

PLANNING APPLICATION NUMBER:P09/0239

Type of approval sought	Full Planning Permission
Ward	AMBLECOTE
Applicant	David Harris, DMBC - DACHS (Building Services)
Location:	13, CIDER AVENUE, BRIERLEY HILL, DY5 2XR
Proposal	PROVISION OF 4 NO. CAR PARKING SPACES
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The site measures 0.12 hectares and comprises a two storey building located on a corner plot. The building is set back 15 metres from the back edge of the pavement with the frontage of the site laid with grass and comprising two street trees. The building comprises a flat to the first floor with its own off street parking area in the form of a garage and driveway located to the north of the building. The ground floor is used by Adult, Community & Housing Sheltered Management as an office and a venue for training purposes. Two members of staff use the building on a daily basis. The building is not used by local residents & housing tenants with the community use of the building being for the use of 2 day centres for the elderly. The proposed parking is primarily for staff, offering the option of limited visitor parking, together with a designated disabled parking.
2. The building was built in the 1960s at the same time as the erection of 12 warden controlled bungalows. The site is located within a predominantly residential area comprising a mix of inter-war and post war detached dwellings.

PROPOSAL

3. The proposal seeks the creation of a car parking area for use by staff, with some visitor parking together with a designated disabled space. The parking area would provide a total of four off street parking spaces for the site.
4. The application is accompanied by a design & access statement.

HISTORY

5. None of relevance.

PUBLIC CONSULTATION

6. The proposal was advertised by way of neighbour notification letters being sent to the occupiers of thirty properties within close proximity to the site. Following receipt of amended plans, the latest date for comments was the 9th April 2009. Three letters of objection have been received raising the following material planning considerations:

- Creation of the parking area would be out of keeping in a residential area.

7. The main concerns with respect to the letters of objection relate to the fact that the use of the building has changed/intensified over time, which has resulted in parking/traffic problems in Cider Avenue rather than specifically commenting on the proposed creation of an off street parking area.

OTHER CONSULTATION

8. Group Engineer (Development): No objections.

RELEVANT PLANNING POLICY

- Unitary Development Plan

DD4 Development in Residential Areas

DD6 Access and Transport Infrastructure
AM14 Parking

9. The site is not designated for any particular use within the Adopted Dudley Unitary Development Plan (2005).

- Supplementary Planning Document(s)

Parking Standards and Travel Plans

- Regional Spatial Strategy

QE3 Creating a high quality built environment for all

ASSESSMENT

Key Issues

- Parking Layout and Provision
- Design and Appearance

Parking Layout and Provision

10. The proposed development would result in the creation of four off street parking spaces associated with the community centre building. Whilst the laying out of the car parking area with tarmac would reduce the area of grass to the front of the building it would still retain an area of soft landscaping adjoining the proposed parking spaces and the scheme would enable the retention of the existing trees within the site.
11. The community building does not currently comprise any off street parking. The proposed development would provide some off street parking provision thereby reducing parking problems on Cider Avenue itself. This would be an improvement upon the current situation. The parking layout is acceptable in terms of the size of the proposed spaces and manoeuvrability for vehicles within the parking area. For these reasons, the proposed development would be in accordance with Policies DD6 and AM14 of the Adopted Dudley Unitary Development Plan (2005).

Design and Appearance

12. The proposed area of off street parking would remove an area of grass to the front of the community building. This would to a certain extent harden the visual appearance of the front of the building. However, two existing trees would be retained to the front of the building and a landscaping condition could be attached to the permission to ensure that the development further enhances the visual appearance of the street scene in order to compensate for the loss of some of the grassed area. For these reasons, it is not considered that the creation of the small parking area would significantly harm the character of the area to warrant the refusal of planning permission and the proposed development would be in accordance with Policy DD4 of the Adopted Dudley Unitary Development Plan (2005).

CONCLUSION

13. The proposed development would facilitate the removal of some on street parking from Cider Avenue through providing some off street parking provision for the community centre thereby improving highway safety issues within the street. Whilst the proposals would result in the loss of part of the grassed area to the front of the building, the fact that the scheme would retain two existing trees within the site and that a condition can be attached to ensure the provision of landscaping to soften the impacts of the proposed development the scheme is acceptable and appropriate within this area.

RECOMMENDATION

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

Reason for approval

The proposed development would facilitate the removal of some on street parking from Cider Avenue through providing some off street parking provision for the community centre thereby improving highway safety issues within the street. Whilst the proposals would result in the loss of part of the grassed area to the front of the

building, the fact that the scheme would retain two existing trees within the site and that a condition can be attached to ensure the provision of landscaping to soften the impacts of the proposed development the scheme is acceptable and appropriate within this area.

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.

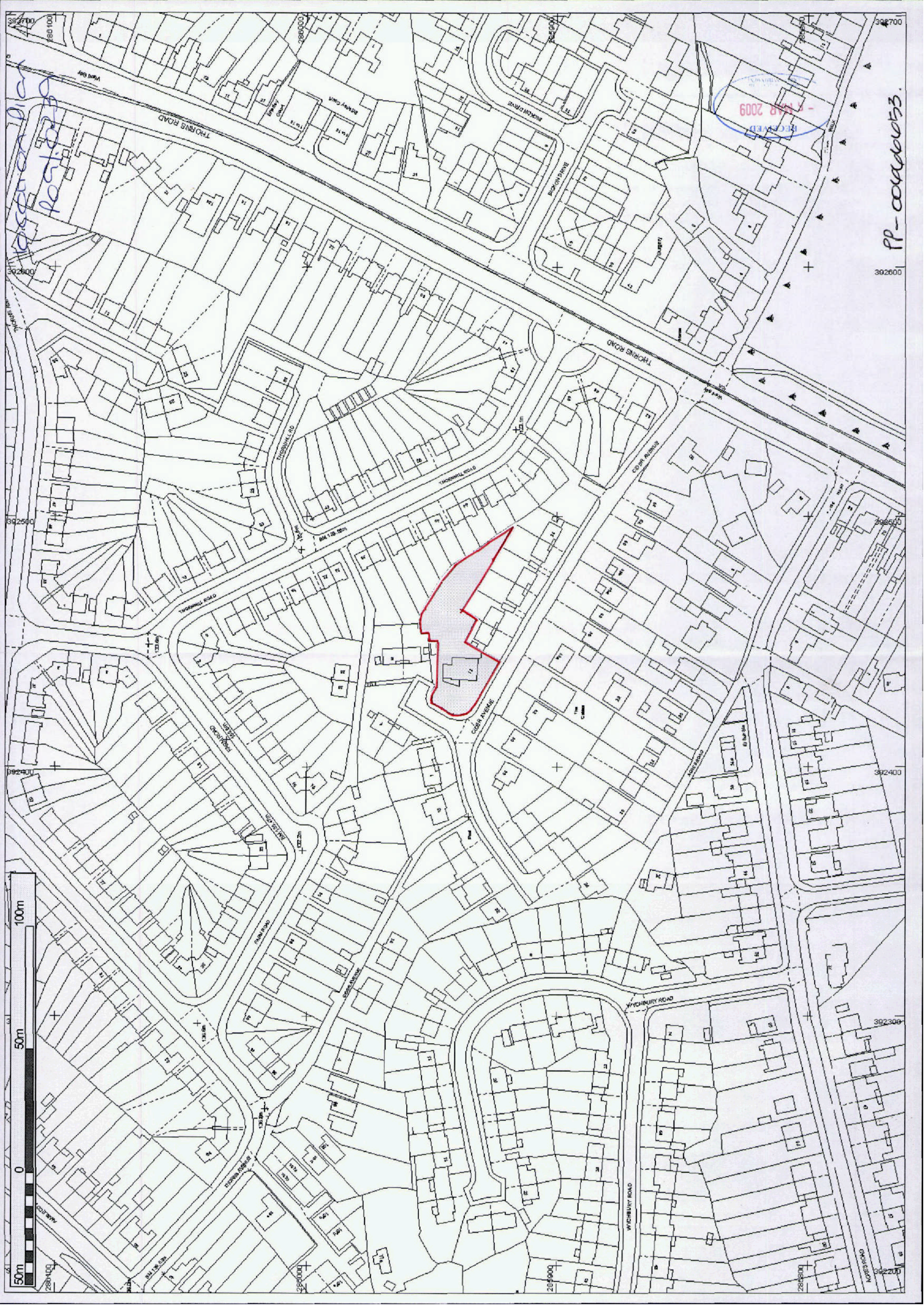
The above is intended as a summary of the reasons for the grant of planning permission. For further detail on the decision please see the application report.

Note to Applicant

The development hereby permitted shall be built in accordance with the approved plans numbered **SH/CH/EXT/03** 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. Prior to the commencement of development, details of the landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented in accordance with the approved details before the end of the first planting season following initial occupation of the development.
3. The landscaped areas shall be retained in the form shown on the approved plan throughout the life of the development and shall not be used for any other purpose, unless otherwise agreed in writing by the local planning authority.



Wychbury Road
Post Office

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- 4 MAR 2009

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