

PLANNING APPLICATION NUMBER: P14/0270

Type of approval sought	Full Planning Permission
Ward	Norton
Applicant	Kendrick Homes Ltd/Oriel College Oxford
Location:	1, WHITTINGTON ROAD, NORTON, STOURBRIDGE, DY8 3BL
Proposal	DEMOLITION OF EXISTING DWELLING AND ERECTION OF 14 NO. DWELLINGS WITH ASSOCIATED ACCESS ROAD AND GARAGES
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

- 1 The application site is approximately 0.88 hectares and is bound by residential properties along Whittington Road, Eveson Road, Haringay Road and Norton Road. The site also bounds onto a single dwelling to Hungerford Road.
- 2 The site consists of a single storey dwelling which is arranged around a quadrangle with evidence suggesting the building incorporates an older former agricultural barn.
- 3 Within the extensive garden is a group of outbuildings, a pool with concrete retaining walls, a well and an extensive mature belt of trees along Eveson Road which is the subject of a group Tree Preservation Order.
- 4 There is also sporadic planting and trees within the main part of the garden, including a yew tree, however these are not protected.
- 5 The wider area is residential in character although there are varying ages and styles of properties. For example, the dwellings immediately opposite the site onto Whittington Road are post war bungalows, but those on Eveson Road are predominantly inter-war detached and semi-detached houses. The dwellings which

face Norton Road are two-storey detached dwellings and those to the rear of the site along Harringay Road and Hungerford Road are typically bungalows.

PROPOSAL

- 6 The proposed development consists of the demolition of the existing single storey dwelling and its associated outbuildings and the construction of 14 new detached houses. The proposed dwellings would all be two-storey in height and would contain either 4 or 5 bedrooms.
- 7 The proposal includes the provision of a new vehicle access from Eveson Road, which would be formed through part of the belt of trees which front onto that road. The rest of the tree belt would be retained.
- 8 Within the site the access drive splits in two with the drive running to the south west serving three dwellings, and seven dwellings to the east.
- 9 Four of the proposed dwellings would face directly onto Whittington Road with parking to the side of the relevant dwelling.
- 10 During the course of the application amended plans have been submitted which has resulted in some of the proposed dwellings being moved further away from the existing neighbouring dwellings. In addition the amendments would ensure an existing yew tree is retained and that there is a better relationship with the proposed access drive.
- 11 The proposed development would have a density of 16 dwellings to the hectare.
- 12 The application was submitted with a Design and Access Statement, a tree survey and an ecological assessment and addendum.

HISTORY

APPLICATION	PROPOSAL	DECISION	DATE
86/51596	Conversion and extension to barn to provide detached residence.	Granted	13/11/86

PUBLIC CONSULTATION

13 Notification letters were sent to the occupiers of 79 neighbouring properties and the application was also advertised in the local press and with a site notice. As a result 25 letters of objection have been received (including, one address where three letters have been received, and another where two letters have been received).

The main issues raised relate to:

- Reference made to newspaper article/wishes of late owner that site was going to be used for other purposes such as school, nursing home or small residential development
- Loss of light/outlook and overlooking to houses to Norton Road
- Right to light issues
- Number of dwellings should be reduced
- Dwellings too close to boundary
- Trees should be retained along boundaries with existing dwellings
- Sewer crosses site which has had blockages
- No water management statement with application
- Increase in traffic
- Traffic speeds in area
- Problems with parking to doctors surgery
- Access drives are not wide enough
- Large vehicles would not be able enter the site
- Gardens are substandard
- Impact to nature conservation assets
- Impact to children's health
- Disturbance from traffic
- Glare from headlights at night
- Design and Access Statement is "non compliant"

- No planning statement
- Plans are inaccurate/not detailed and do not include details of materials
- Development is below threshold for affordable housing
- Development is not in keeping with area
- Density is too low
- Density is too high
- Not enough variety of house types within the scheme
- Not enough parking
- Site is not previously developed – target of 95% on previously developed sites
- Purchased house adjoining site as believed it would not be developed.
- Devaluation of property values
- Video showing water running along Norton Road submitted

14 Letters of objection have been received from two of the Local Ward Members raising the following matters:

- No pavements or lighting within the proposed site
- Insufficient parking
- Too dense
- No long term management of trees
- Development may be against wishes of late owner
- Due consideration not given to neighbours in producing the layout
- Access would be unsafe
- There is a group tree preservation order to the site
- Roads within site are too narrow
- Dwellings are too high
- Concerns about buildings to boundaries
- Sewer crosses site and has become blocked
- Officers should meet developers before application is presented to committee

OTHER CONSULTATION

- 15 Group Engineer (Highways): No objection, subject to conditions.
- 16 Head of Environmental Health and Trading Standards: No objections.
- 17 Design and Development Manager (Urban Design): No objection to layout in principle, but modifications to layout and detailing to dwellings are required.
- 18 West Midlands Police: No lead should be used below roof level, fence and gates should be 2.1m high and should be fixed. Secured by Design doors and windows should be used.
- 19 West Midlands Fire Service: Tenders should be able to reach within 45m of each dwelling. The base of the tree crown should be no less than 3.7m. Suitable water supply should be provided.

RELEVANT PLANNING POLICY

National Planning Guidance

- National Planning Policy Framework (2012)
- Technical Guidance to the National Planning Policy Framework (2012)
- Manual for Streets

Black Country Core Strategy (2011)

- CSP2 Development Outside the Growth Network
- CSP4 Place Making
- DEL1 Infrastructure Provision
- HOU2 Housing Density, Type and Accessibility
- TRAN5 Influencing the Demand for Travel and Travel Choices
- ENV 1 Nature Conservation
- ENV 2 Historic Character and Local Distinctiveness
- ENV 3 Design Quality

- ENV 8 Air Quality

Unitary Development Plan (2005) (Saved Policies)

- DD1 Urban Design
- DD4 Development in Residential Areas
- NC1 Biodiversity
- NC6 Wildlife Species
- NC9 Mature Trees
- NC10 The Urban Forest

Supplementary Planning Guidance/Documents

- Nature Conservation Supplementary Planning Document
- New Housing Development Supplementary Planning Document (2012)
- Planning Obligations Supplementary Planning Document (2011)
- Design for Community Safety Supplementary Planning Guidance
- Parking Standards Supplementary Planning Document (2012)
- PGN 12. The 45 degree code

ASSESSMENT

20 The main issues are

- Principle
- Design
- Density
- Neighbour Amenity
- Occupier Amenity
- Access and Parking
- Trees and Landscape
- Nature Conservation
- Planning Obligations
- Homes Bonus

Principle

- 21 The principle of residential development is considered to be acceptable on this site as it lies within a wider predominantly residential area and the current use of the site is residential. The site does not come under any specific designation within the adopted Black Country Core Strategy, nor the saved Unitary Development Plan (UDP). However, new residential development must be consistent with guidance as set out in the National Planning Policy Framework (NPPF) and all other relevant policies within the adopted Development Plan.
- 22 In terms of the NPPF the previous presumption in favour of the redevelopment of existing garden land for residential purposes (contained in PPS3) has been removed. However there is no presumption against such development and there is a clear focus that each potential development site should be considered on its own merits as to whether it is suitable for residential redevelopment.
- 23 As such Policies ENV2 of the Black Country Core Strategy and DD4 of the Dudley Unitary Development Plan as well as the New Housing Development Supplementary Planning Document are key material planning considerations.
- 24 Policy ENV2 – Historic Character and Local Distinctiveness states that *“All new development should aim to protect and promote special qualities, historic character and local distinctiveness of the Black Country in order to help maintain its cultural indemnity and strong sense of place. Development proposals will be required to preserve and, where appropriate, enhance local character and those aspects of the historic environment together with their setting which are recognised as being of special historic, archaeological, architectural, landscape or townscape quality”*
- 25 One of the character areas which is given special attention within the policy relates to areas of low density mid 20th Century private and public housing developments.
- 26 Also of relevance to the application is Policy DD4 – Development in Residential Areas - of the Dudley Unitary Development Plan. The policy requires development

proposals to have no adverse impact on character or amenity, to be in scale with its surroundings and provide sufficient parking. The policy also requires development to have no adverse impact to neighbour amenity.

- 27 It is therefore considered that subject to an assessment of the detailed layout, design and impact of the proposal on the amenities of the occupiers of existing neighbouring properties, the proposed dwellings, the character of the area, trees and nature conservation interests that the principle of the redevelopment of the site for residential purposes would be acceptable.

Loss of Existing Dwelling

- 28 The existing dwelling is a large single storey building with a courtyard quadrangle. The vast majority of the building is comparatively modern, although part of the building incorporates a 19th century former agricultural building.
- 29 The retention of this building has been considered, however, very little of this building remains in its original form with significant extensions and the introduction of new large openings. Therefore the retention of the building on historic environment grounds could not be justified in this instance.
- 30 The outbuildings within the garden similarly are not considered to be of any particular architectural or historical interest.

Design and Layout

- 31 As stated above the wider area is principally residential in character with a variety of house types and ages. The area is also defined by development facing onto roads or private drives and is generally of low to medium density (i.e. a typical outer suburban character as defined by the New Housing Development Supplementary Planning Document).

- 32 Four of the proposed dwellings would face onto Whittington Road (Plots 11 to 14) with the remaining plots facing onto the proposed private drives serving the site which would fit with this general character.
- 33 The house types in themselves are considered to be acceptable with the proposed front elevations incorporating considerable architectural detailing. Such detailing includes chimneys, window head and cill detailing, together with quoin and hanging tile detail.
- 34 The layout has also been designed to retain the majority of the protected tree belt road frontage to Eveson Road which is a particularly distinctive feature within the area, as well as the non protected yew tree within the site. A more detailed assessment of tree and landscape issues is considered below.

Density

- 35 Policy HOU2 – Housing Density, Type and Accessibility of the Black Country Strategy states that all new developments should aim to be developed at an average of 35 dwellings per hectare.
- 36 The New Housing Development Supplementary Planning Document also seeks this general target but acknowledges that in Outer Suburban locations such as this, lower density development of around 20 dwellings per hectare is more appropriate.
- 37 The proposed development would have a density of 16 dwellings per hectare. Whilst this is slightly below the indicative density for this location and that of the prevailing density within the area it is considered appropriate in this instance. This is due to the presence of the protected trees along the main road frontage which prevents the development of this section of the site.

Neighbour Amenity

- 38 The New Housing Development Supplementary Planning Document sets out the required separation distances between existing and proposed residential development. The SPD states that there is a requirement for a 14m separation distance between an elevation which contains habitable windows and either a blank elevation or one which only contains non habitable windows. In the case where opposing habitable windows are proposed, particularly to the sensitive rear elevation this distance should be 22m.
- 39 During the process of the application the siting of the proposed dwellings associated with this application have been amended to ensure these distances are achieved. For example there is in excess of 22m between opposing habitable windows of the dwelling proposed for Plot 7 and No. 9 Harringay Drive, and there would be 14m or more between the side elevations of the dwellings proposed for plots 8 and 14, and Nos.126 to 136 Norton Road.
- 40 Similar changes have been made to ensure the proposed separation distances are acceptable with regard to other dwellings to Harringay Drive, most notably Nos. 7 to 9, in relation to Plots 1 to 3.
- 41 In addition Plot 1 has been repositioned to minimise the impact to No. 21 Eveson Road as it was considered that the initial proposal would have resulted in the overlooking of the rear garden of No.21 to an unacceptable degree.

Occupier Amenity

- 42 The garden sizes of some of the dwellings are a little shorter than required by the New Housing Development Supplementary Planning Document (which requires a minimum of 11m). However, the width of the proposed gardens makes up the minimal deficiencies, and therefore no concerns are raised in terms of the amenities of the potential future occupiers of the proposed dwellings in this regard.

Access and Parking

- 43 Policy TRAN2 – Managing Transport Impacts of New Development of the Black Country Core Strategy, states that planning permission should not be granted for development where proposals are likely to have significant transport implications.
- 44 The proposed main vehicular access to the site would be taken from Eveson Road. It is considered that this access provides adequate visibility splays for both pedestrians and vehicular traffic. The width of the access into the site for the first part of the drive would be 4.5m and it is considered to be sufficient to allow refuse vehicles to enter the site should this section of road be adopted by the Council.
- 45 The rest of the access arrangements within the main site would be provided from shared private drives that would not therefore need to be to an adoptable standard. Government advice contained within Manual for Streets encourages the use of shared surfaces such as those shown on the submitted plans.
- 46 The access arrangements for the houses which would face onto Whittington Road are also considered to be acceptable with sufficient sight lines.
- 47 The proposed parking provision and the proposed garages are considered to be in accordance with the Councils adopted standards, and as such the Group Engineer (Highways) raises no objection to the proposal.
- 48 Conditions requiring the provision of electric vehicle charging points, bin collection points and the implementation of the access and parking arrangements prior to first occupation are proposed.

Trees and Landscape Issues

- 49 Saved Policy ENV9 – Mature Trees of the Dudley Unitary Development Plan states that where appropriate and where possible the Council will seek to retain trees for their amenity and wildlife value. Proposals for development will be required to

include protection for the trees. Where the loss includes mature or veteran trees are unavoidable they should be replaced by appropriate native species.

- 50 Saved Policy NC10 – The Urban Forest states that where trees occur on development sites, the applicant will be required to provide full details and demonstrate that the Councils good practice have been followed. Proposals involving the loss of trees will be required to include measures for their replacement.
- 51 The application has been submitted with a full site survey with the existing trees on the site plotted. In addition the application has been submitted with a tree condition survey.
- 52 The front part of the site along Eveson Road includes a band of trees. These trees are subject of a group Tree Preservation Order. The proposed layout shows the retention of these existing trees in the main. However, a section of trees will need to be removed to enable the new access drive into the site to be provided. The location chosen is at the point where the trees are at their thinnest to minimise the impact. The Council Tree Protection Officer is happy with this approach.
- 53 Within the rest of the site the trees are more thinly spread and in many cases are more typical garden trees and none of these are currently protected or would be likely to be of such value to warrant their protection.
- 54 Initially it was proposed that the yew tree was to be removed but the applicant was able to reposition the layout to facilitate its retention. Other plots have also been modified to reduce impact.
- 55 The loss of the other trees within the site is considered to be regrettable, however, in this case the Tree Protection Officer is satisfied there would be no harm to amenity.

- 56 With regard to nature conservation, which is considered below, mitigation measures will be required to offset the impact as recognised by the applicants own ecological assessment.
- 57 To ensure the retained trees continue to remain in good health a number pre commencement conditions are proposed.
- 58 The applicant has also submitted a soft and hard landscape strategy for the site which provides some brief details how the finalised details are to be provided on site. It also provides details on how the retained trees and communal space along the boundary Eveson Road is to be managed, but also what additional planting will required.

Nature Conservation

- 59 The applicant has submitted a comprehensive Ecological Survey which has been satisfactorily undertaken by a Professional Ecologist. The Ecological Survey concluded that no designated nature conservation sites would be adversely affected by proposed development on this site. However, the most important feature on the site is the large section of broad-leaf woodland along the northern boundary.
- 60 The Ecological Survey noted that there are no signs of roosting bats in any of the buildings on site however, the site may play host to foraging and commuting bats on occasion. In addition, the site shows the presence of nesting birds in the mature trees and the survey suggests a strategy to mitigate against any adverse effects upon these species. These recommendations should be included as conditions on the granting of any planning permission.
- 61 An addendum to the ecological report has been submitted after it was discovered that badgers setts may be present on the site. However, it is confirmed that the features on site are not used by badgers or any other protected species and therefore the application cannot be reasonably resisted on nature conservation grounds.

Planning Obligations

- 62 Black Country Core Strategy (BCCS) Policy DEL1 'Infrastructure Provision' sets out the adopted policy framework for Planning Obligations within Dudley and the Planning Obligations SPD provides further detail on the implementation of this policy; these policy documents were prepared in accordance with national legislation and guidance on planning obligations.
- 63 Policy DEL1 requires all new developments to be supported by sufficient on and off-site infrastructure to serve the development, mitigate its impact on the environment, and ensure that the development is sustainable and contributes to the proper planning of the wider area.
- 64 In determining the required planning obligations on this specific application the following three tests as set out in the Community Infrastructure Levy (CIL) Regulations, in particular Regulation 122, have been applied to ensure that the application is treated on its own merits:
- a) necessary to make the development acceptable in planning terms;
 - b) directly related to the development;
 - c) fairly and reasonably related in scale and kind to the development.
- 65 Following consideration of the above tests the following planning obligations are required for this application:

On-Site Provision (to be secured by condition)

- Public Realm
- Nature Conservation Enhancement/Mitigation
- Public Art
- Air Quality Enhancement

- 66 It is considered that these contributions meet the necessary tests as stated above in that they contribute to the delivery of a sustainable development, are being provided

directly on the development site itself and are deemed to be in scale and kind to the proposed development.

- 67 This development complies with the requirements of BCCS Policy DEL1 and the Planning Obligations SPD.

New Home Bonus

- 68 Clause (124) of the Localism Act states that: Local Planning Authorities are to have regard to material considerations in dealing with applications including any local finance considerations, so far as material to the application. A “local finance consideration” means a grant or other financial assistance that has been, or will or could be, provided to a relevant authority by a Minister of the Crown. This may be taken to cover the payment of New Homes Bonus, or sums that a relevant authority has received, or will or could receive, in payment of CIL.
- 69 The New Homes Bonus is designed to create an effective fiscal incentive to encourage local authorities to facilitate housing growth. It will ensure the economic benefits of growth are more visible within the local area, by matching the council tax raised on increases in effective stock.
- 70 The Bonus will sit alongside the existing planning system and provides local authorities with monies equal to the national average for the council tax band on each additional property and paid for the following six years as a non-ring fenced grant.
- 71 Whilst the clause makes it clear that local finance matters are relevant to planning considerations can be taken into account, it does not change the law in any way. It is not a new basis for planning policy and it remains unlawful for planning permissions to be “bought”.
- 72 This proposal would provide a net increase of 13 houses generating a grant of 13 times the national average council tax for the relevant bands

- 73 Whilst this is a significant sum of money the planning merits of the proposal are acceptable in any event and therefore this is not accorded significant weight.

Drainage Issues

- 74 The concerns regarding the crossing the site of a drain is noted. However, this matter is covered by other regulatory legislation and normally cannot be considered to be a material planning consideration.

CONCLUSION

- 75 The proposed development is considered to be acceptable in principle, is of acceptable design and would fit into its wider surroundings. In addition the proposed development would have adverse impact to neighbour amenity or highway safety. Careful consideration has also been given to the protected trees and nature conservation assets at the site. Consideration has been given to policies CSP2 Development Outside the Growth Network CSP4 Place Making DEL1 Infrastructure Provision HOU2 Housing Density, Type and Accessibility TRAN5 Influencing the Demand for Travel and Travel Choices ENV 1 Nature Conservation ENV 2 Historic Character and Local Distinctiveness ENV 3 Design Quality and ENV 8 Air Quality of the Black Country Core Strategy and saved policies DD1 Urban Design DD4 Development in Residential Areas NC1 Biodiversity NC6 Wildlife Species NC9 Mature Trees and NC10 The Urban Forest of the Dudley Unitary Development Plan.

RECOMMENDATION

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

Notes to Applicant/Informative

In dealing with this application the Local Planning Authority have worked with the applicant in a positive and proactive manner, seeking solutions to problems arising in relation to dealing with the application, by seeking to help the applicant resolve technical detail issues

where required and maintaining the delivery of sustainable development. The development would improve the economic, social and environmental concerns of the area and thereby being in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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. The development hereby permitted shall be carried out in accordance with the following approved plans: 333-01-03 A, 333-01-04, 333-01-03 (new vehicular access), 333-01-03 A (site layout), 333-03-01, 333-03-02 A, 333-04-01, 333-04-02 A, 333-06-01, 333-06-02 A, 333-08-01, 333-08-02 A, 333-09-01, 333-10-01, landscape strategy plan, except insofar as required by other conditions attached to this permission.
3. No part of the development hereby permitted shall be commenced until detailed plans and sections showing existing site levels and finished floor levels of the dwellings have been submitted to and approved in writing by the Local Planning Authority and the development thereafter shall only be carried out as approved.
4. No part of the development hereby permitted shall be commenced until a schedule of all materials to be used on the walls and roofs of the buildings has been submitted to and approved in writing by the Local Planning Authority and thereafter the development shall only be constructed in accordance with these details.
5. No part of the development hereby permitted shall be commenced until large scale drawings of verges, eaves, chimneys, window surrounds and door surrounds have been submitted to and approved in writing by the District Planning Authority and thereafter the development shall only be carried out in accordance with these details.
6. No part of the development hereby permitted shall be commenced until full details of soft landscaping works have been submitted to and approved in writing by the Local Planning Authority. These details must include, where appropriate, planting plans, written specifications, a schedule of plants including species, plant sizes and proposed numbers/densities and a programme of implementation. Plans must also include accurate plotting of all existing landscape features.

The works approved as part of this condition shall be completed within the first planting season following the first occupation of any part of the development.

Any trees or shrubs planted in pursuance of this permission including any planting in replacement for it which is removed, uprooted, severely damaged, destroyed or dies within a period of five years from the date of planting shall be replaced by trees or shrubs of the same size and species and in the same place

unless otherwise agreed in writing by the Local Planning Authority

7. No part of the development hereby permitted shall be commenced until full details of hard landscape works have been submitted to and approved in writing by the District Planning Authority. The details must include existing and proposed finished levels or contours; the position, design and materials of all site enclosures, car parking layout and other vehicular and pedestrian areas; hard surfacing materials, minor artefacts and structures (e.g. street furniture, play equipment, refuse areas, lighting etc;) and any retained historic features and proposals for restoration.

The works approved as part of this condition shall be completed (before the first occupation of any part of the development.

8. A. No development shall commence until details of the access road and parking areas have been submitted to and agreed in writing by the LPA. These shall include details of lines, widths, levels, gradients, form of construction, drainage and lighting.
B. No part of the development shall be occupied until the access roads and parking areas have been provided in accordance with the approved details and shall be maintained thereafter for the life of the development.
9. No development shall commence until details of nature conservation enhancement works have been submitted to and approved in writing by the Local Planning Authority. The nature conservation enhancement works shall thereafter be provided in accordance with the approved details prior to first occupation of the development and be maintained for the life of the development.
10. No development shall commence until details of public realm works have been submitted to and approved in writing by the Local Planning Authority. The public realm works shall thereafter be provided in accordance with the approved details prior to first occupation of the development and be maintained for the life of the development.
11. No development shall commence until details of works of public art have been submitted to and approved in writing by the Local Planning Authority. The works of public art shall thereafter be provided in accordance with the approved details prior to first occupation of the development and be maintained for the life of the development.
12. No development shall commence until an Economic and Community Development Statement has been submitted to and approved in writing by the Local Planning Authority. The Statement shall address as a minimum, measures to increase the number of jobs open to local people available on the site and the development of initiatives that support activities to upskill local unemployed people of working age so as to support them into sustained employment as outlined in the Council's Planning Obligations Supplementary Planning Document. The development shall be implemented in accordance with the approved Statement and retained in accordance with the Statement for the lifetime of the development.

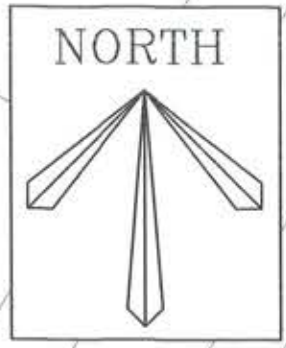
13. No development shall commence until details for the provision of external electric vehicle charging point(s) have been submitted to and approved in writing by the Local Planning Authority. The Electric Charging point(s) shall thereafter be provided in accordance with the approved details prior to first occupation of the development and be maintained for the life of the development.
14. No structure or means of enclosure or planting exceeding 0.5m in height shall be located within the visibility splay to the access drive to the site.
15. No part of the development hereby permitted shall be commenced until details of the positions, design, materials and type of boundary treatment or means of enclosure have been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be occupied until these works have been carried out in accordance with the approved details.
16. No part of the development hereby permitted shall be commenced until details of the maintenance of the landscape areas outside of domestic curtilages, including details of its implementation for a minimum period of five years from first planting has been submitted to and approved in writing by the Local Planning Authority.
17. No development shall commence until details of the bin collection point for the site has been submitted to and approved in writing by the Local Planning Authority. The collection point shall be provided in accordance with the approved plans prior to first occupation of any of the dwelling served by the driveway from Everson Road. The bin collection point shall thereafter be retained for the life of the development.
18. No development shall take place until there has been submitted, and approved in writing by the local planning authority details of the tree protection measures on site. The agreed tree protection measures shall be erected / installed prior to the commencement of the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening, or any operations involving the use of motorised vehicles or construction machinery), and shall not be taken down moved or amended in any way without prior written approval of the local planning authority. The tree protection details shall include:
 - a. A plan showing the location and identification (with reference to a survey schedule if necessary) of all trees on, or directly adjacent to the development site, that are to be retained during construction. These trees are to be marked with a continuous outline.
 - b. A plan showing the location and identification (with reference to a survey schedule if necessary) of all the trees on, or directly adjacent to the development site that are to be removed prior to, or during development. These trees are to be marked with a dashed outline.
 - c. A plan showing the extent of the Root Protection Area, which is to be protected by physical barriers during development. The extent of the area that is to be protected will be calculated in accordance with Clause 4.6 of British Standard BS:5837 - 2012 'Trees in Relation to Design, Demolition and Construction- Recommendations'.

d. Design details of the proposed protective barriers and ground protection to be erected around the trees during development. Any protection barriers should be designed and constructed in accordance with the provisions set out in section 6.2 of British Standard BS:5837 - 2012 'Trees in Relation to Design, Demolition and Construction- Recommendations'.

19. No development or other operations shall commence on site or in connection with the development hereby approved, (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning authority. No development or other operations shall take place except in complete accordance with the approved Method Statement. Such method statement shall include full detail of the following:
 - Implementation, supervision and monitoring of the approved Tree Protection Plan.
 - Implementation, supervision and monitoring of the approved Treework Specification.
 - Implementation, supervision and monitoring of all approved construction works within any area designated as being fenced off or otherwise protected in the approved Tree Protection Plan.
 - Timing and phasing of arboricultural works in relation to the approved development.
20. No development or other operations shall commence on site or in connection with the development hereby approved, (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed tree felling / pruning specification has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall commence on site until the approved tree felling and pruning works have been completed. All tree felling and pruning shall be carried out in full accordance with the approved specification and the requirements of British Standard 3998 (2010) Recommendations for Tree Work.
21. All excavations to be undertaken within the Root Protection Area (as defined by Clause 4.6 of British Standard BS:5837 - 2012 'Trees in Relation to Design, Demolition and Construction- Recommendations') of any existing trees on site shall be undertaken in accordance with NJUG Guidelines for the Planning, Installation and Maintenance of Utility Apparatus in Proximity to Trees (NJUG Volume 4).
22. No development or other operations shall commence on site in connection with the development hereby approved, (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed service (gas, electricity and telecoms) and foul and surface water drainage layout has been submitted to and approved in writing by the Local Planning Authority. Such layout shall provide for the long term

retention of the trees. No development or other operations shall take place except in complete accordance with the approved service/drainage layout.

23. No development shall take place until there has been submitted to and approved in writing by the local planning authority technical details of any proposed pathway / hard surfacing / driveway / parking area within the Root Protection Area (as defined by Clause 4.6 of British Standard BS:5837 - 2012 'Trees in Relation to Design, Demolition and Construction - Recommendations') of any existing tree situated on or off the site. The details of the vehicular access and parking areas shall include existing and proposed ground levels, materials to be used and the relative time of construction within the whole development and must be in accordance with appropriate guidelines, namely Clause 7.4 of British Standard BS:5837 - 2012 'Trees in Relation to Design, Demolition and Construction- Recommendations' and Arboricultural Advisory & Information Service Practice Note 'Driveways Close to Trees' (1996). Any driveway / parking areas within the Root Protection Area of existing trees must be constructed using 'no-dig' techniques incorporating appropriate surfaces to avoid damage to trees and to prevent any potential direct or indirect damage caused by trees.
24. Prior to the commencement of development, details of the works for the disposal of foul and surface water drainage shall be submitted to and approved in writing by the Local Planning Authority. All works shall be completed in accordance with the approved details prior to the occupation of the dwellings hereby permitted.
25. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order with or without modification) no development covered by Part 1, Classes A, B and C of Schedule 2 to that Order shall be carried out without planning permission granted by the District Planning Authority.
26. To ensure that a high standard of landscape associated with the development is achieved and to ensure that the approved landscaping is properly maintained and to comply with policies DD1 and DD4 of the Dudley Unitary Development Plan.



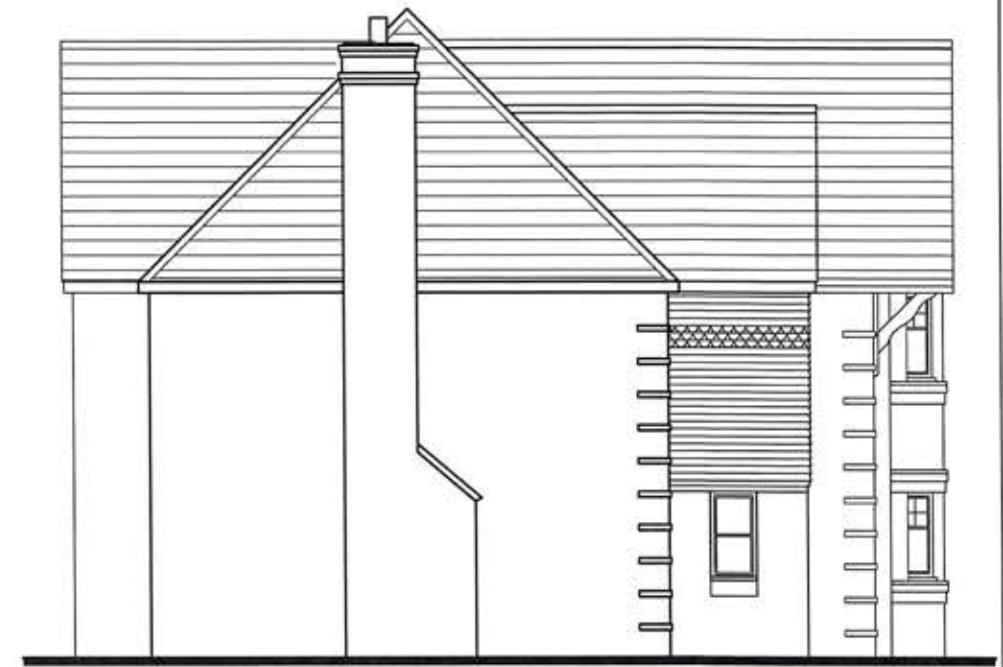
Job: WHITTINGTON ROAD, STOURBRIDGE.
Title: OWNERSHIP PLAN & LOCATION

Date: FEB' 14
Drawing No: 333-01-02
Scale: 1:500
Revision:





FRONT ELEVATION



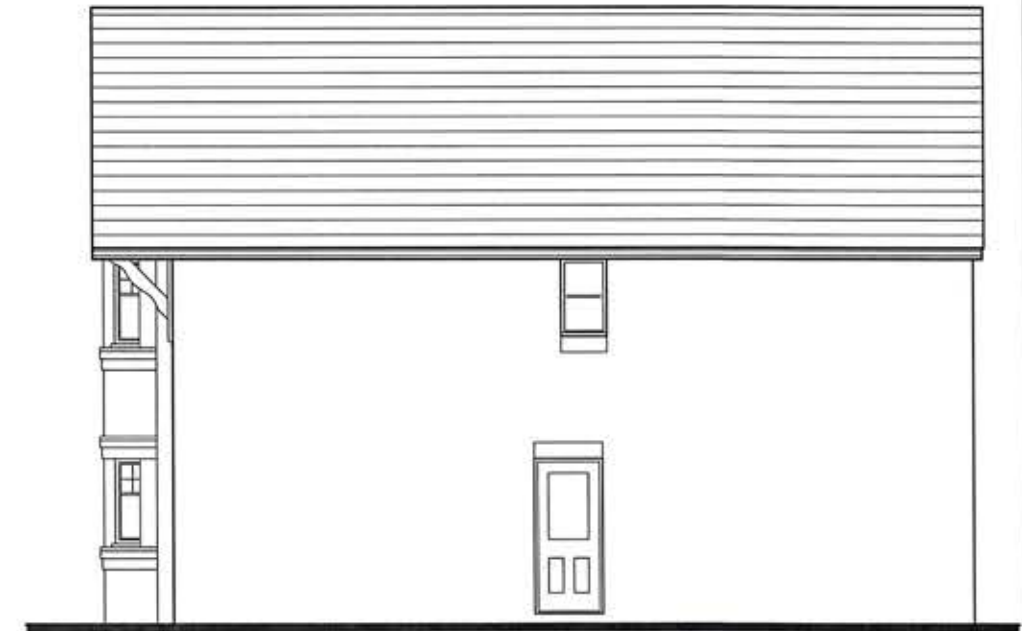
SIDE ELEVATION



ALTERNATIVE RENDER FRONT ELEVATION
1:150



REAR ELEVATION



SIDE ELEVATION

Rev A - Alternative elevation added 15/04/14

Job: WHITTINGTON ROAD, STOURBRIDGE.

Title: PLOTS 2, 4 AND 6 ELEVATIONS

Date: FEB' 14

Drawing No: 333-04-02

Scale: 1:100

Revision: A



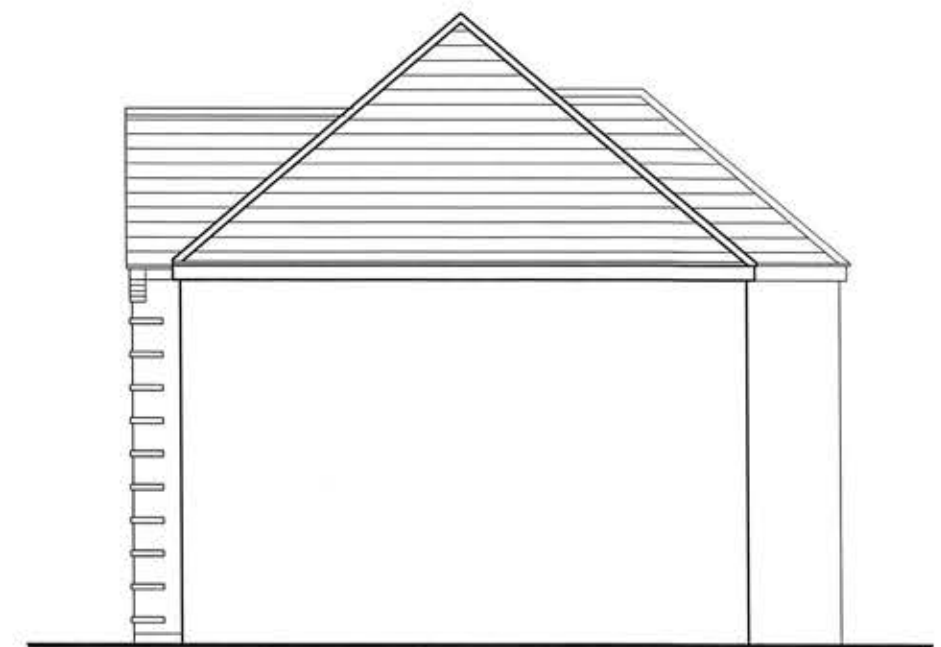
2014 AD



ALTERNATIVE FRONT ELEVATION



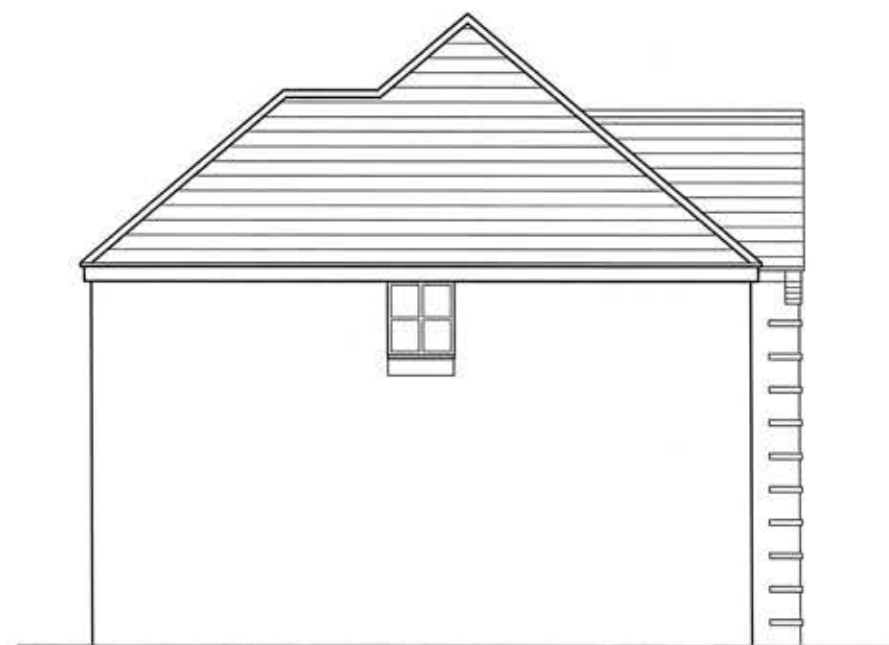
FRONT ELEVATION



RIGHT SIDE ELEVATION



REAR ELEVATION



LEFT SIDE ELEVATION

Rev A - Alternative elevation added 15/04/14

Job: WHITTINGTON ROAD, STOURBRIDGE.

Title: PLOTS 10, 11 AND 12 ELEVATIONS

Date: FEB' 14

Drawing No: 333-06-02

Scale: 1 : 100

Revision: A



2014 AD



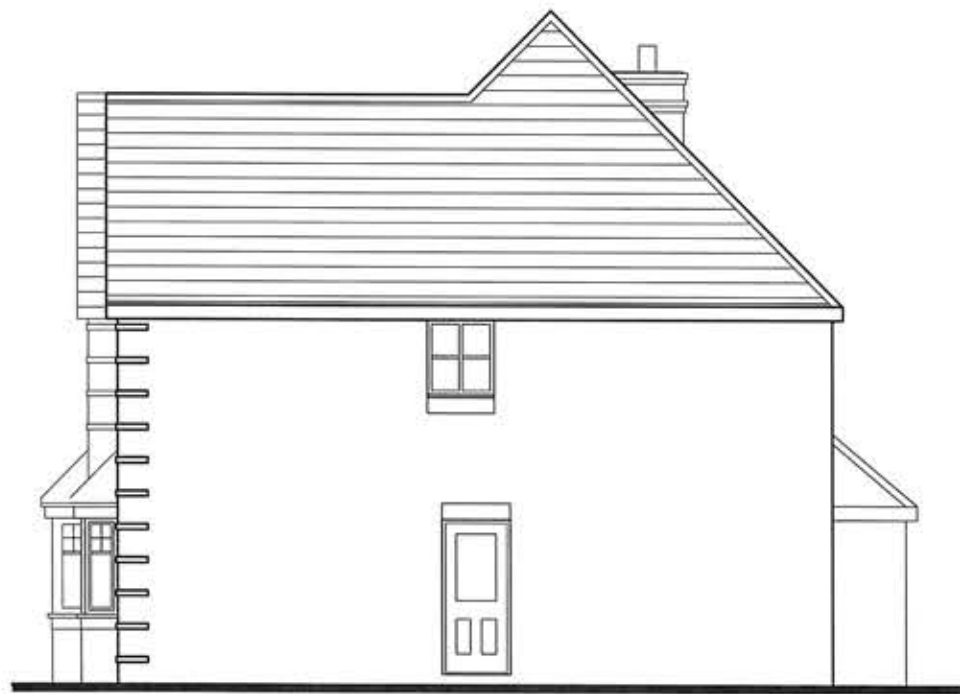
ALTERNATIVE FRONT ELEVATION



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



SIDE ELEVATION

Rev A - Alternative elevation added 15/04/14

Job: WHITTINGTON ROAD, STOURBRIDGE.

Title: PLOTS 1, 3, 5, 7, 8 & 9 ELEVATIONS

Date: FEB' 14

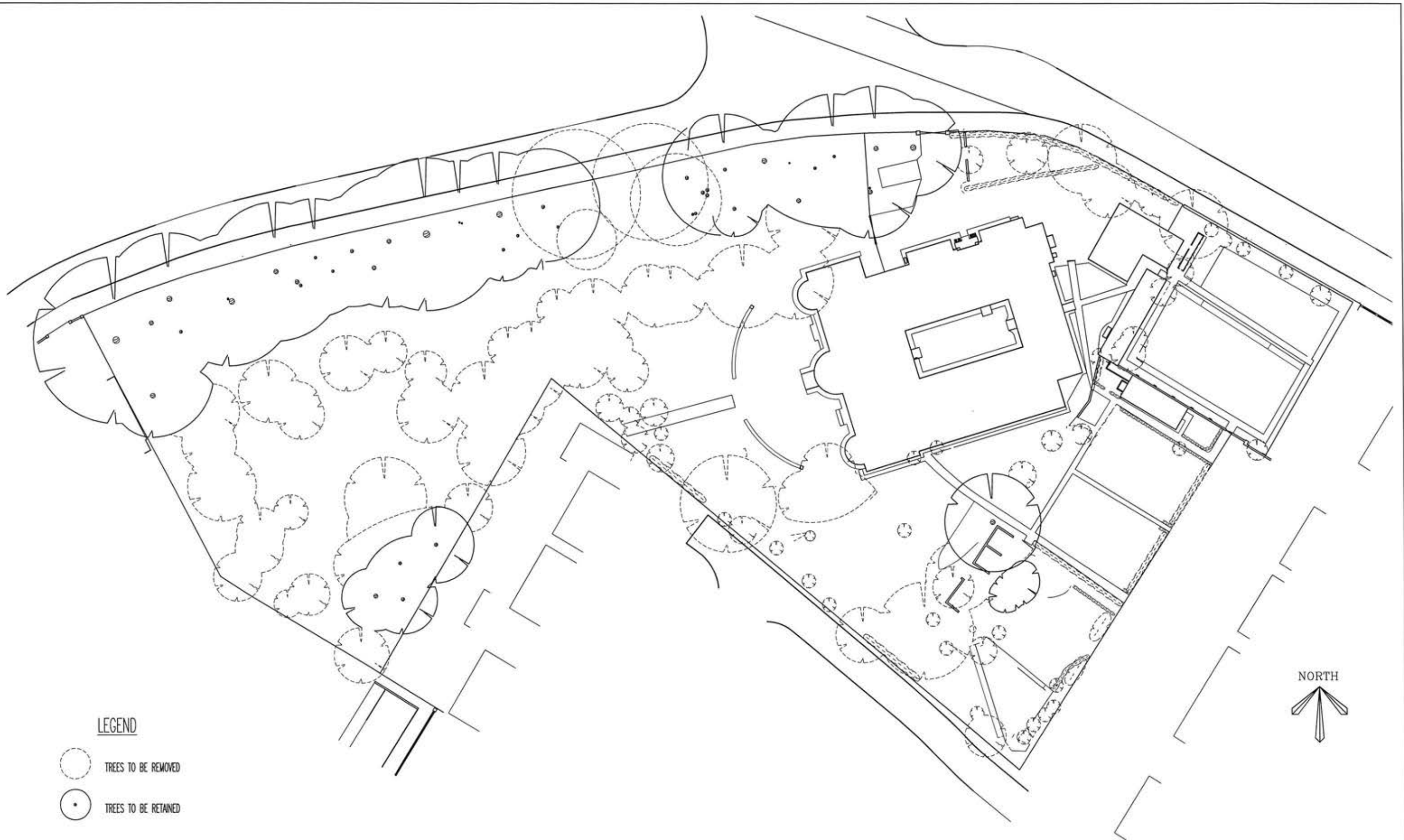
Drawing No: 333-03-02

Scale: 1:100



Revision: A

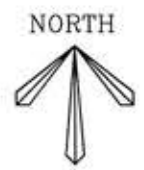


2014 AD



LEGEND

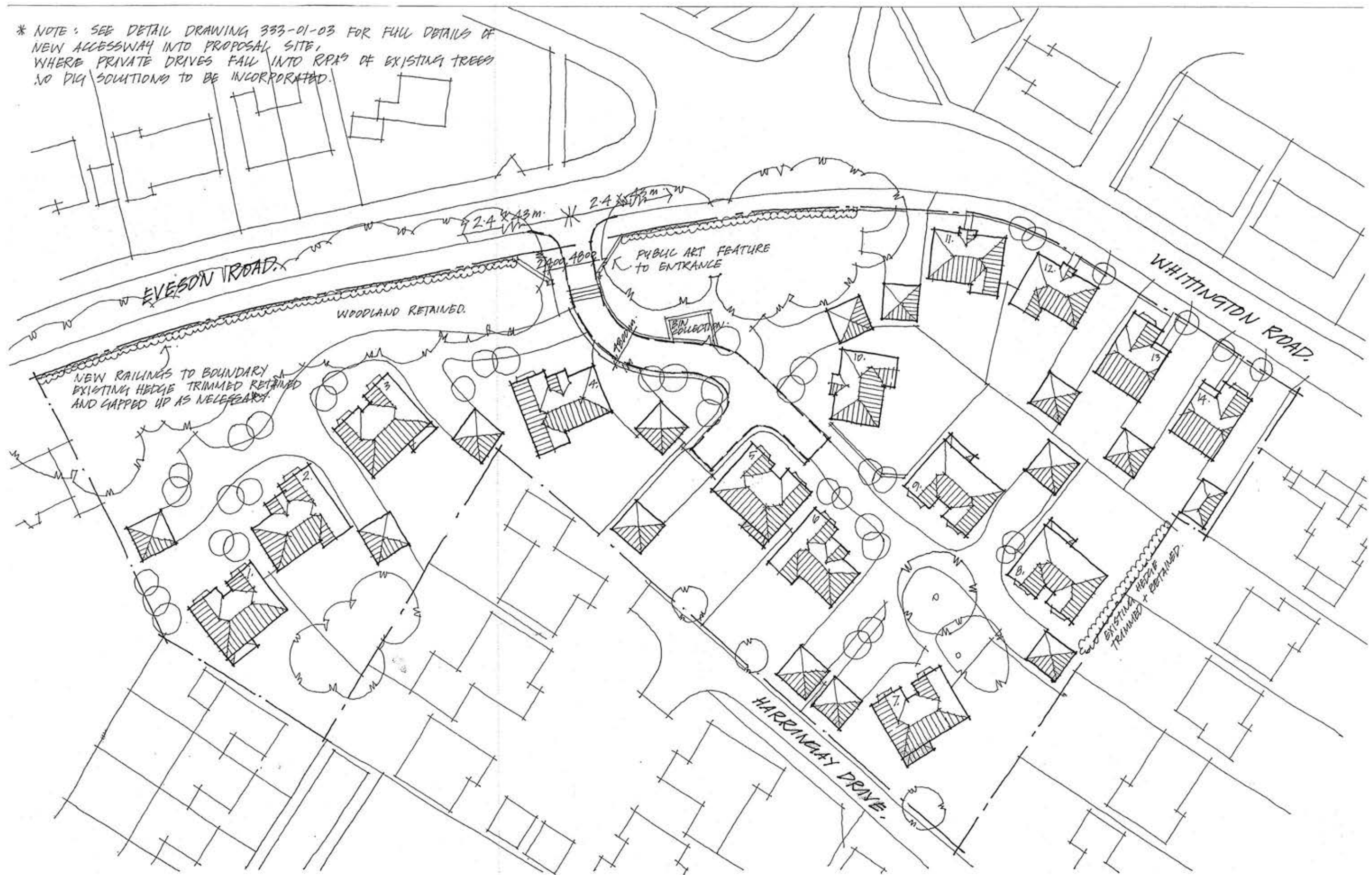
-  TREES TO BE REMOVED
-  TREES TO BE RETAINED



Rev A - Yew tree retained to the south east of the site 15/04/14

Job: WHITTINGTON ROAD, STOURBRIDGE	Date: FEB 14	Drawing No: 333-01-03	
Title: TREES RETAINED	Scale: 1:500	Revision: A	

* NOTE: SEE DETAIL DRAWING 333-01-03 FOR FULL DETAILS OF NEW ACCESSWAY INTO PROPOSAL SITE, WHERE PRIVATE DRIVES FALL INTO RPAs OF EXISTING TREES, NO DIG SOLUTIONS TO BE INCORPORATED.



Job: WHITTINGTON ROAD, STOURBRIDGE.

Title: SITE LAYOUT

Date: FEB' 14

Drawing No: 333-01-03

Scale: 1:500

Revision: A





ALTERNATIVE FRONT ELEVATION



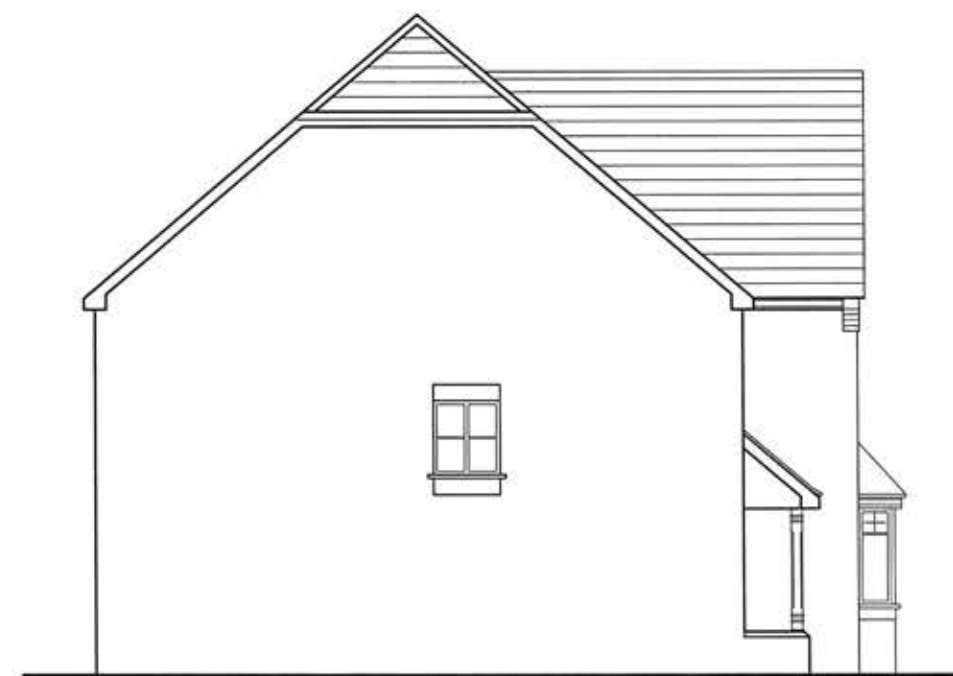
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

Rev A - Alternative elevation added 15/04/14

Job: WHITTINGTON ROAD, STOURBRIDGE.

Title: PLOT 13 AND 14 ELEVATIONS

Date: FEB' 14

Scale: 1:100

Drawing No: 333-08-02

Revision: A



2014 AD