

PLANNING APPLICATION NUMBER:P08/0036

Type of approval sought	Full Planning Permission
Ward	PEDMORE & STOURBRIDGE EAST
Applicant	Hadlington Brothers Ltd
Location:	LAND OFF THE PADDOCK, PEDMORE, STOURBRIDGE, WEST MIDLANDS
Proposal	ERECTION OF 1 NO. 5 BEDROOM DETACHED DWELLING
Recommendation Summary:	APPROVE SUBJECT TO A 106 AGREEMENT

SITE AND SURROUNDINGS

1. The application site is land that formerly formed part of the rear of garden of 310 Hagley Road, which is a large Victorian dwelling fronting Hagley Road. The plans indicate that the rear garden of this dwelling has been subdivided, to create two separate plots. The application plot has been cleared and measures 31m long by between 12.5m and 15m wide, providing an area of 0.05 hectares.
2. The land is situated at the end of The Paddock, located off Hagley Road. On entry to this cul-de-sac, the properties are a quite a mix of single storey and dormer bungalows, and two storey dwellings, all of modern appearance.
3. Turning the corner of the cul-de-sac prior to the application site, there is a group of 8 two-storey dwellings constructed in the early 1990's, which are much more uniform in appearance.
4. The northern boundary is adjoined by a development of modern dwellings constructed in the mid 1990's. The immediately adjoining dwelling (no. 3 Parish Gardens) is approximately 0.5m lower than the site, and has a gable elevation facing it.
5. Along the western boundary there is a public right of way (bridle way), beyond which are large dwellings located in Polo Fields.

PROPOSAL

6. It is proposed to erect a 5-bedroom detached dwelling, accessed via The Paddock. The dwelling is shown to measure a total 12m wide by a maximum 12m deep and 8.8m to the ridge.
7. Two internal garage spaces are shown, as is large off-street parking space to the frontage.
8. A 14m long garden is shown, providing an area of approximately 180m² is shown to the rear of the dwelling.

PLANNING HISTORY

9. None.

PUBLIC CONSULTATION

10. Direct neighbour consultation was carried out to all adjoining and adjacent neighbours, as a result of which one letter of objection has been received; summarised as follows;
 - Principle of 1 dwelling supported, but concerned that adjacent plot (also in ownership of applicant), does not become abandoned and not maintained.

OTHER CONSULTATION

11. The Head of Environmental Protection: raises no objection.
12. The Group Engineer, Development: raises no objection subject to a condition.
13. The Tree Protection Officer: raises no objection subject to a landscaping condition.

RELEVANT PLANNING POLICY

14. Adopted UDP (2005)
 - DD1 – Urban Design
 - DD4 – Development in Residential Areas

- DD6 – Access and Transport Infrastructure
- H3 – Housing Assessment Criteria
- H6 – Housing Density
- DD7 – Planning Obligations
- DD8 Provision of open space, sport and recreation facilities
- 15. Supplementary Planning Document
 - Parking Standards and Travel Plans
 - New Housing Development
 - Planning Obligations
- 16. Supplementary Planning Guidance
 - PGN3 – New Housing Development

ASSESSMENT

17. The key issues in determination of this amended application is the impact upon;
- The character and appearance of the area
 - Residential amenities of adjoining occupiers
 - Highway Safety

Character and appearance

18. Policy DD4 – Development in Residential Areas, seeks to ensure that residential development will be allowed where,
- *there would be no adverse effect on the character of the area or upon residential amenity*
 - *the scale, nature and intensity of the use of the proposed development would be in keeping with the surrounding area.*
19. The thrust of national guidance in PPS3 maintains the emphasis on making the best use of previously developed land. It states ‘New development should be of high quality, inclusive design and layout ... and be informed by its wider context, having regard not just to neighbouring buildings but to the townscape and landscape of the wider locality.’ (paragraph 37).
20. Policy H3 – Housing Assessment Criteria in line with PPS3 – Housing suggest that Local Planning Authorities should continue to make effective use of land that has

been previously developed. Policy H6 – Housing Density whilst seeking to encourage the full and efficient use of land, does require that development takes into account the local context of the area, further elaborated upon by Policy H3 which would require development that does not create unacceptable levels of conflict with neighbouring uses or amenity considerations.

21. In this urban area, the proposed bungalow to be built at a density of some 20dph is considered to make efficient and effective use of previously developed land in line with national policy and comparable to adjoining modern development.
22. It is recognised that within The Paddock there is mixture of house types, but leading to the development plot, these are more uniform. The proposal would be situated on the same building line as these and the no. 3 Parish Gardens representing a satisfactory layout.
23. The two storey dwelling has an external appearance which takes on a form blending in well with the surrounding properties, utilising such elements as a Dutch hip roof, projecting gable and double garage, all of which are evident features in the vicinity.
24. The development opportunity will utilise the land for residential use, and has been designed to assimilate into the existing streetscene without causing an adverse impact on the character of the area and therefore this infill development is compliant with UDP Policies DD4, H3 and H6.

Residential amenity

25. As mentioned above, no.3 Parish Gardens is located to the north of the application site. The proposed dwelling would be situated in line with this dwelling, but not as deep. Set down approximately 0.5m below the application site, this property has a window at first floor serving a landing, and at ground floor a door serving the kitchen, both of these being in the gable elevation.
26. Given that a main window serves the kitchen in the rear elevation and that the side window serves a non-habitable room, it is not considered that any adverse impact upon the residential amenities of these occupiers would occur.
27. No. 406 The Paddock adjoins the southern boundary. This property would be located approximately 0.5m higher than the proposal. The side elevation of this adjacent dwelling does not have any windows serving habitable rooms, and the proposal would have a depth, which would be comparable to no. 406.

28. Application of the Council's 45-Degree Code in respect of both adjacent properties shows compliance. On this basis, it is not considered that there would be undue harm upon the residential amenities of these occupiers.
29. No. 4 Polo Fields is located towards the rear of the site, this property has a rear elevation which is positioned perpendicular to the application site. Although there is a rear conservatory, a distance of some 17m is still maintained between that and the rear elevation of proposed dwelling. It is also considered that as the rear projection maintains a similar position to established dwellings, there would be no adverse impact upon the outlook from and privacy to 4 Polo Fields.
30. The proposed rear garden is comparable in length to adjacent dwellings, and provides more than the standard 80m² required by PGN 3, therefore adequate provision of private amenity space is made for future occupiers.
31. The single letter submitted by a nearby neighbour, expresses concern that the adjoining land is not left untended, and that only one dwelling be accommodated across the wider site (ie, the current application only). However, this itself cannot be prohibited as part of this scheme and any development on adjacent land would be subject of a new planning application, which would be assessed on its own merits.
32. In all respects, the proposal has been designed to protect the residential amenities of existing and future occupiers, and therefore UDP Policy DD4 is complied with.

Highway Safety

33.3 off-street parking spaces are required in accordance with Parking Standards and Travel Plans SPD for a 5-bed dwelling.

34. Following an amended garage layout, to accommodate at least one vehicle, and provision of at least two driveway spaces, the plans show an acceptable parking arrangement and therefore no highway objections are raised.

Other issues

35. 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

36. Consistent with national planning guidance, the proposal makes efficient and effective use of land within the urban area for residential development. The proposed dwelling is acceptable in terms of position, scale and design and would not have an adverse impact upon the character and appearance of the area. Satisfactory provision of off-street parking will ensure no adverse impact upon highway safety and there would be no loss of residential amenity to adjacent occupiers. Therefore the proposal complies with Policies DD1 – Urban Design, DD4 – Development in Residential Areas, DD6 – Access and Transport Infrastructure, H3 – Housing Assessment Criteria and H6 – Housing Density of the Adopted Unitary Development Plan (2005), Supplementary Planning Documents - Parking Standards and Travel Plans, New Housing Development and Planning Obligations and PGN 3 – New Housing Development.

RECOMMENDATION

37. It is recommended that the application be approved subject to:

- 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 GRANT OF PLANNING PERMISSION

Consistent with national planning guidance, the proposal makes efficient and effective use of land within the urban area for residential development. The

proposed dwelling is acceptable in terms of position, scale and design and would not have an adverse impact upon the character and appearance of the area. Satisfactory provision of off-street parking will ensure no adverse impact upon highway safety and there would be no loss of residential amenity to adjacent occupiers. Therefore the proposal complies with Policies DD1 – Urban Design, DD4 – Development in Residential Areas, DD6 – Access and Transport Infrastructure, H3 – Housing Assessment Criteria and H6 – Housing Density of the Adopted Unitary Development Plan (2005), Supplementary Planning Documents - Parking Standards and Travel Plans, New Housing Development and Planning Obligations and PGN 3 – New Housing Development.

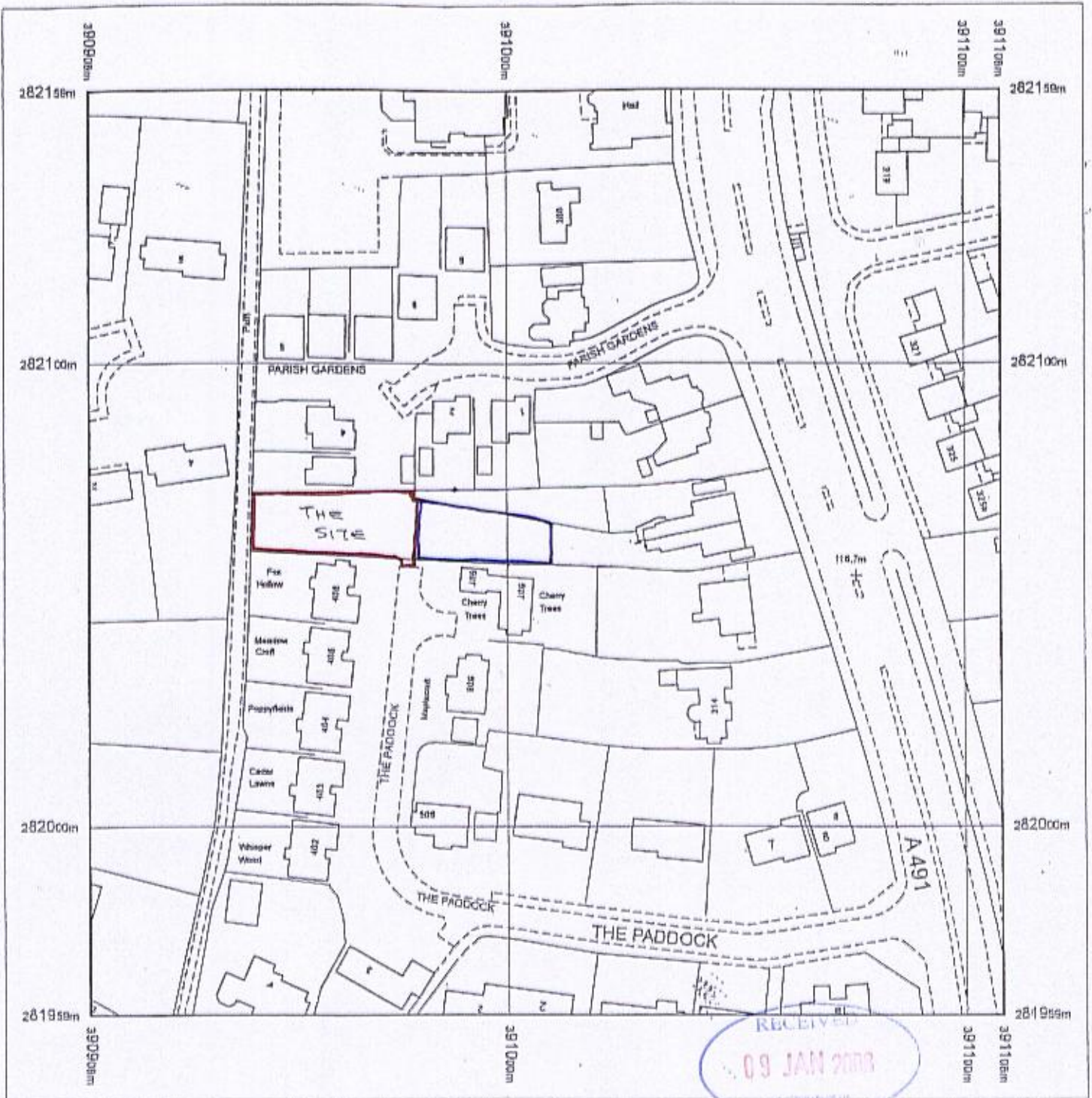
INFORMATIVE

For the avoidance of doubt, this permission relates to drawings marked Proposed detached house: Elevations, Ground floor plan and first floor plan, and the 1:500 site plan, and shall be implemented in strict accordance with these plans unless otherwise agreed in writing with the LPA.

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 £4953.14 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 details of the type, texture and colour of materials to be used in the external elevations have been submitted to and approved by the local planning authority.

4. Prior to the commencement of development, details of the types, sizes and locations of the boundary treatments around the site and between the proposed plots shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be carried out in complete accordance with the approved details prior to the occupation of the dwellings hereby approved and thereafter retained for the lifetime of the development unless otherwise agreed in writing with the local planning authority.
5. Before the dwelling hereby approved is first occupied the parking areas and access thereto shall be paved with a suitable hard impervious material and drained.
6. 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.
7. Notwithstanding the plans submitted, prior to the commencement of development, amended internal garage parking layout details to accommodate at least one adequate parking space shall be submitted to and approved in writing by the Local Planning Authority, The development shall proceed in accordance with the approved details and all parking shall be provided on site prior to the occupation of the development hereby approved.



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The representation of a road, track or path is no evidence of a right of way.

The representation of features as lines is no evidence of a property boundary.



Scale 1:1250

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308-310, HAGLEY ROAD
PEDMORE
DY9 0RH

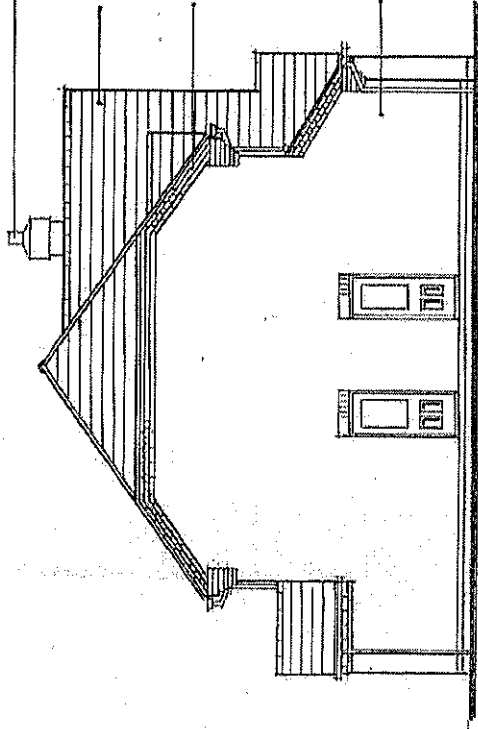
P08/0036

Gas flue terminal

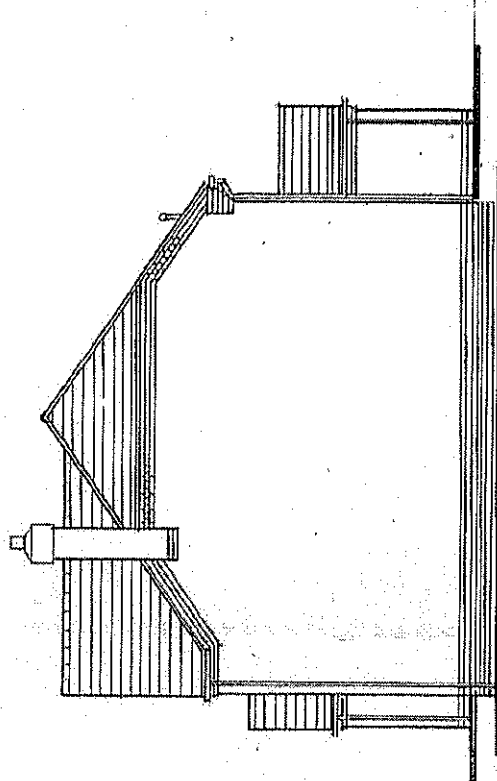
Plain concrete roof tiles

Brick detailing in colour similar to main brickwork but with contrasting texture

Facing brickwork

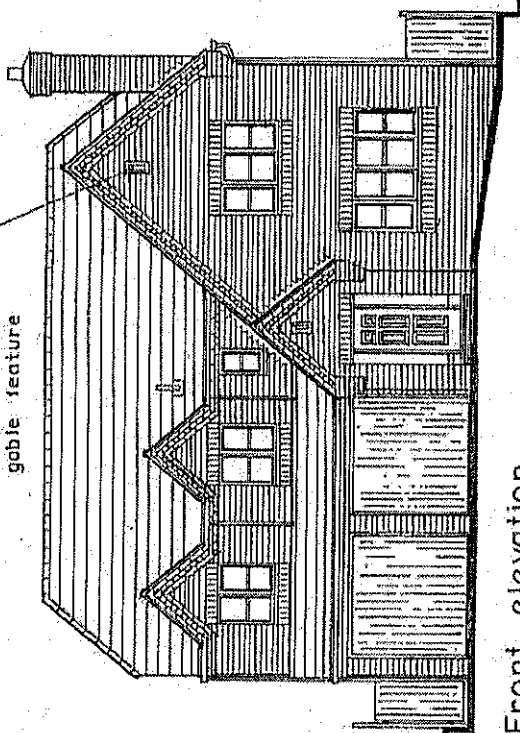


Side elevation

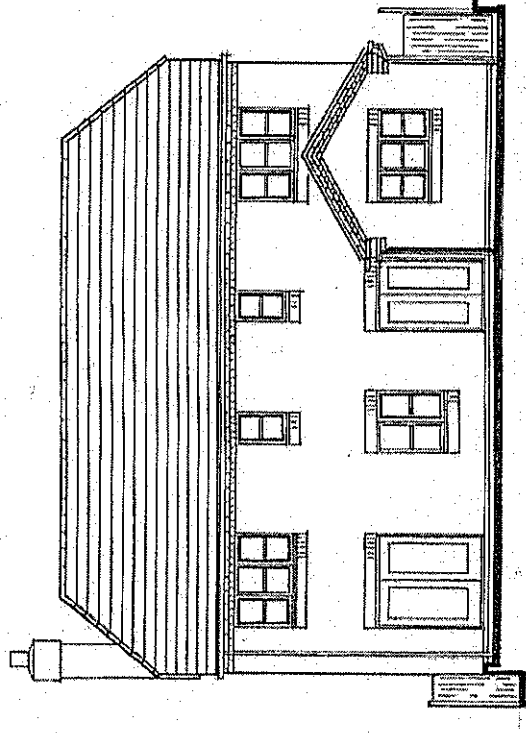


Side elevation

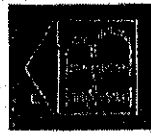
Precast stone gable feature



Front elevation



Rear elevation



HADLINGTON BROTHERS LIMITED

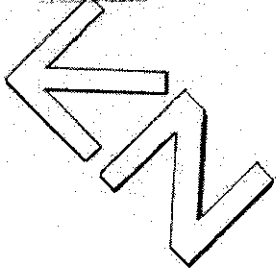
ORCHARD HOUSE LVE - BY - PASS
LVE STOURBRIDGE WEST MIDLANDS DY8 8PD
TELEPHONE: 01364 833511
FACSIMILE: 01364 424559

scale: 1 / 100

Land off: The Paddock, Pedmore, Stourbridge.
Proposed detached house - Elevations

Site Plan
P08/0036

LOANED &
SCANNED



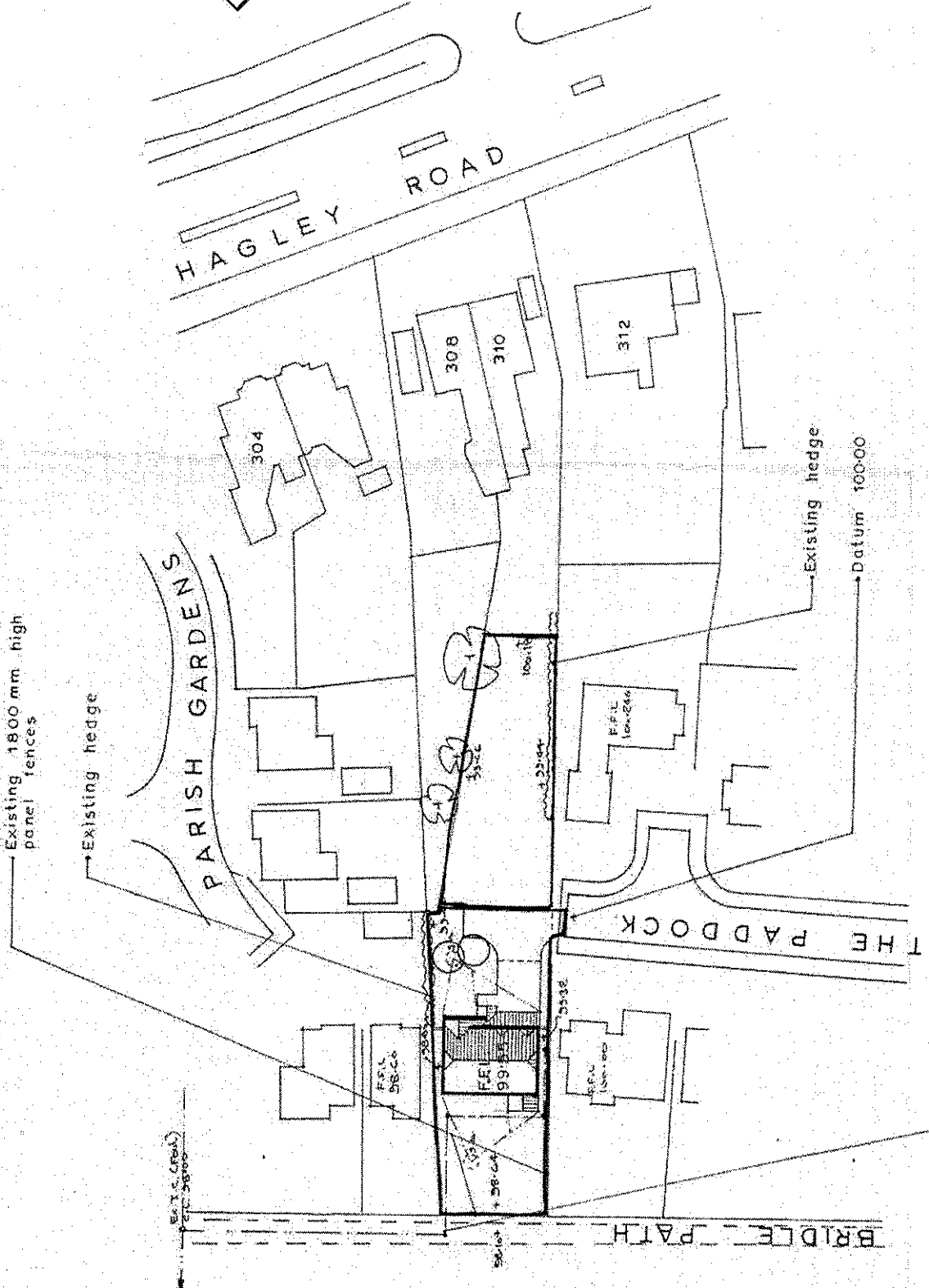
JOB
Land off:
The Paddock,
Pedmore.

TITLE
Proposed detached
house for:
Hadlington Brothers Ltd

SCALE 1/500

ARTEC DESIGN
CONSULTANTS
38 KINGSWOOD RD. KINGSWINFORD,
WEST MIDLANDS, DY5 9SZ.
Tel. 01384. 270701

1. Contractor to check & verify all building & site conditions
with the surveyor/owner levels at construction points before
commencing work.
2. The contractor is to check in all respects with the current
building regulations whether specified or otherwise on the
drawings or not.
3. This drawing must be read & checked against any other
documents/drawings prepared (structural etc)



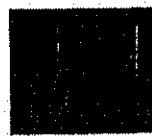
- Four drainage connection to existing four i.c.in Bridle Path
- indicates storm water soakaways min 5000 from all buildings
- + indicates existing site levels

Ground Floor Plan

P08/0036

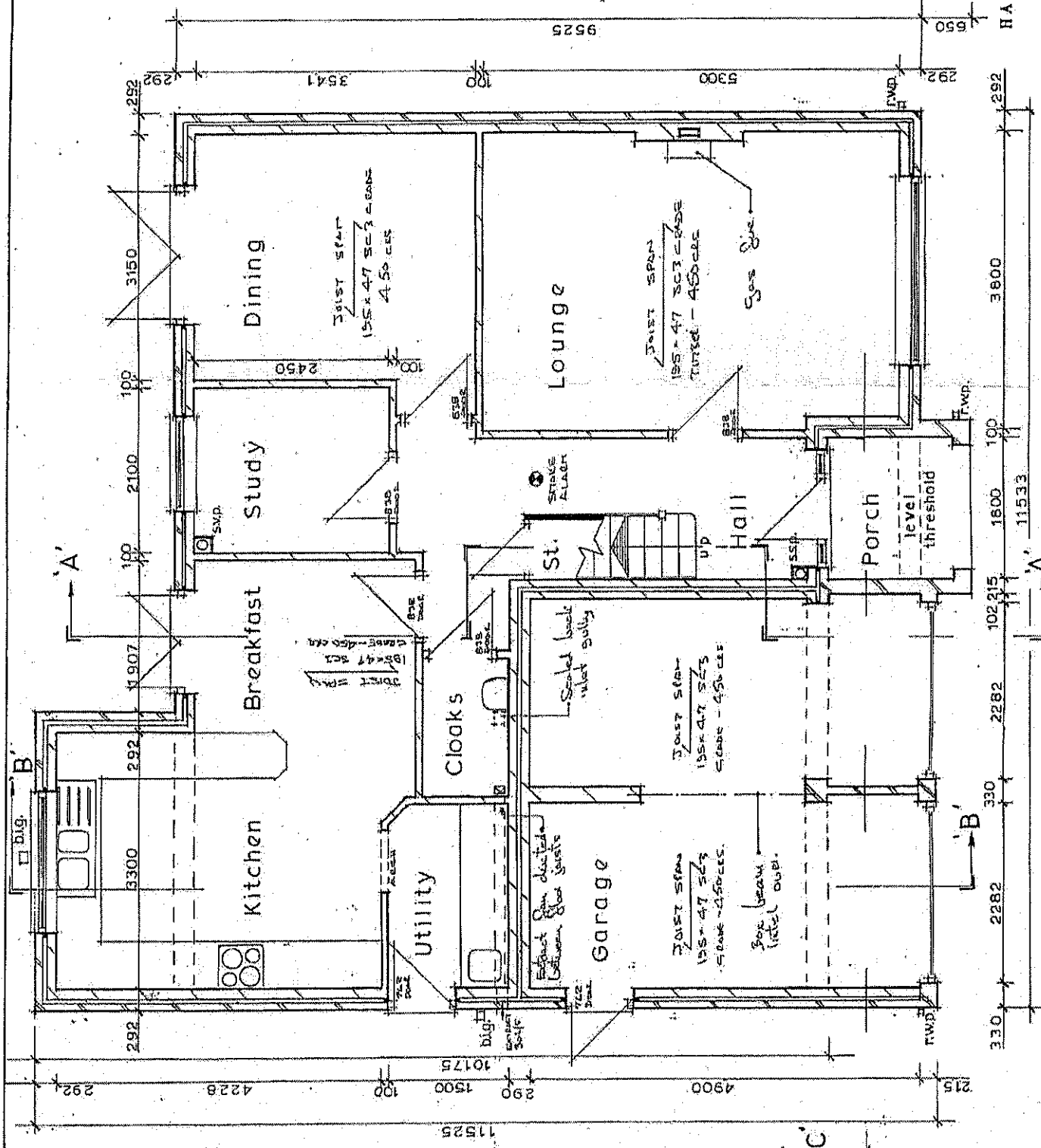
glass joints as shown to be detailed as trimmer around stair openings and below parallel glass pan partitions and below batts.

all switches socket outlets etc to be positioned min 450 mm / max 1200 mm above finished floor level.



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Land off: The Paddock, Pedmore, Stourbridge,
Proposed detached house - Ground floor plan

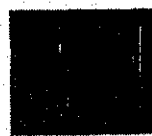
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Ground Floor Plan

P08/0036

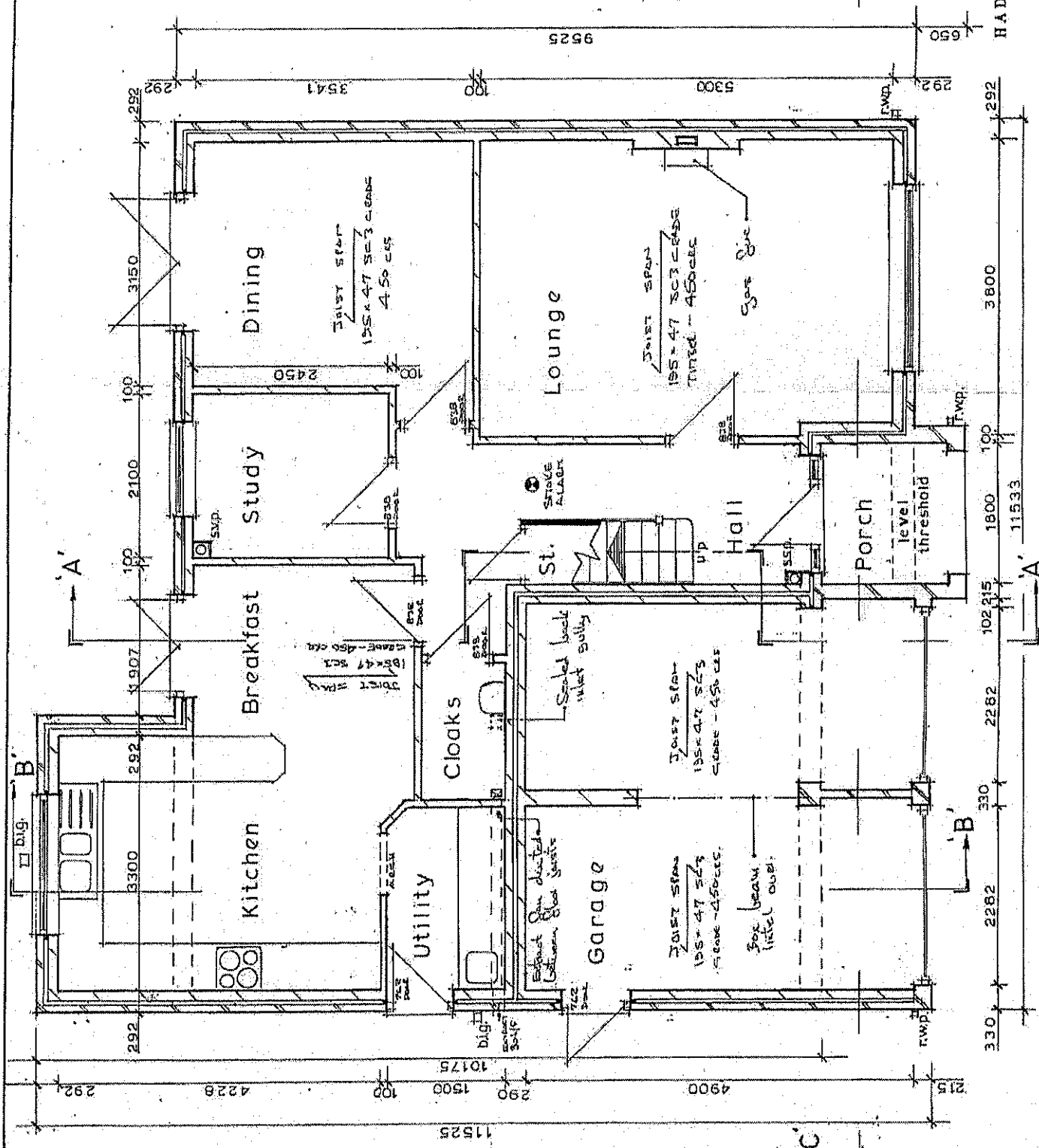
glass inserts are shown to be detailed as timber around stair openings and below parallel fixed glass partitions and below batt.

all switches, socket outlets etc to be positioned min 450mm max 1200mm above finished floor level.



HADLINGTON BROTHERS LIMITED

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Land off: The Paddock, Pedmore, Stourbridge.
Proposed detached house - Ground floor plan

scale: 1/50