

PLANNING APPLICATION NUMBER:P05/2481

Type of approval sought	Outline Planning Permission
Ward	Coseley East
Applicant	Mrs S Craven
Location:	LAND AT, 1, HAMPTON STREET, COSELEY, BILSTON, WEST MIDLANDS, WV14 9JY
Proposal	OUTLINE APPLICATION FOR EXTENSION TO 1 HAMPTON STREET TO CREATE A BUNGALOW (SITING AND ACCESS TO BE CONSIDERED) (RESUBMISSION OF REFUSED APPLICATION P05/1579).
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

- 1 The site lies in a narrow residential street off Ivyhouse Lane in Coseley. The site is currently occupied by a bungalow facing north east, with a garage adjacent. To the west side are the rear of a terrace of properties fronting onto Ivyhouse Lane, due to the junction in close proximity. Hampton Street is a short back street with only two properties along its length.
- 2 The bungalow has a low front boundary treatment, with 2m fencing to the side and a hard surfaced driveway.

PROPOSAL

- 3 This is an outline application, with details of siting and access to be considered and other matters reserved for future consideration.
- 4 The proposal shows the subdivision of the plot and addition of a further dwelling, noted as a bungalow, attached to the existing to form a pair of semis detached bungalows. Each dwelling would have its own

vehicular access and parking spaces to the front accessed directly from Hampton Street.

HISTORY

APPLICATION No.	PROPOSAL	DECISION	DATE
CO/54/1255	Detached garage	Granted	22/12/54
DB/70/7211	Erection of bungalow and detached garage	Granted	16/10/70
CC/78/1023	Utility room and car port	Granted	19/6/78
82/51899	Extension to garage	Granted	16/11/82
P05/1579	Outline detached bungalow	Refused	5/9/05

PUBLIC CONSULTATION

5 No responses received.

OTHER CONSULTATION

6 Traffic and Road Safety: No objection

7 Environmental Protection: No objection

RELEVANT PLANNING POLICY

DD1 Urban design

DD4 Development in residential areas

DD6 Access and infrastructure

AM14 Parking

H1 New housing development

H3 Housing assessment criteria

H6 Housing density

The site lies outside any designated area in the UDP

PPG3 Housing

ASSESSMENT

Principle

- 8 The principle of residential development on this site is considered to be acceptable, subject to the details of the proposal, its impact on the site and its surroundings and it overcoming the previous refusal reason.

Density

- 9 The proposal represents development at a density of 50dph, which is at the top end of the band recommended by government in PPG3. Given the nature, layout and form of surrounding development, and the relationship between the site and the surrounding residential area, this is considered to be acceptable.

Background

- 10 The previous application was for a detached bungalow, forward of the building line of the existing bungalow, and deeper to the rear, at a minimum distance of 6m from the rear of the properties fronting Ivyhouse Lane. This resulted in a large footprint which would have represented a cramped form of development on the site, with potential detrimental impacts on the outlook of the residents to the side.

Siting

- 11 This proposal is considered to be more in keeping to the character, pattern and layout of development in the area. It would attach a bungalow to the existing, increasing the minimum distance between the side and the rear of the properties to the north west, and retaining the building line at the front and the rear.

- 12 Whilst the distance between the side of the proposed dwelling and the rear of the properties to the north west is relatively small, there is an existing rear boundary fence of approximately 1.8m between the sites, and the proposal is for a single storey dwelling. If the proposal were for an extension to the bungalow, or an attached garage with pitched roof to match the existing bungalow, these would be likely to be considered acceptable, and cause similar impacts on the neighbours to the side as those likely to result from this proposal. Whilst no details have been submitted, for the details to be acceptable, they would need to closely match the existing bungalow, continuing the ridge at the same or a lower height, and with a gable facing the north west. Clearly these are matters for a later date, however it would appear that acceptable details could be achieved in this case, without any additional detrimental impacts on the amenities of the area.

Access

- 13 The proposal provides off street parking, which would be essential in this location in the interests of highway safety. Three spaces are shown for the two dwellings, which would comply with the recommendation in PPG3 of an average of 1.5 spaces per unit.

CONCLUSION

- 14 The proposal is considered to be compliant with policy, to have overcome the previous refusal reason, and not to cause significant detrimental impact on the amenities of the neighbours and the surrounding area.

RECOMMENDATION

15 Reason for Approval

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 application should be approved subject to the following conditions:

Conditions and/or reasons:

1. Approval of the details of the design, external appearance of the building and the landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the local planning authority in writing before any development is begun.
2. Application for approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.
3. The development hereby permitted shall be begun either before the expiration of five years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
4. Prior to the occupation of the dwelling hereby approved, the parking spaces shown on the approved plan shall be provided in accordance with the approved details, and thereafter maintained for the lifetime of the development.
5. The development shall be carried out in complete accordance with the approved details shown on plans SC.2525/05X and SC.2526/05/X.