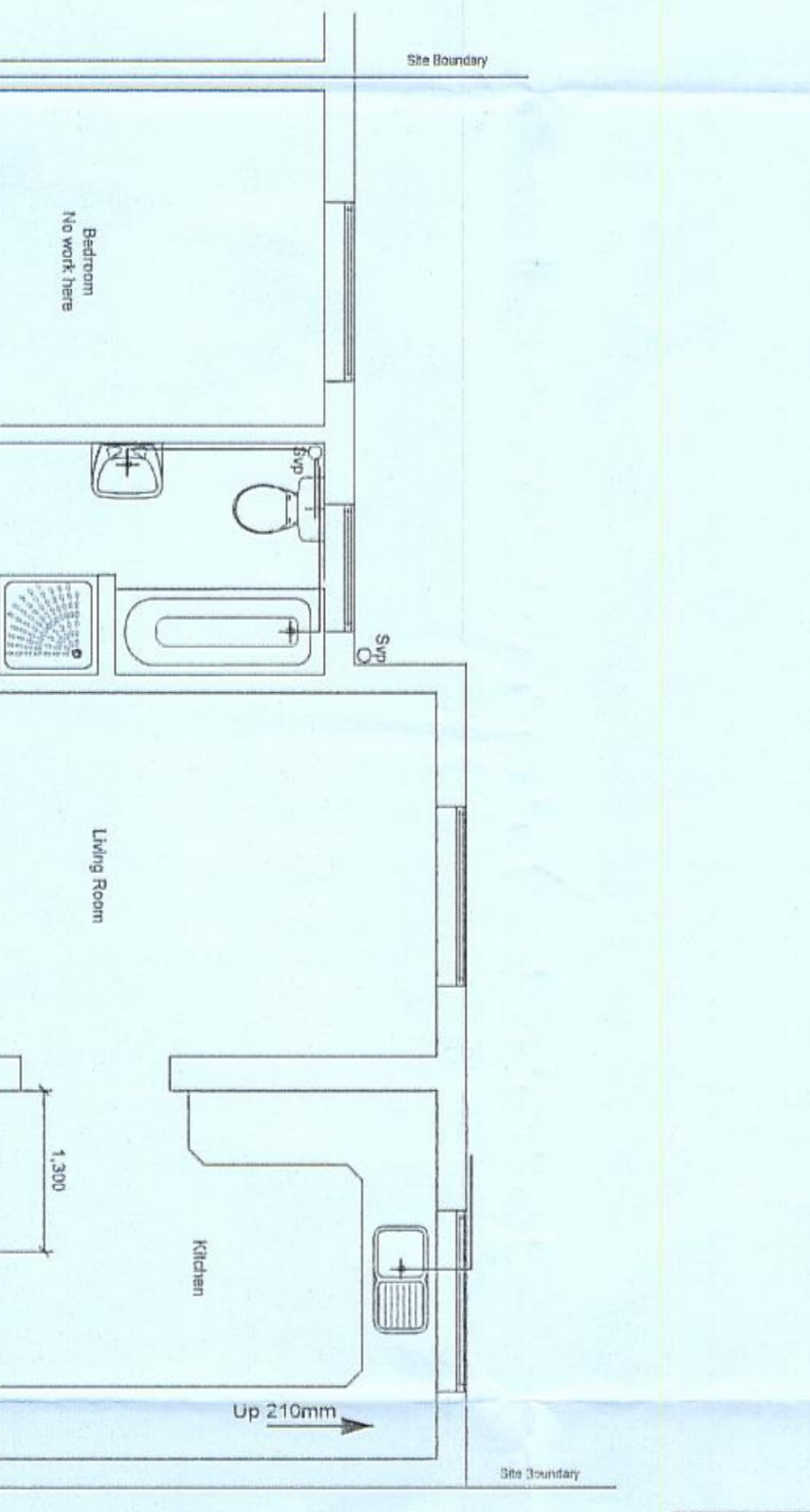
**PLANNING DRAWINGS**



Existing Ground Floor Plan 1:100



Proposed Ground Floor Plan 1:30



Proposed First Floor Plan 1:50

Marston - Bryant  
Building & Interior Design  
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01364 561909

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NEWLINK SERVICES LTD  
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Lye  
Stourbridge  
DY9 7LE

PROPOSED CONVERSION  
FROM SINGLE 3 BEDROOM  
1ST FLOOR FLAT TO 2 NO  
1 BEDROOM 1ST FLOOR  
FLATS AT 22 GRANGE ROAD,  
LYE  
STOURBRIDGE  
DY9 7LE

DRG TITLE  
Site Plans for Proposed  
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