

# PLANNING APPLICATION NUMBER:P11/0022

Type of approval sought	Full Planning Permission
Ward	NORTON
Applicant	Dudley MBC Estates Department
Location:	<b>BUSY BEES KINDERGARTEN, GIG MILL METHODIST CHURCH, STOURBRIDGE, GLEBE LANE, STOURBRIDGE, WEST MIDLANDS, DY8 3YG</b>
Proposal	<b>INSTALLATION OF AN EXTERNAL CANOPY TO COVER PART OF THE CHILDREN'S PLAY AREA</b>
Recommendation Summary:	<b>APPROVE SUBJECT TO CONDITIONS</b>

## SITE AND SURROUNDINGS

1. The application site is a Methodist church occupying a plot of 1200m<sup>2</sup> and sits on the corner of Glebe Lane and Witton Street. The application site contains the associated church buildings including a hall and Sunday school. The existing Sunday school building is currently operating as a day nursery and is located to the north of the site and is a single storey brick built construction. Between this building and the boundary fence to the north is a small external play area.
2. The application site is bound to the north by number 11 Glebe Lane, a detached residential property. There is a driveway closest to the application site leading to the rear amenity area which is all hard surfaced. This neighbouring property has a kitchen within a single storey element facing towards the application site. Also within the curtilage of this neighbouring property are several outbuildings. To the east of the application site is number 100 Witton Street, a detached dwelling.

## PROPOSAL

3. This application seeks approval for a canopy to be installed to the north elevation over the existing small external play area. The canopy would be a permanent fixture and

would cover an area of 21.5m. At its highest point the proposed canopy would be 3m in height and would utilise a cantilever construction with no requirement for supporting poles. The proposed canopy would be constructed from GRP (Glass reinforced plastic).

## HISTORY

4.

APPLICATION No.	PROPOSAL	DECISION	DATE
P10/0006	Extension to create entrance vestibule (following demolition of existing porch) and creation of link building with glazed roof. Demolition of kitchen wall at rear and rebuild to create cloaks and rear access. Formation of new stepped pedestrian access and access ramps.	Approved with Conditions	17/03/10

## PUBLIC CONSULTATION

5. One letter of objection has been received. The material planning issues raised are, in summary:

- Plan Accuracy. The east elevation was queried in relation to the tapering footprint.
- Drainage. No drainage details available with the likelihood of runoff falling onto neighbouring property.
- Materials. Finish of materials proposed unclear from submitted details.

## OTHER CONSULTATION

6. Head of Environmental Health and Trading Standards: No objection to the proposed scheme

## RELEVANT PLANNING POLICY

### 7. Saved Unitary Development Plan Policies

- DD1 Urban Design
- DD4 Development in Residential Areas

## ASSESSMENT

### 8. The main issues are

- Principle
- Design
- Neighbour Amenity
- Neighbour comments

#### Principle

9. The principle of the proposed development is considered as acceptable due to the proposed structure being associated with the established pre-school use. In this regard the proposed development is consistent with the requirements of saved UDP Policy DD1 – Urban Design.

#### Design

10. The proposed canopy would be constructed using GRP. This material is considered as appropriate within the context of the surrounding area and an appropriate condition can be attached to ensure the final finish and colour is acceptable. Within the street scene there would only be marginal visibility due to the siting setback from Glebe Lane. On this basis the proposed development is consistent with the requirements of saved UDP Policies DD1 – Urban Design and DD4 – Development in Residential Areas.

## Neighbour Amenity

11. The proposed canopy would be sited adjacent to the boundary with number 11 Glebe Lane. This neighbouring property has a kitchen window which looks out towards the application site. The nature of the proposed canopy, with open sides and no supports, gives a negligible bulk to the proposed structure. On this basis the outlook from this neighbouring window is considered to remain unaffected. The proposed canopy is therefore considered appropriate in terms of saved Policy DD4 – development in Residential Areas of the UDP (October 2005).

## Neighbour Comments

12. On the basis of the representations received from the neighbouring property amended plans have been received clarifying the tapering detail of the canopy on the east elevation as well as addressing the drainage runoff associated with the proposed canopy. The plans now show that the storm water will drain into an existing rain water pipe. As referred to above the materials to be used in the construction of the canopy can be controlled by way of an appropriate condition.

## **CONCLUSION**

13. The proposed erection of a canopy in this location would be acceptable in principle and would have no detrimental impact on residential amenity or the surrounding area. Consideration has been given to saved policies DD1 and DD4 of the Dudley Unitary Development Plan.

## RECOMMENDATION

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

### Reason for approval

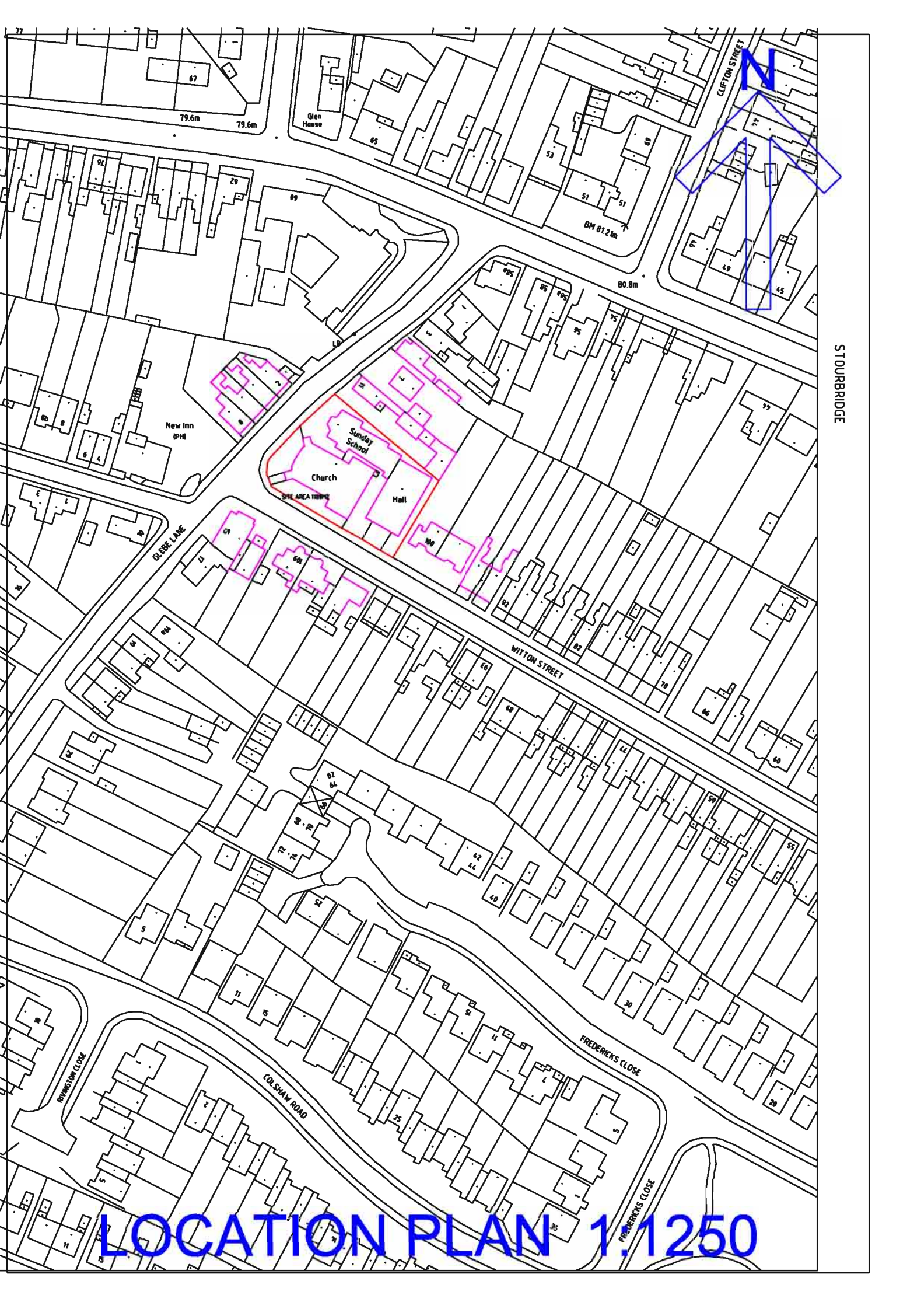
The proposed erection of a canopy in this location would be acceptable in principle and have no detrimental impact on residential amenity or the surrounding area. Consideration has been given to saved policies DD1 and DD4 of the Dudley Unitary Development Plan.

The decision to grant planning permission has been taken with regard to the policies and proposals in the adopted Black Country Joint 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:

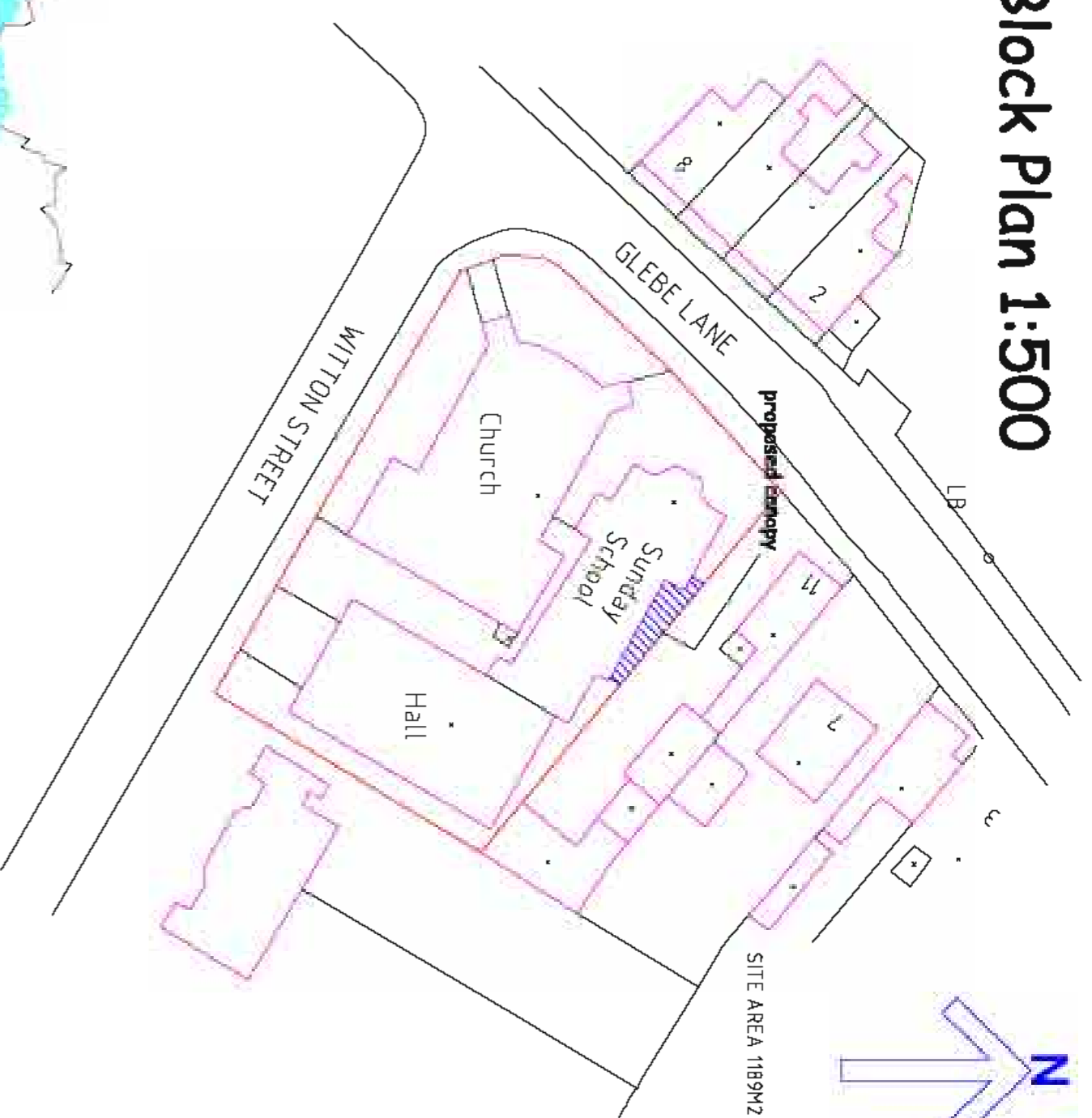
1. Prior to the commencement of development, details of the types, colours and textures of the materials to be used on the external surfaces of the buildings hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in complete accordance with the approved details.
2. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
3. The development hereby permitted shall be carried out in accordance with the following approved plans: DMBC/CAN/01 rev



# LOCATION PLAN 1:1250

STOURBRIDGE

# Block Plan 1:500



## NOTES TERMS AND CONDITIONS

Before commencement of any works the contractor must check and verify all buildings and site dimensions, levels, drainage and connection points. All works must comply with all relevant and current Building Regulations.

This drawing is to be read in conjunction with and checked against specialists' details, (eg Canopy Specialists) and drawings with any discrepancies reported to client/designer. Specialist companies are not and cannot be appointed by Pharaoh Designs.

Pharaoh Designs (West Midlands) Ltd cannot appoint any Sub Contractors or other specialists on behalf of the client unless otherwise agreed in writing.

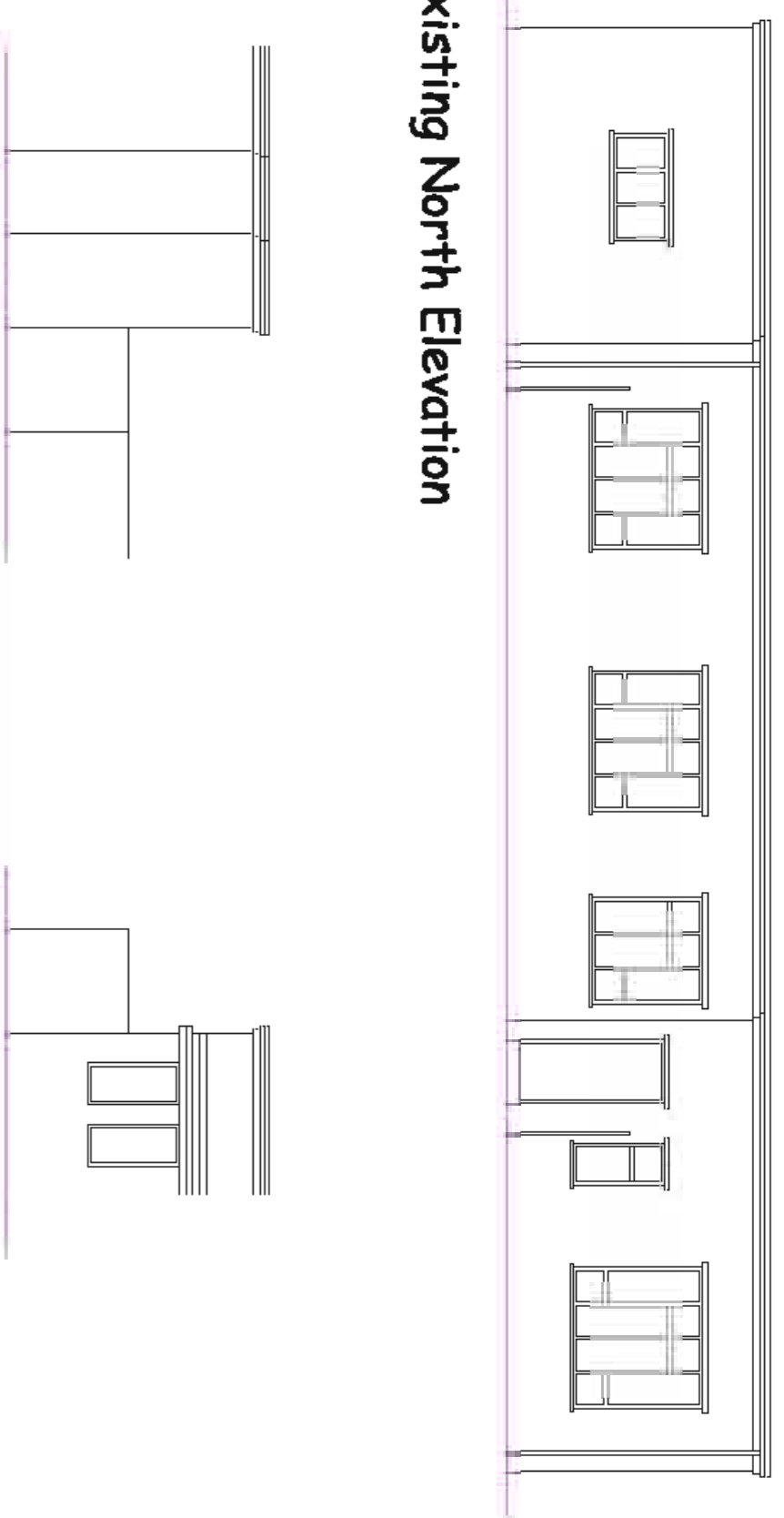
This drawing is for obtaining Planning Permission only. If work commences on site prior to the issue of Planning Permission IT IS DONE SO AT RISK TO THE CONTRACTOR AND CLIENT. Pharaoh Designs does not take any responsibility for work that may be required to be altered.

The contractor is to ensure himself that works do not require compliance under CDM Regulations and/or the Party Wall Act. If compliance is required the contractor should take necessary steps to complete the required paperwork within a suitable amount of time.

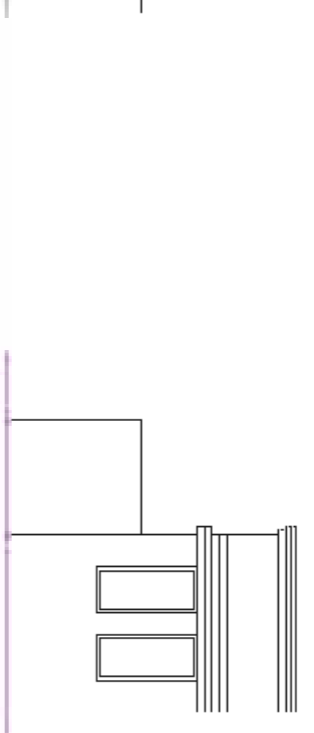
The client and contractor are to ensure themselves that work is undertaken on land in full ownership of the client. No checks with land registry are made by Pharaoh Designs for the production of these drawings.

The contractor and client should ensure themselves that works are not on or near PUBLIC SEWERS.

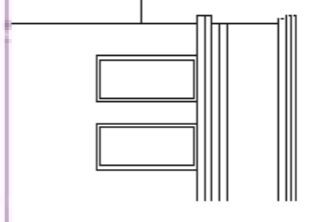
### Existing North Elevation



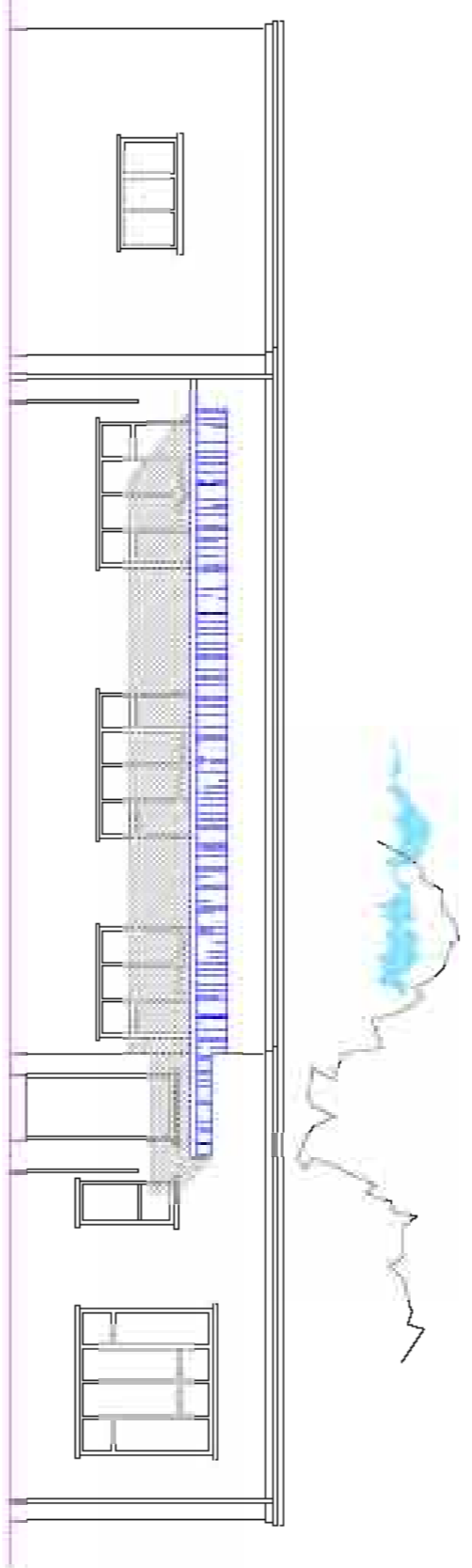
### Existing East Elevation



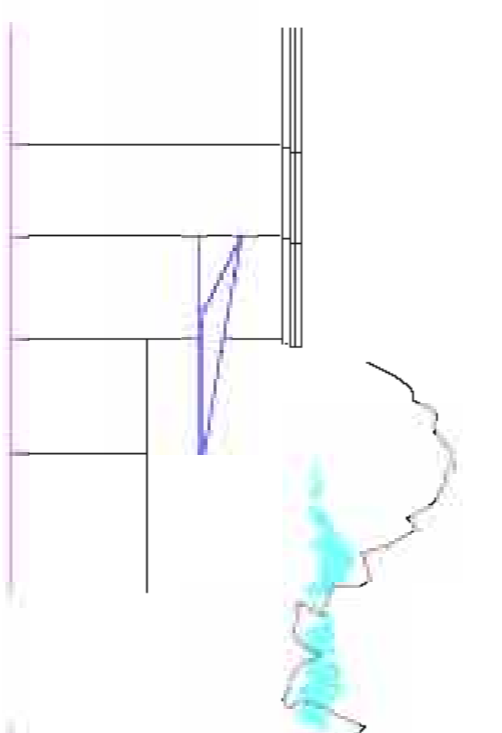
### Existing West Elevation



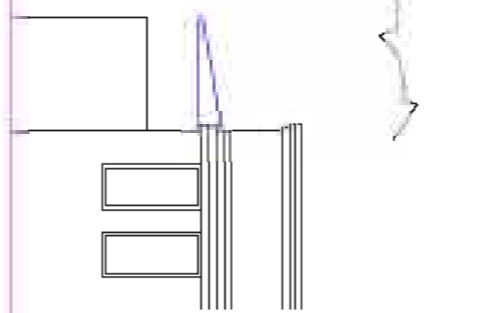
### Proposed North Elevation



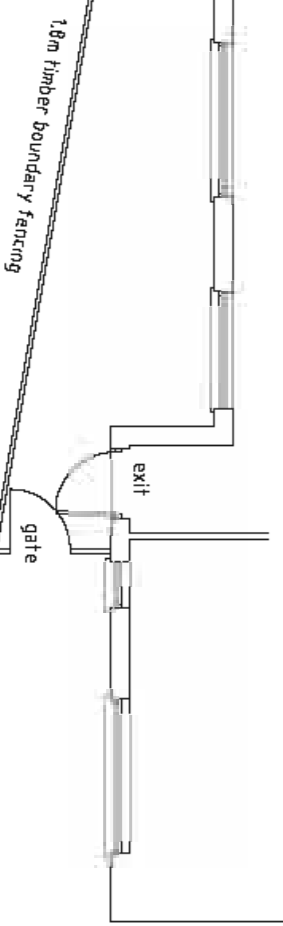
### Proposed East Elevation



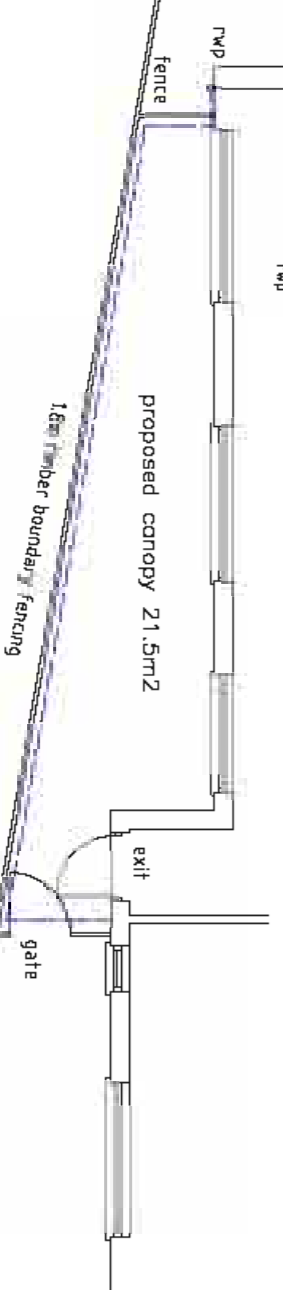
### Proposed West Elevation



Busy Bees



Busy Bees



## Existing Floor Plan

## Proposed Floor Plan

**Pharaoh Designs (West Midlands) Ltd**  
 17 Kelsall Street, Kington-on-Avon, Warwickshire, CV35 9EF  
 www.pharaohdesigns.co.uk  
 pharaoh designs

**Client**  
 Dudley MBC - Estates Department

**Selling**  
 Proposed External Canopy  
 Busy Bees Kindergarten  
 Gig Mill Methodist Church  
 Glabs Lane, Stourbridge, DY8 3YG

Scale 1:100 1:50 1:500  
 Date January 2011

**Proposed Plans**

Job No.	Dwg. no.	Plot Size	Rev.
DMBC/CAN	01	1-100 A2	A