

PLANNING APPLICATION NUMBER:P08/0182

Type of approval sought	Full Planning Permission
Ward	WOLLASTON & STOURBRIDGE TOWN
Applicant	Messrs M. Morgan & D. Simmonds
Location:	FORMER ROBIN WOODS CENTRE, SCHOOL STREET, STOURBRIDGE, WEST MIDLANDS, DY8 1UP
Proposal	ERECTION OF TWO STOREY OFFICE EXTENSION WITH WALKWAY LINK TO ADJACENT BUILDING. NEW TOILET AND BOILER ROOM.
Recommendation Summary:	APPROVE SUBJECT TO A 106 AGREEMENT

SITE AND SURROUNDINGS

1. The application site is a locally listed 19th Century former school set on the periphery of Stourbridge town centre. The property is currently vacant, the last use of the building being Adult Education Centre (D1). However, planning application P06/1867 was recently approved for use of the building for office (B1) use.
2. The building is bound to the north and east by Scotts Road and School Street respectively. The southern boundary abuts vacant land formed by the demolition of a row of buildings during the highway improvements in the immediate vicinity. The boundary to the west is playing fields associated with Beauty Bank Primary School. These community facilities are set within predominantly residential uses within Scott Road.

PROPOSAL

3. This application proposes the erection of a two storey office extension with a single storey walkway link, and a new toilet and boiler room.
4. The plans show the building to be located within the north-eastern part of the site, on the corner of Scotts Road and School Street.
5. It is shown to measure 16.7m long by 11.5m deep and a maximum 8m high.

6. The glazed link building would be between 3m and 4.4m long by 3.5m wide and 3m high.
7. The new toilet and boiler room would measure 4.4m deep by 5m wide, the cycle store would be located to the front of this element.

RELEVANT HISTORY

Application no.	Proposal	Decision	Decision Date
P07/0548	Internal refurbishment - new entrance lobby.	Approved with Conditions	11/05/2007
P06/1867	Change of use from adult education centre to office use	Approved with Conditions	21/11/2006

PUBLIC CONSULTATION

8. Direct notification was carried out to all adjoining and adjacent premises as a result of which no objections have been received.

OTHER CONSULTATION

9. The Group Engineer, Development has raised concerns with parking.
10. The Head of Public Protection raises no objection subject to a condition.

RELEVANT PLANNING POLICY

11. Adopted UDP (2005)
 - Policy DD1 – Urban Design
 - Policy DD4 – Development in Residential Areas
 - Policy DD6 – Access and Transport Infrastructure
 - Policy STC2 (XIV) Block 14 – Enville Street
 - Policy HE5 – Buildings of Local Historic Importance

- Policy UR9 – Contaminated Land
12. Supplementary Planning Document
Parking Standards and Travel Plans
Planning Obligations

ASSESSMENT

13. The key issues in determination of this application are the impact upon
- The character and appearance of the building and surrounding area
 - Residential amenity of nearby occupiers.
 - Highway safety

The character and appearance of the building and surrounding area

14. This use granted was deemed as acceptable with regard to the requirements set out in Policy STC2 (XIV) Block 14 – Enville Street, which supports B1 use.
15. In line with Policy HE5, the proposal for the change of use of the building on the Local List has demonstrated how this would contribute to its conservation whilst preserving or enhancing its architectural or historic interest. This essentially sought to bring back to use these vacant premises that over the past year has been subject to increased vandalism, and most recently a fire.
16. Policy HE5 outlines the position that the Council will resist development which will:
- involve inappropriate alteration or extension to buildings or structures on the Local List; and
 - have a detrimental impact on the setting or context of buildings or structures on the Local List.
17. There is no denying that the two storey extension is a modern and relatively large structure when viewed against the original building, however, a number of factors need to be considered.
18. Preliminary discussions did take place with the Local Planning Authority. It was demonstrated that for the owners (Talbot Solicitors) of the site to occupy the building, an extension of conventional design at single storey scale could not be erected to meet their requirements.

19. Given that the building would occupy a part of the site, where an existing prefabricated building stood, it was agreed that a two-storey structure of a contrasting modern design, but with materials to pick up on the original elements, would be preferable.
20. The proposed extension has been pulled at least 3m away from the existing building, to provide a visual break and separation from the elevations facing Scotts Road. This allows the creation of a courtyard like arrangement internally, and maintains the gated passageway from Scotts Road. The height of the proposed extension has been set so that its highest point is still lower than the ridge line of the main section of the original building and school house.
21. The mass and scale of the proposal does not appear too imposing when taking into account the three-storey flats to the east of the site, which ensure that two storey buildings provide a gradual tier toward the lower buildings on the site. The principle elevations of this impressive locally listed building, viewed from the south and east of the building remain exposed, and would be further improved with the renovation of original building.
22. Compliant with Policy HE5, the development does not have a detrimental impact on the setting or context of this Locally Listed Building. This application secures the use of the Locally Listed building for an appropriate use, and thereby protects the longevity of the building. Although this modern design contrasts against the traditional features found elsewhere on this building, it would make a positive contribution to the character and appearance of the area, policies DD1 and DD4 of the Adopted UDP are complied with.

Residential amenities of nearby occupiers

23. The nearest residential properties to this proposal are located to the north of the site. In particular, no's 18 and 20 Scotts Road are located in a splayed position on the opposite corner. The northern elevation of the extension would be located some 16m away from the front elevation of the no. 20 Scotts Road. Whilst recognising that this does not result in a direct window-to-window relationship, it does still have the potential for future office staff to overlook these nearby residents, and therefore it is thought prudent that windows especially at first floor level are obscured or tinted.

24. There is a distance of 22m retained between the eastern elevation of the proposal, and the flats to the east of the site. This adequate distance ensures that no adverse impact upon these residents would occur.
25. There is an added benefit to residents, as the continued use of this building will also help to address some of the anti-social problems that have taken place in this vicinity due to being vacant. This proposal therefore makes a positive contribution towards safety and security in the environment in accordance with Policy DD1 of the Adopted UDP.
26. As long as relevant conditions are attached, there is no adverse impact upon neighbouring properties likely as a result of this application; therefore Policy DD4 of the Adopted UDP is complied with.

Parking and highway safety

27. The GED has raised a concern that TRICS data, (a traffic generation computer assessment) indicates that there could be potential highway issues, particularly parking on Scotts Road due to potentially inadequate car parking provision. However, based upon the Council approved Car Parking SPD, there is a requirement of 32 spaces to be provided on site. The car-parking layout submitted indicates the provision of 31 spaces. The GED did raise some concern with the design of a handful of bays, but with some modifications this could be addressed with revised plans.
28. This site is within a walking distance of 400m from Stourbridge Town Centre. There is a cycle parking area indicated on site, a condition is requested requiring details of undercover cycle storage to encourage alternative forms of transport to cars. Furthermore, the GED recommends that a Travel Plan be submitted, prior to commencement of the office extension.

Other issues

29. Policy DD7 and Planning Obligations SPD require that new development should contribute to 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

30. The development does not have a detrimental impact on the setting or context of this Locally Listed Building. This application secures the use of the Locally Listed building for an appropriate use, and thereby protects the longevity of the building. Although this modern design contrasts against the traditional features found elsewhere on this building, it would make a positive contribution to the character and appearance of the area. With relevant conditions it is not considered that the proposal would unduly harm residential amenities of nearby occupiers or highway safety in this area. Therefore this development accords with Policies DD1 – Urban Design Policy DD4 – Development in Residential Areas, Policy DD6 – Access and Transport Infrastructure, Policy STC2 (XIV) Block 14 – Enville Street Policy HE5 – Buildings of Local Historic Importance, Policy UR9 – Contaminated Land, Supplementary Planning Documents Parking Standards and Travel Plans, and Planning Obligations

RECOMMENDATION

31. It is recommended that this application is approved subject to;
- a) The development not beginning until a scheme for the submission and approval of a planning obligation to guarantee provision of off-site 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

The development does not have a detrimental impact on the setting or context of this Locally Listed Building. This application secures the use of the Locally Listed building for an appropriate use, and thereby protects the longevity of the building. Although this modern design contrasts against the traditional features found

elsewhere on this building, it would make a positive contribution to the character and appearance of the area. With relevant conditions it is not considered that the proposal would unduly harm residential amenities of nearby occupiers or highway safety in this area. Therefore this development accords with Policies DD1 – Urban Design Policy DD4 – Development in Residential Areas, Policy DD6 – Access and Transport Infrastructure, Policy STC2 (XIV) Block 14 – Enville Street Policy HE5 – Buildings of Local Historic Importance, Policy UR9 – Contaminated Land, Supplementary Planning Documents Parking Standards and Travel Plans, and Planning Obligations

INFORMATIVE

For the avoidance of doubt, this permission relates to drawing numbers 1000-498: 100, 101, 102 and 103, 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 £1492.53 to the Council together with the timing of the payment for the provision of:
 - * 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. Development shall not begin until a comprehensive written site investigation strategy (in a form to be agreed by the local planning authority), has been submitted to and approved by the local planning authority. Such a strategy shall facilitate the identification of methane & carbon dioxide. Where the investigations identify the presence of methane and/or carbon dioxide the development shall not begin until a

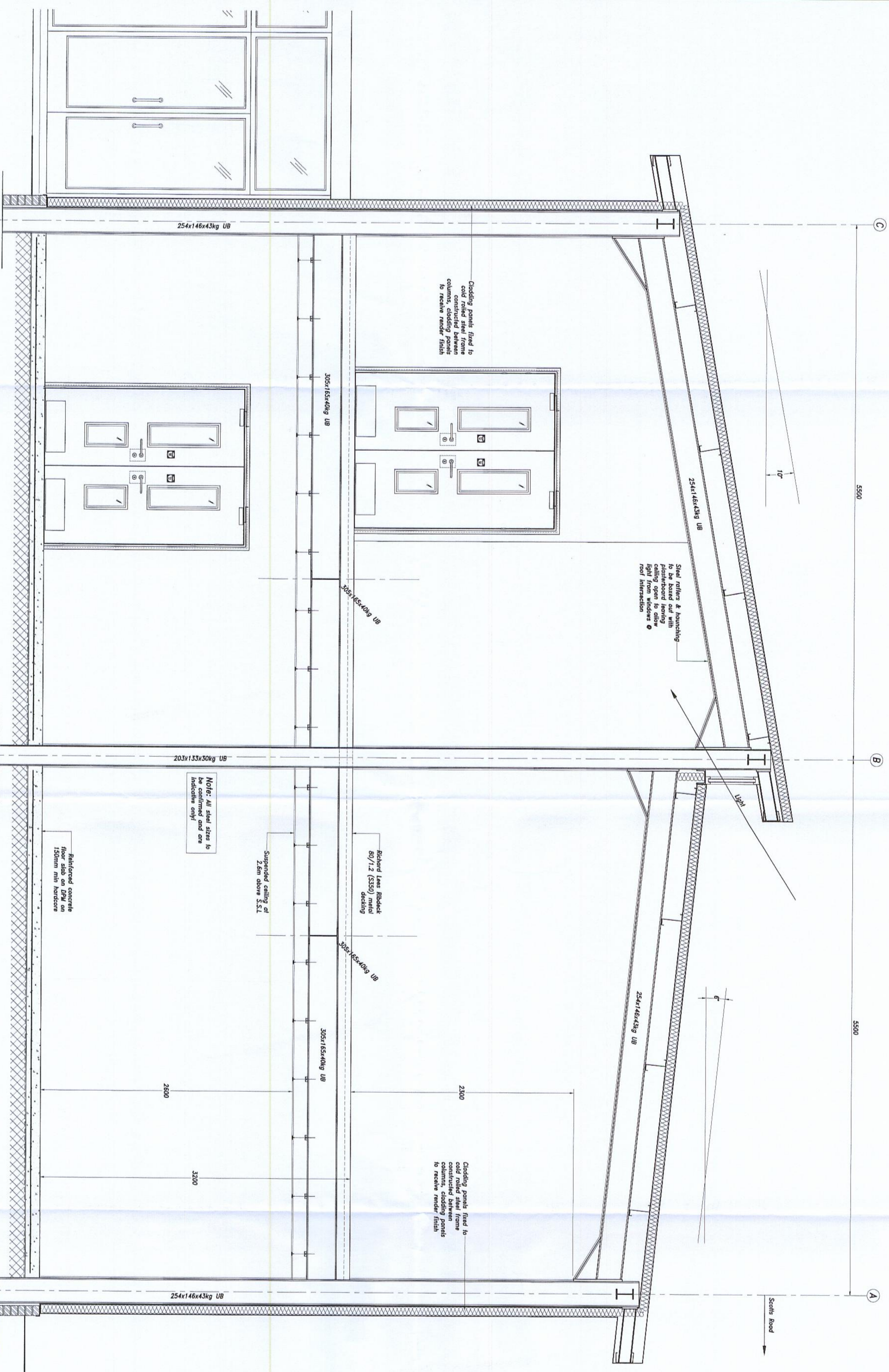
scheme to protect the development from the effects of such gases has been submitted to and approved by the local planning authority. Such a scheme shall: include provisions for validation monitoring & sampling; be implemented in accordance with the approved details before the development is first occupied; and be retained throughout the lifetime of the development.

5. Prior to commencement of development details of secure cycle parking and shower facilities should be submitted to and approved in writing by the LPA. Prior to first use the cycle parking and the shower facilities should be implemented in accordance with the approved plan and maintained for no other purpose for the life of the development.
6. The development hereby approved shall not be occupied until a Travel Plan has been submitted to and approved in writing by the local planning authority, including details of a Travel Plan Co-ordinator, Staff Travel Survey, Car Parking Management, Walking and Cycling initiatives, Publicity and Marketing, Set targets and monitoring and to join Company Travel Wise in Dudley together with a timetable for the implementation of each such element. The Travel Plan shall be implemented in accordance with the details approved by the local planning authority and remain operational for the life of the development.
7. The first floor windows to be installed on the north elevation (facing Scott's Road) shall be permanently glazed in obscure / tinted glass, unless otherwise agreed in writing with the Local Planning Authority. No development shall take place until a sample of the obscure/tinted glass has been submitted to and approved in writing by the Local Planning Authority.
8. Prior to commencement of development details of means of parking and access should be submitted to and approved in writing by the LPA. Prior to first occupation the parking areas and means of access will be implemented in accordance with the approved details, graded, levelled, surfaced, drained and marked out and shall be retained for no other purpose for the life of the development.
9. 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.

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Section on Grid Line 2 Through 2 Storey Office Extension

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 Civil Structural Building
 The Old Clock Building, Seaton, TA 090Z 6QZ44
 West Midlands, CV3 9JF, UK 01902 626260

Client: **Martyn Morgan & Derek Simmonds**
 Job Title: **Refurbishment of former Robin Woods Centre, School Street, Stourbridge**

Scale: **1:20**
 Date: **January 2008**
 Drawn: **AS**
 Dwg. No.: **1000-498-102**
 Dwg. Title: **Section on Grid Line 2**

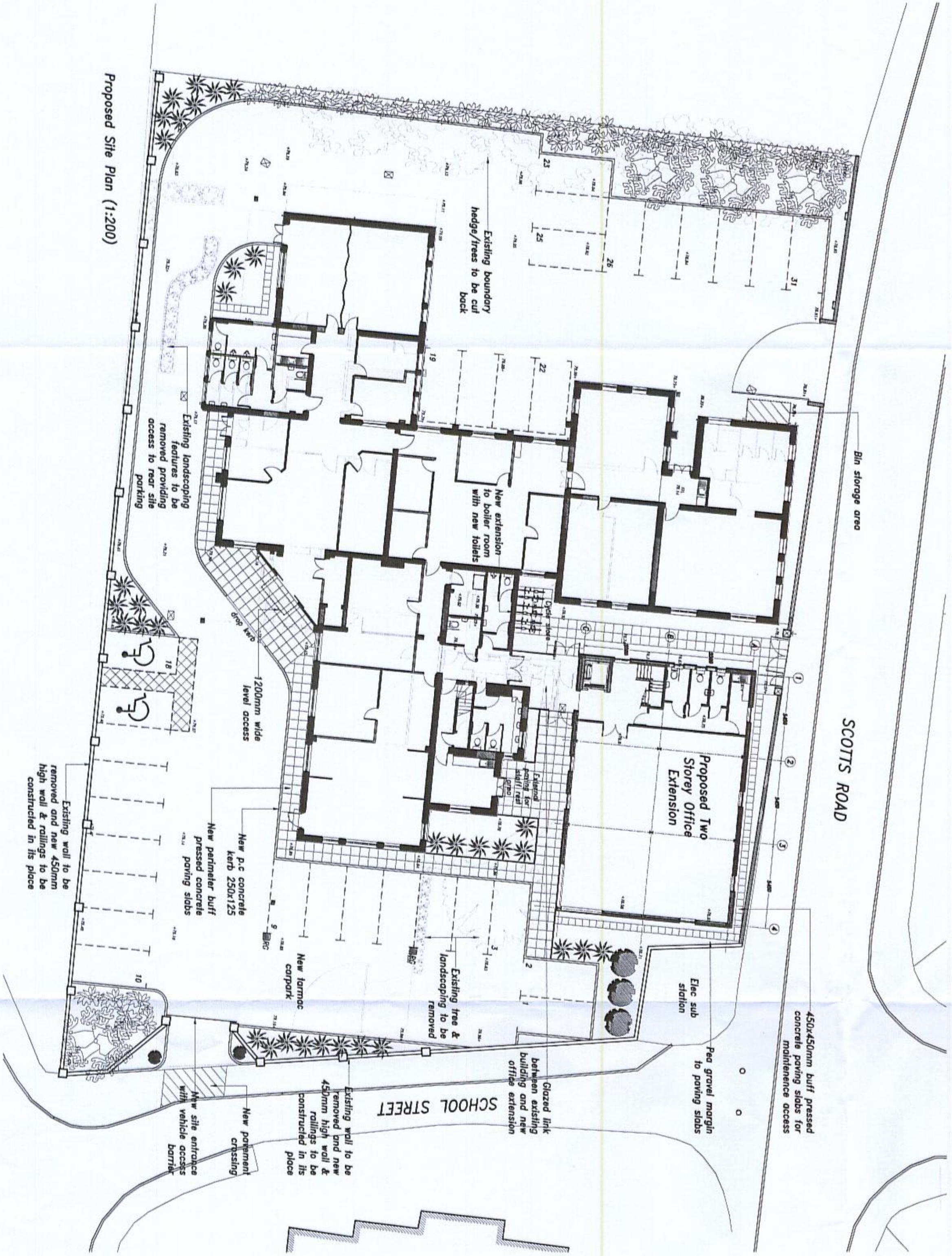
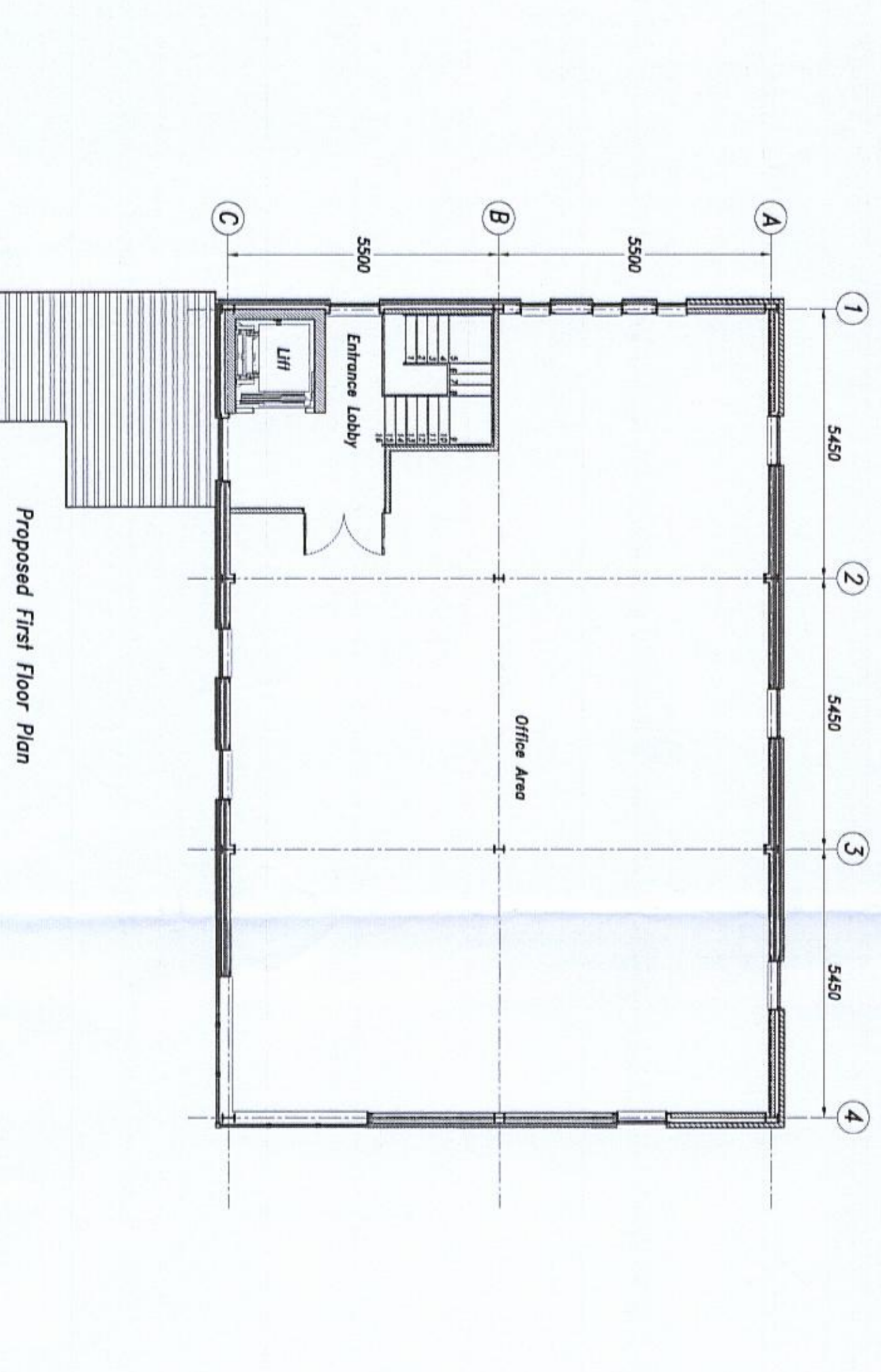
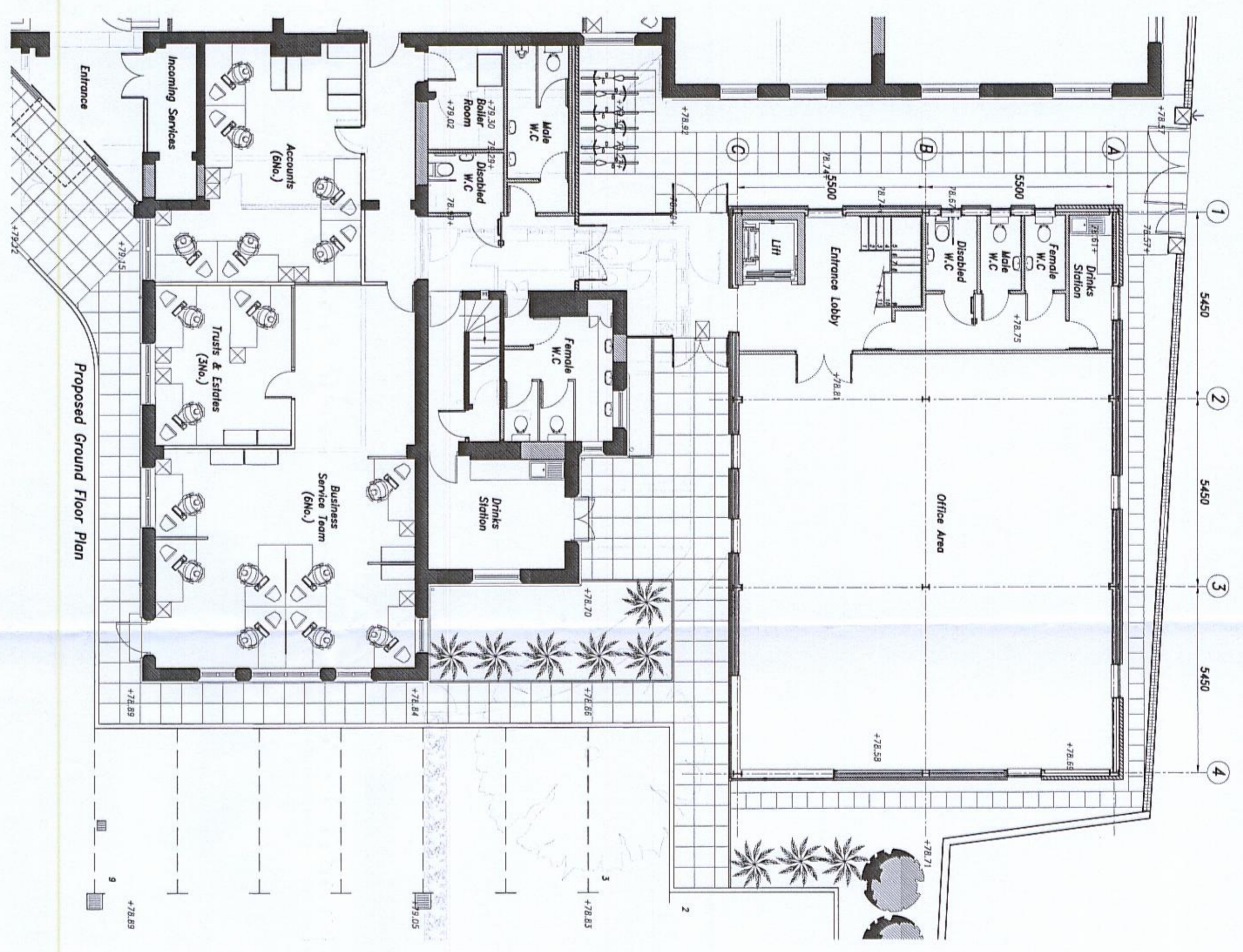
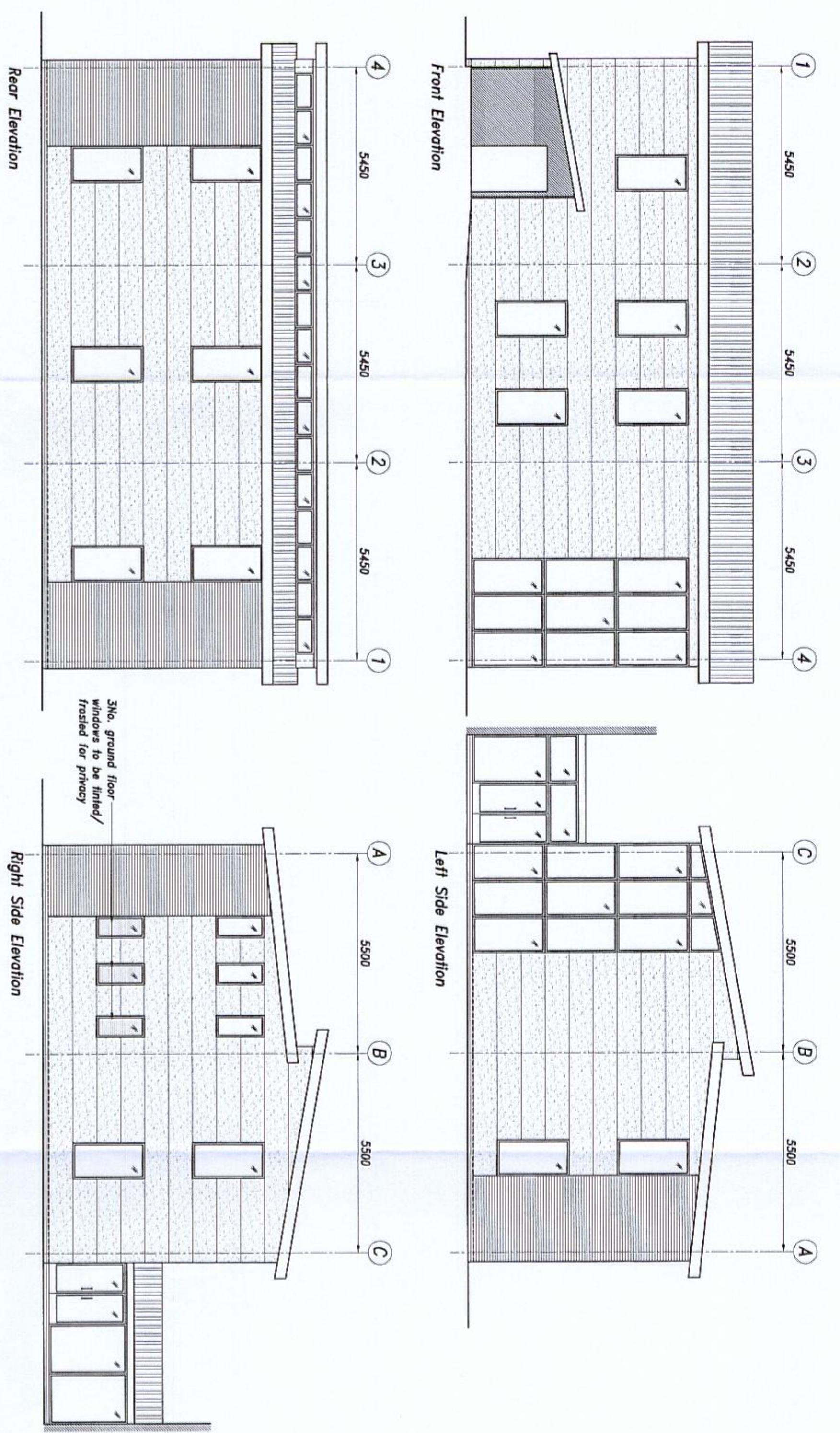


P08/0182 Proposed Floor
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CAR PARKING REQUIREMENTS: 25sq. m of development up to 200 sqm or other additional space for every 55sq. m of development over 200sq. m.
Development size = 1129.68m²
Therefore, 200/25 + 1129.68-200/50 = 8+18.5 = 26.5
27 car park spaces min.



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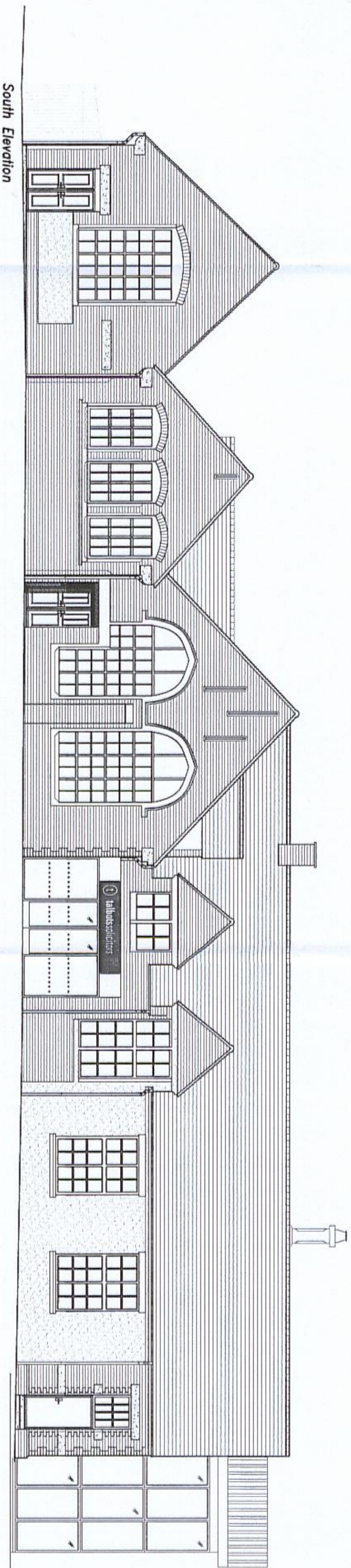
6-FEB-2008

<p>Central Design Consultants Ltd. Civil Structural Building</p> <p>The Old Chapel, Blakeney, South Solihull, T4, 02025 62234 New Market, U13, 0121 545 0225 62225</p>	
Client	Marilyn Morgan & Derek Simmonds
Job Title	Refurbishment of former Robin Woods Centre, School Street, Stourbridge
Dwg. Title	Office Extension Plans & Elevations
Scale	1:100 & 200
Date	January 2008
Drawn	AS
Dwg. No.	1000-498-100

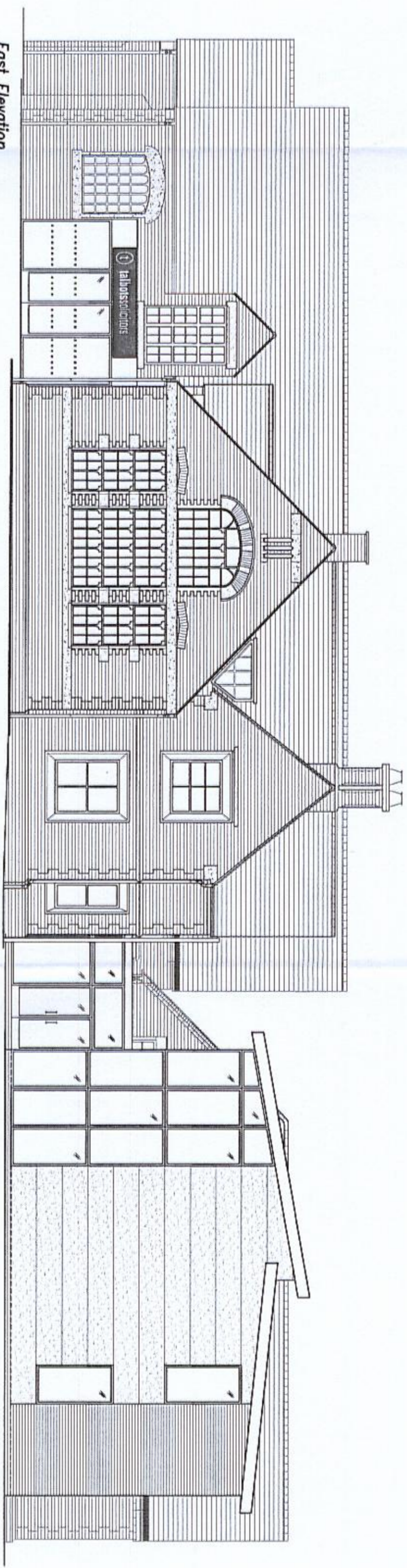
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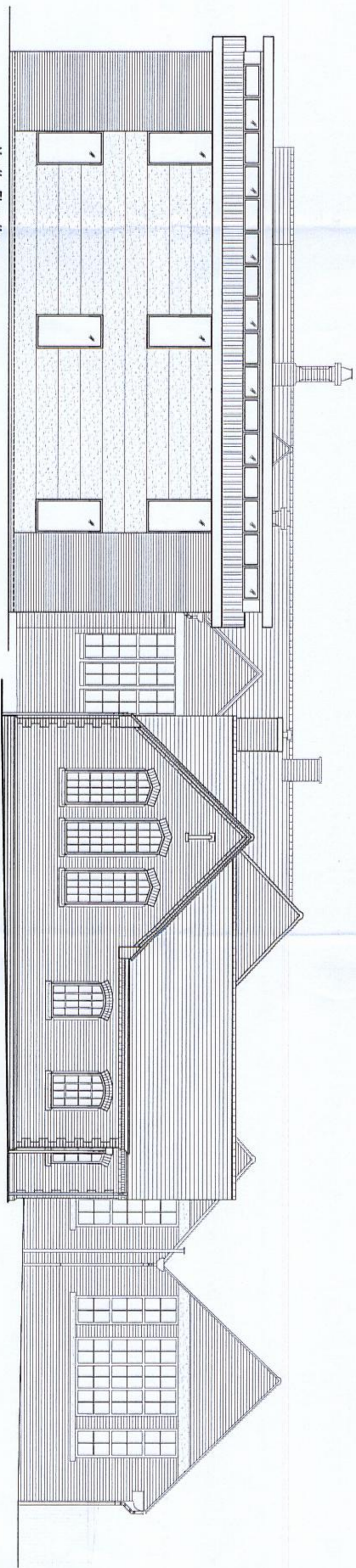
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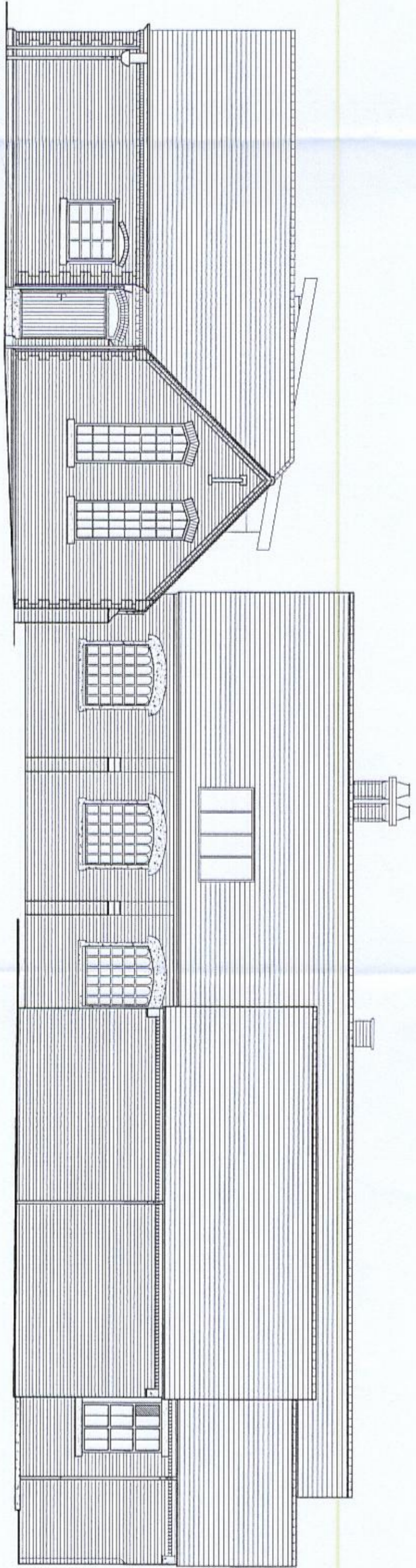
South Elevation



East Elevation



North Elevation



West Elevation



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Central Design Consultants Ltd.
 Civil Structural Building
 The Old Chapel, Bishop Street, Sedgley, T4, 01920, 66234
 West Midlands, DY3 3J9. Fax: 01920 66228

Client **Marlyn Morgan & Derek Simmonds**

Job Title **Refurbishment of former Robin Woods Centre, School Street, Stourbridge**

Dwg Title **Proposed Elevations**

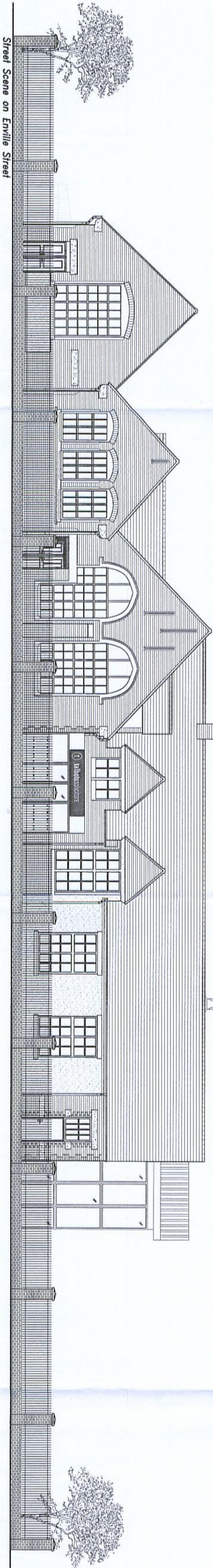
Scale **1:100**

Dwg No.

Date **January 2008**

1000-498-101

Drawn **AS**



Street Scene on Emville Street

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- 6 FEB 2008



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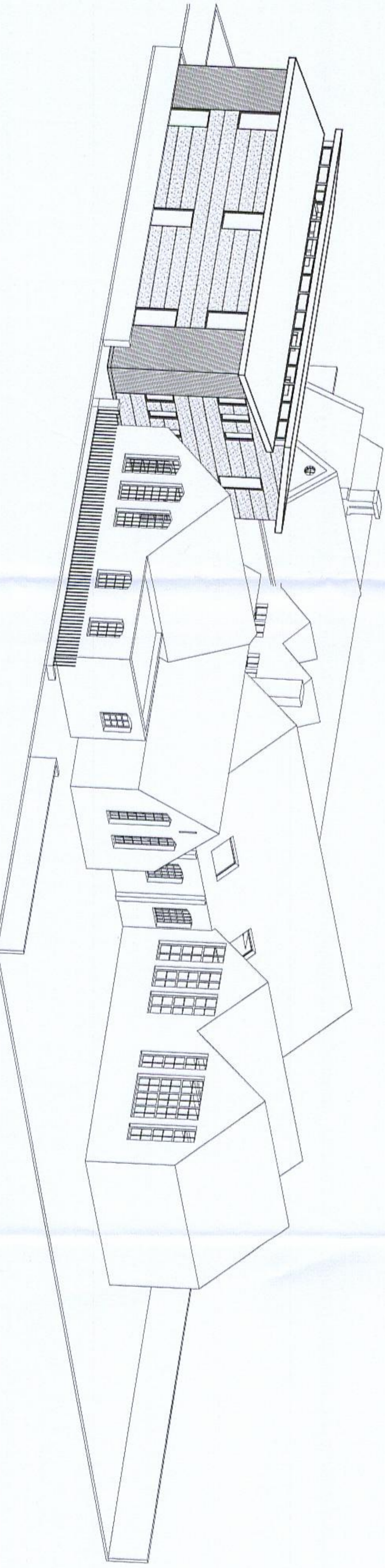
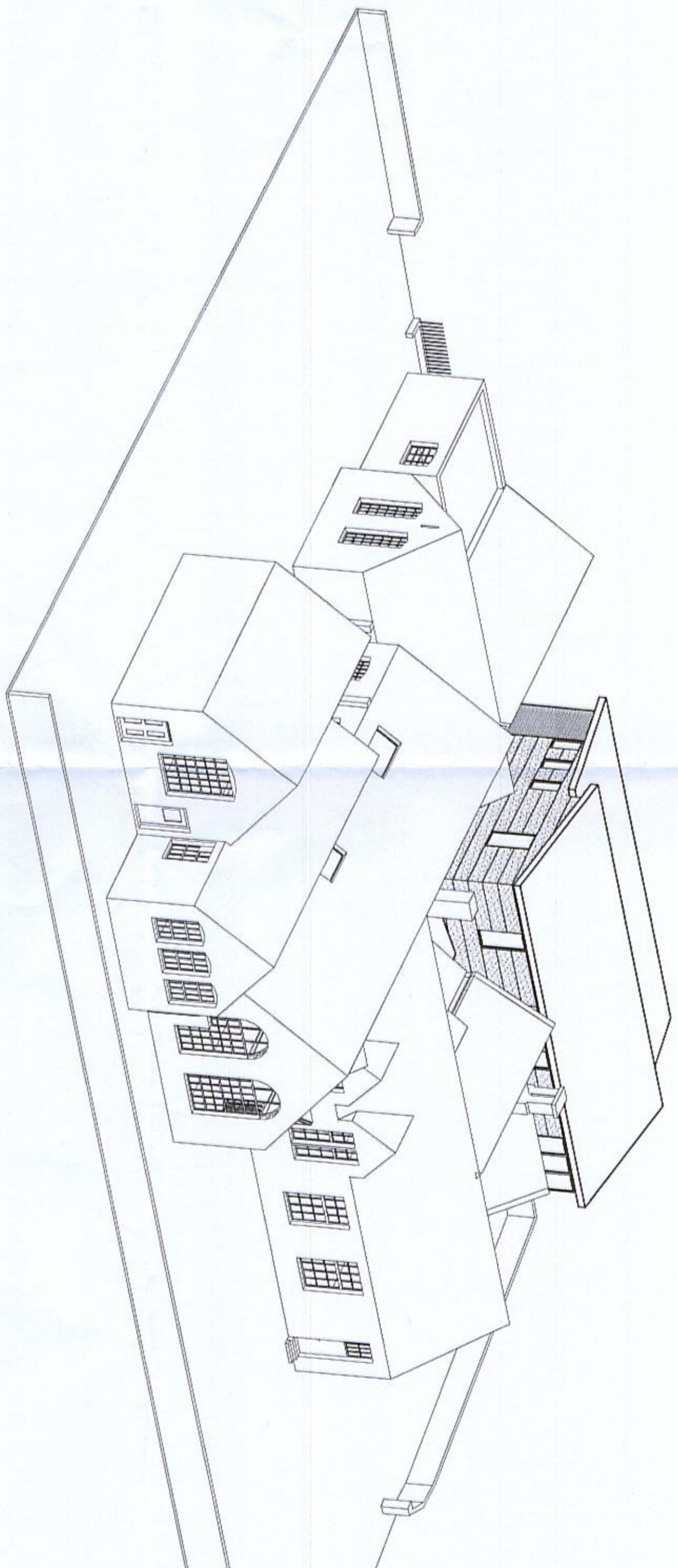
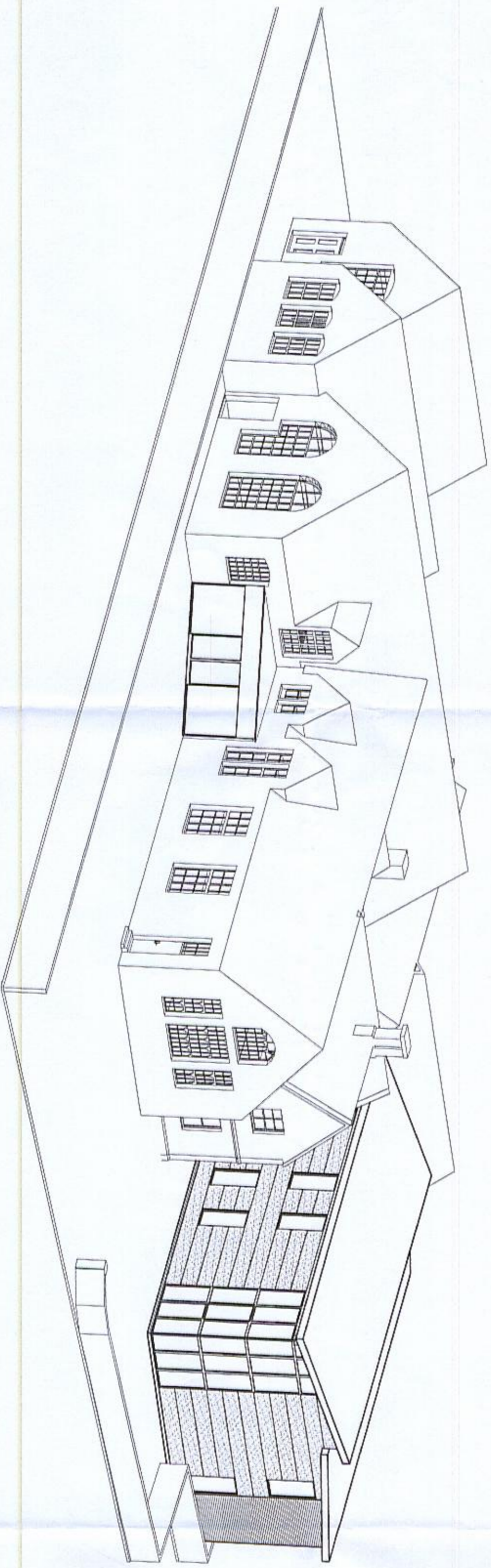
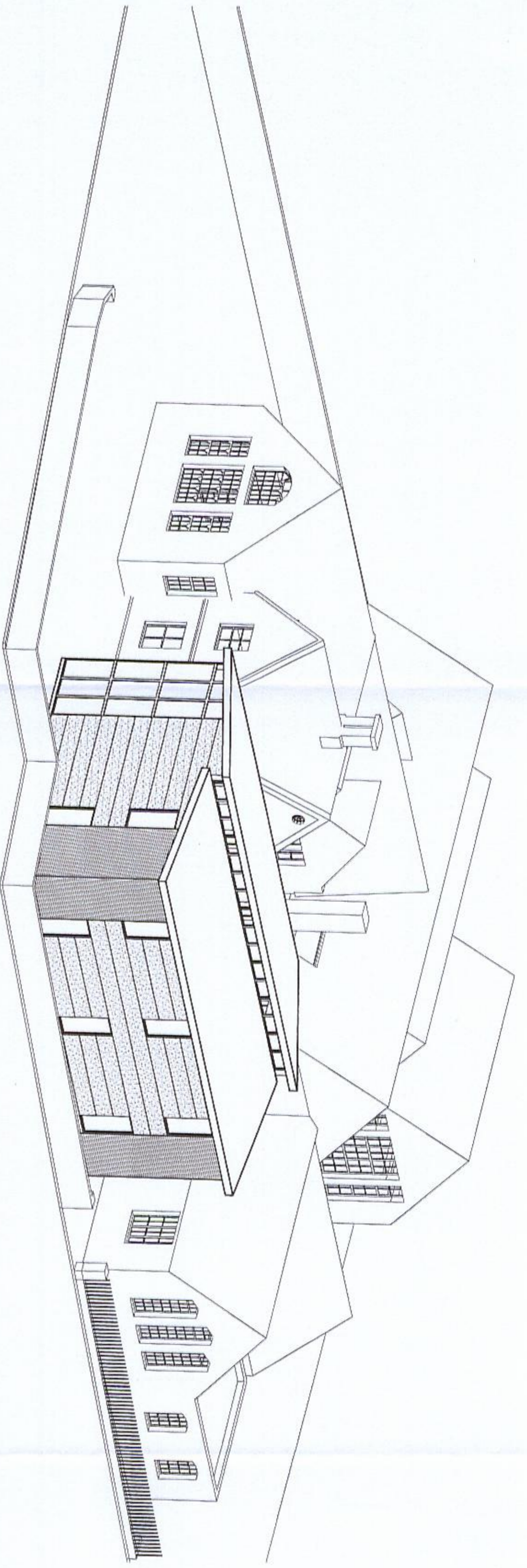
National Grid sheet reference at centre of this Siteplan: S08984NE

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Suite 11, The Square Centre, Spring Road, T4, 01902 402333
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Client **Martyn Morgan & Derek Simmonds**
Job Title **Refurbishment of former Robin Woods Centre, Scotts Road, Stourbridge**

Dwg Title **Proposed Extension - Robin Woods 3D**
Scale **NTS**
Date **January 2008**
Drawn **AS**



Dwg. No. **1000-498-103**