

PLANNING APPLICATION NUMBER: P14/1720

Type of approval sought	Full Planning Permission
Ward	Upper Gornal & Woodsetton
Applicant	Mr Steve Wilson, DMBC (DACHS Building Services)
Location:	ARCAL LODGE CARE HOME, ARCAL STREET, SEDGLEY, DUDLEY, DY3 1TG
Proposal	PART DEMOLITION AND CONVERSION OF CARE HOME TO 14 NO. DWELLINGS
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The site is a former Council-operated care home which has been vacant for 10 years. The surrounding area is entirely residential. The existing buildings at the site are part single storey and part two storey.

PROPOSAL

2. It is proposed to convert the buildings to 8 bungalows (1x3bed, 2x2bed & 4x1bed) and 6 apartments (3x2bed & 3x1bed). Existing flat roofed linked sections and kitchen areas are to be demolished to leave three separate blocks of dwellings. No extensions are proposed. Vehicle access will be via an existing access drive within the north western corner of the site and 21 parking spaces are to be provided. Railings 1.2m high are to be erected along the site frontages to Arcal Street and gardens are to be provided for six of the bungalows.
3. The applicant has advised that the development forms part of the Council's new house building project and is designed to meet the need in the Borough for smaller homes, in particular for people with disabilities and older people.

HISTORY

4. None.

PUBLIC CONSULTATION

5. Neighbour notification letters have been sent to 42 properties and a site notice posted. No representations have been received in response to the consultation exercise.

OTHER CONSULTATION

6. Head of Environmental Health and Trading Standards: No objection.

Group Engineer (Highways): The development requires the provision of 20 unallocated parking spaces. The proposed number of spaces is acceptable subject to a condition requiring that they remain unallocated. The location of the cycle stores shown on the layout plan is not acceptable and should be located closer to the building in an overlooked position.

Chief Fire Officer: No objection.

RELEVANT PLANNING POLICY

7. National Planning Policy
National Planning Policy Framework (NPPF) 2012

Black Country Core Strategy 2011

Policy HOU1 (Delivering Sustainable Housing Growth)

Policy HOU2 (Housing Density, Type and Accessibility)

Policy DEL1 (Infrastructure Provision)

Saved 2005 UDP Policies

Policy DD1 (Urban Design)

Policy DD4 (Development in Residential Areas)

Supplementary Planning Guidance

Parking Standards SPD

New Housing Development SPD

Planning Obligations SPD

ASSESSMENT

8. The key issues in the assessment of this application are:

- Principle;
- Impact upon the character of the area;
- Residential Amenity;
- Highway safety;
- Planning Obligations.

Principle

9. This scheme constitutes the provision of affordable housing and an increase in social housing stock on a brownfield site which is in a relatively sustainable location. The proposal therefore complies with the advice given in the NPPF (paragraphs 49 and 51) that housing applications should be considered in the context of the presumption in favour of sustainable development and that Local Planning Authorities should identify and bring back into residential use empty housing and buildings. The development also accords with Policy HOU1 of the Core Strategy which seeks the provision of 95% of new build housing on previously developed land and Policy HOU3 which seeks the provision of a minimum 11,000 new affordable dwellings between 2006 and 2026.

Impact upon the character of the area

10. Policy HOU2 of the Core Strategy states that the density and type of new housing provided on each site will be informed by, amongst other things, the need to achieve high quality design and minimise amenity impacts. Saved Policy DD1 requires that developments should make a positive contribution to the appearance of an area. Policy DD4 of the UDP states that new developments should not have any adverse impact on the character of an area.
11. The density of the proposed development (23 dwellings per hectare) would be appropriate to the existing pattern of development in the wider area. The proposals involve repair work to the existing buildings, new boundary treatments and additional landscaping, all of which will improve the appearance of the site from its existing state. The proposal involves the removal of one existing tree, which will not have any harmful impact on the visual amenities of the area.
12. For the reasons set out above it is considered that the development will have a positive impact on the character of the area. As such it accords with Policy HOU2 of the Core Strategy and Saved Policies DD1 and DD4 of the UDP.

Residential Amenity

13. Saved Policy DD4 also advises that new development in residential areas will only be allowed where there would be no adverse effect upon residential amenity. The development will not result in any loss of privacy, outlook or light to dwellings in the immediate vicinity. In this respect the proposal complies with Saved Policy DD4.
14. The development does not provide any dedicated amenity space for use by the occupants of the proposed flats or two of the bungalows. This is, however, a relatively constrained site where amenity space can only realistically be provided within the existing landscaped areas along the site's eastern boundary for use by the occupants of the adjoining bungalows. The remainder of the site will mainly be occupied by the access drive, parking areas and peripheral landscaping where the provision of further amenity dedicated amenity space would not be feasible, but which is not specifically required or necessary due to the intended occupant groups.

Highway safety

15. Saved Policy DD4 advises that developments should be allowed where there would be no adverse impact on highway safety. With regard to the comments of the Group Engineer a condition can be imposed relating to the provision of unallocated parking. Resiting of the cycle storage area can also be sought by condition.

Planning Obligations

16. In accordance with Policy DEL1 of the Core Strategy and the Planning Obligations SPD, the development triggers a requirement for the provision of improvements to air quality, public realm and economic and community development. The submitted layout plan shows that an electric vehicle charging point and cycle parking are to be provided within the development, which will help to improve air quality. The proposed new railings will create an attractive feature within the street scene that will therefore contribute to an improvement to the public realm. A condition can be used to secure an economic and community development statement to ensure that locally sourced labour and materials are used in the development.

CONCLUSION

17. The development represents the re-use of previously-developed land within an urban area for housing at an appropriate density. The development would make a positive contribution to the character of the area, and would not have any detrimental impact on residential amenity or highway safety. The proposal therefore complies with Policies HOU1 and HOU2 of the Core Strategy and Saved Policies DD1 and DD4 of the Unitary Development Plan.

RECOMMENDATION

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

APPROVAL STATEMENT 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.

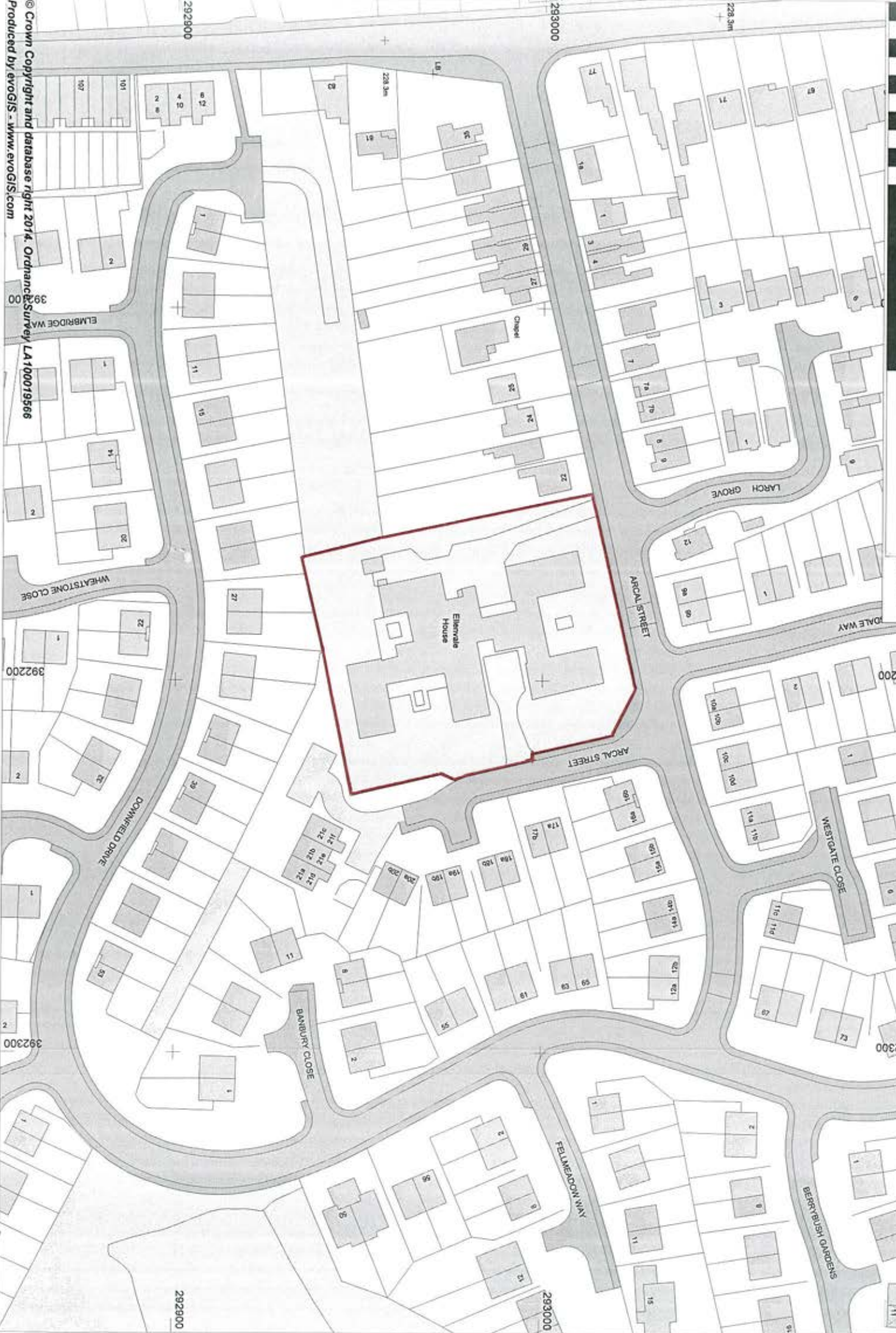
Conditions and/or reasons:

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: NB/AL/P/07, NB/AL/P/04 Rev B, NB/AL/P/03 Rev B, NB/AL/P/09, NB/AL/P/08, NB/AL/P/06 and NB/AL/P/01.
3. 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.
4. No development shall commence until details of secure cycle parking facilities in accordance with the Council's parking standards have been submitted to and approved in writing by the Local Planning Authority. The cycle parking shall thereafter be provided in accordance with the approved details prior to first occupation of the development, shall be made available at all times and be maintained for the life of the development.
5. Prior to the occupation of the dwellings hereby approved, the parking and turning areas shown on the approved plans shall be provided and thereafter maintained for these purposes for the lifetime of the development.
6. 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

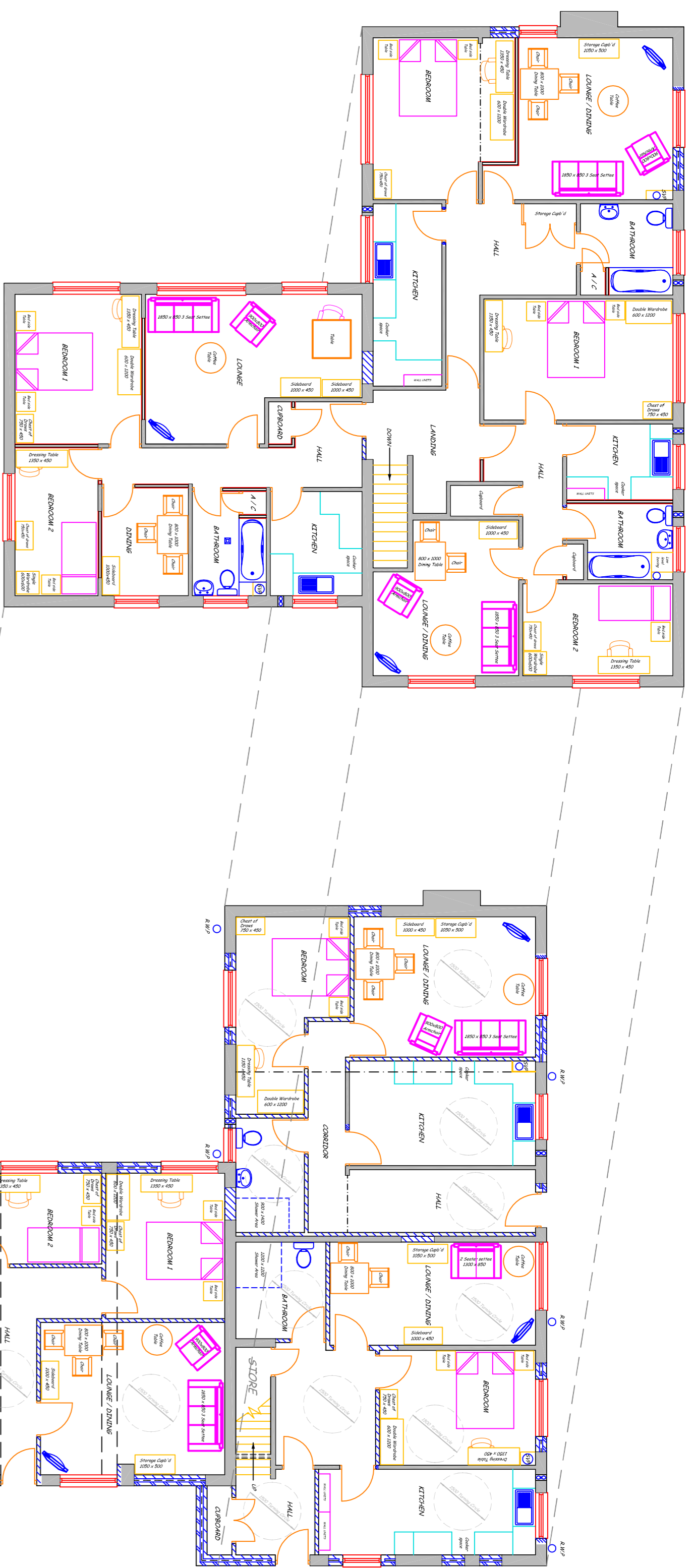
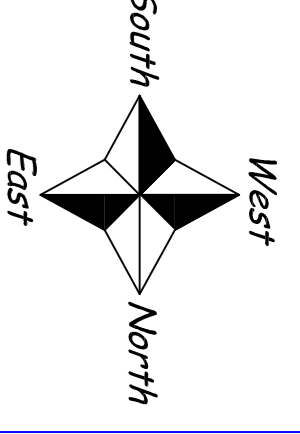
amended in any way without prior written approval of the local planning authority. The tree protection details shall include:

- 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'.
7. The parking spaces shown on the approved site layout plan shall at no time be allocated to specific dwellings.

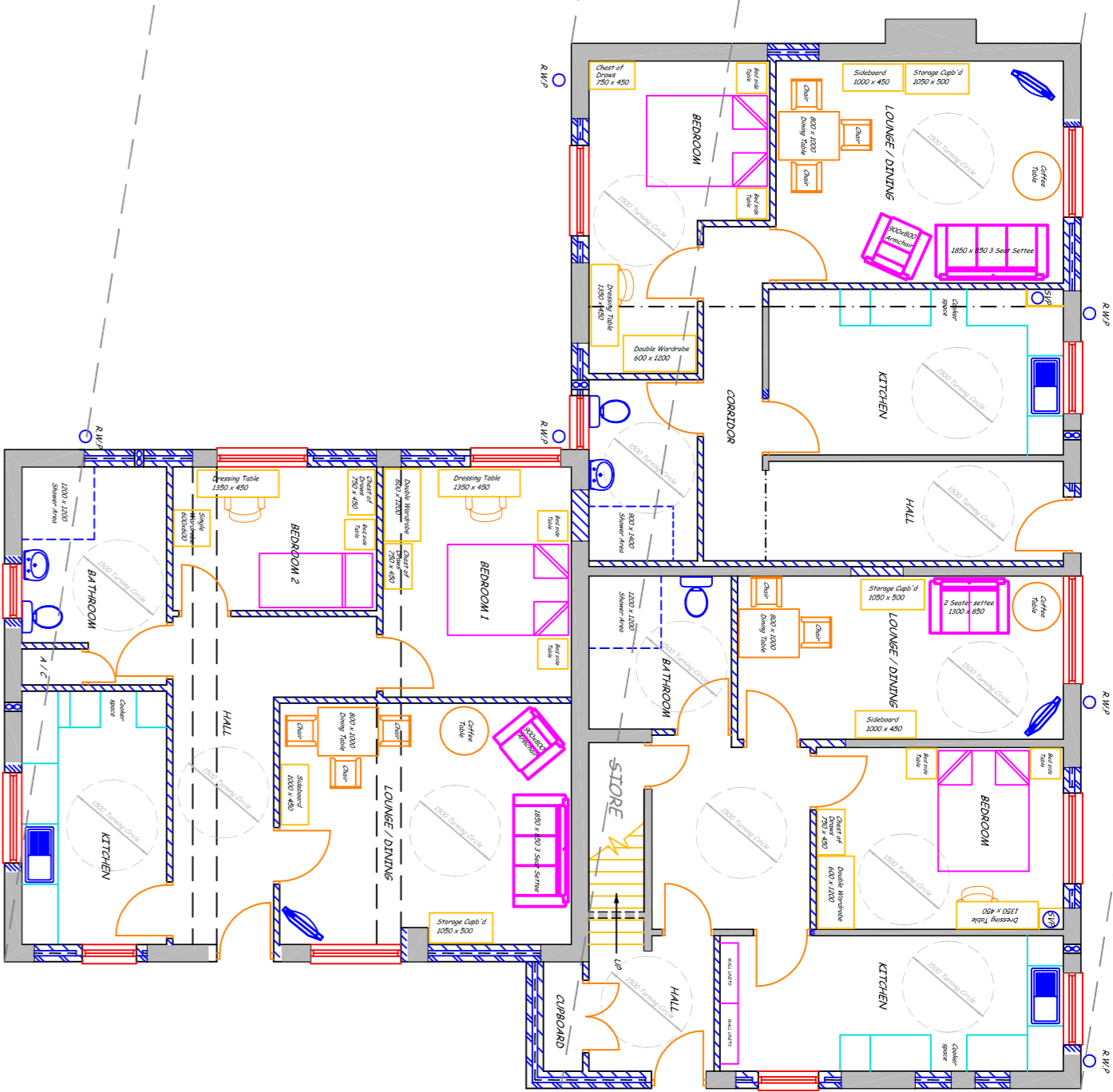
50m 0 50m 100m



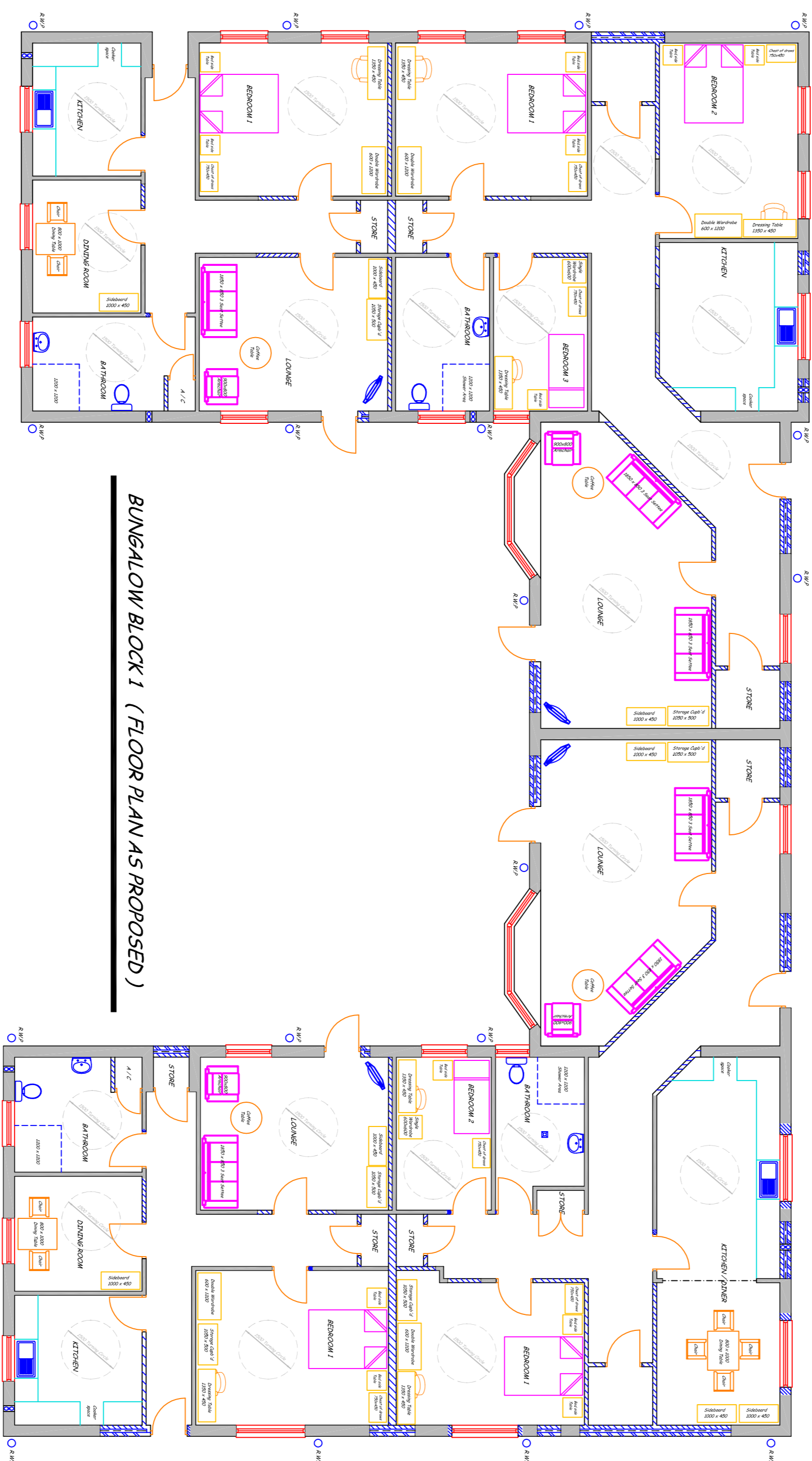
© Crown Copyright and database right 2014. Ordnance Survey LA100019566
Produced by evoGIS - www.evoGIS.com



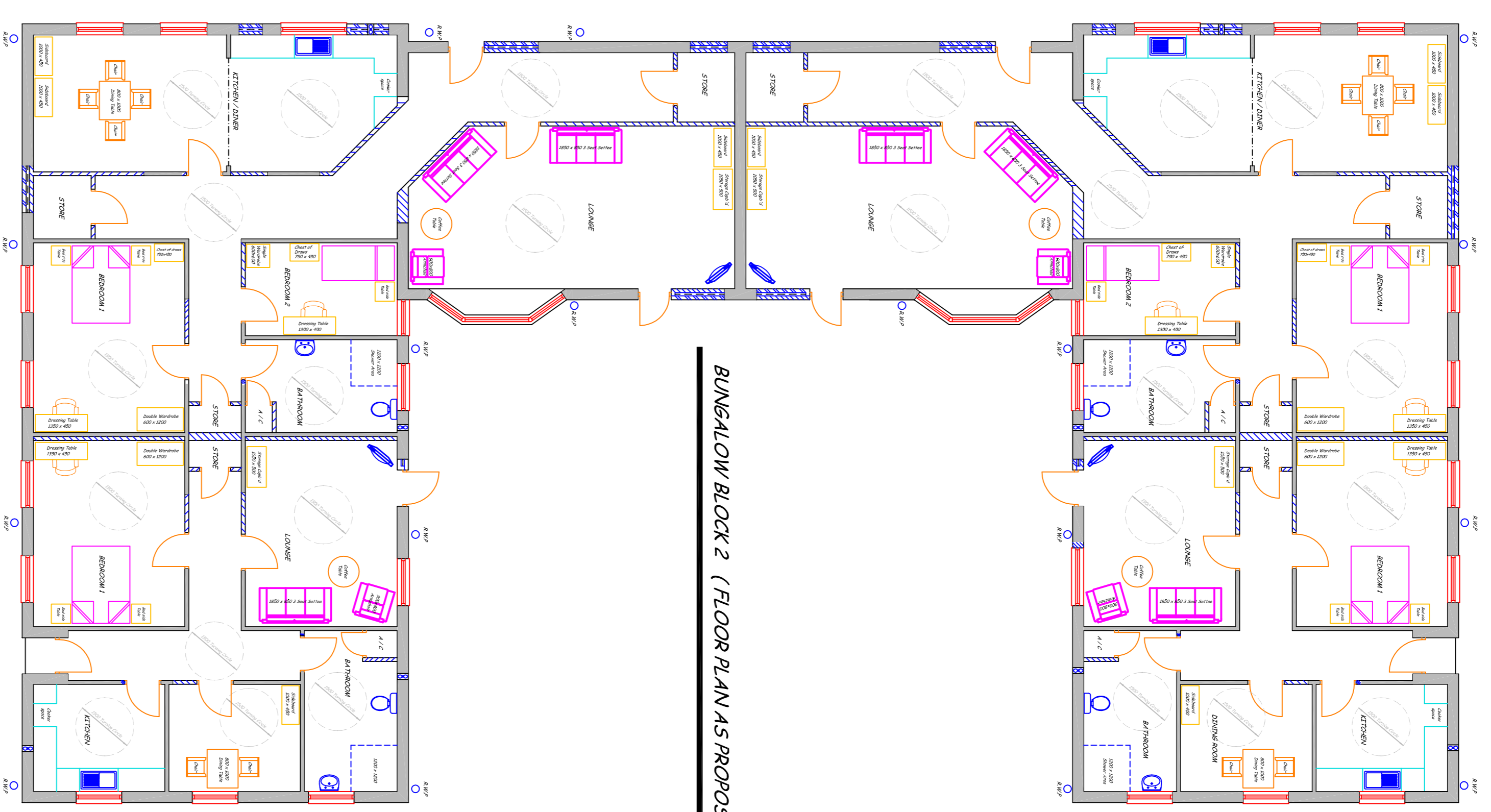
APARTMENT BLOCK (1st FLOOR PLAN AS PROPOSED)



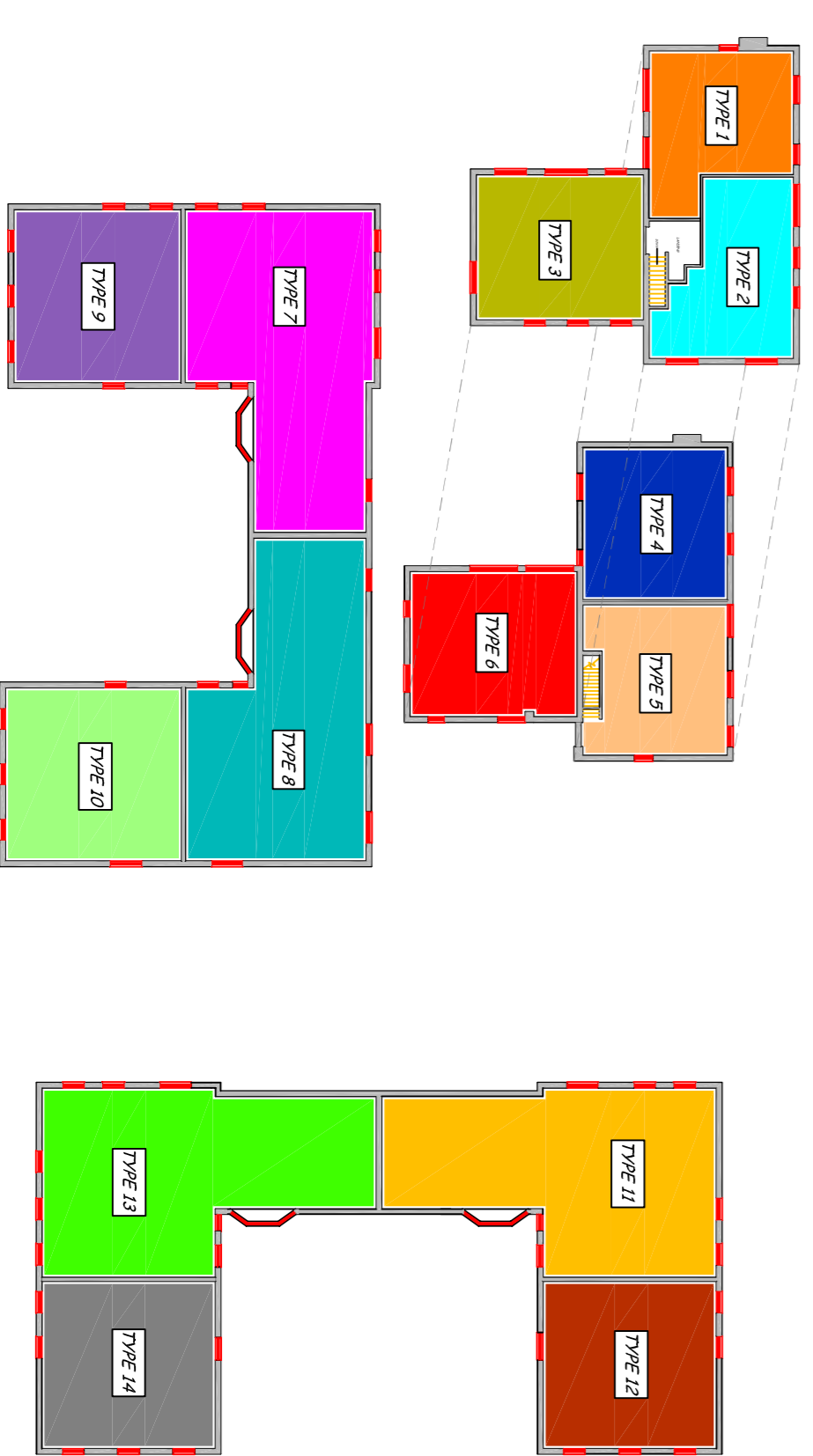
APARTMENT BLOCK (GROUND FLOOR PLAN AS PROPOSED)



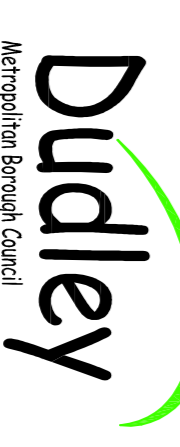
BUNGALOW BLOCK 1 (FLOOR PLAN AS PROPOSED)



BUNGALOW BLOCK 2 (FLOOR PLAN AS PROPOSED)



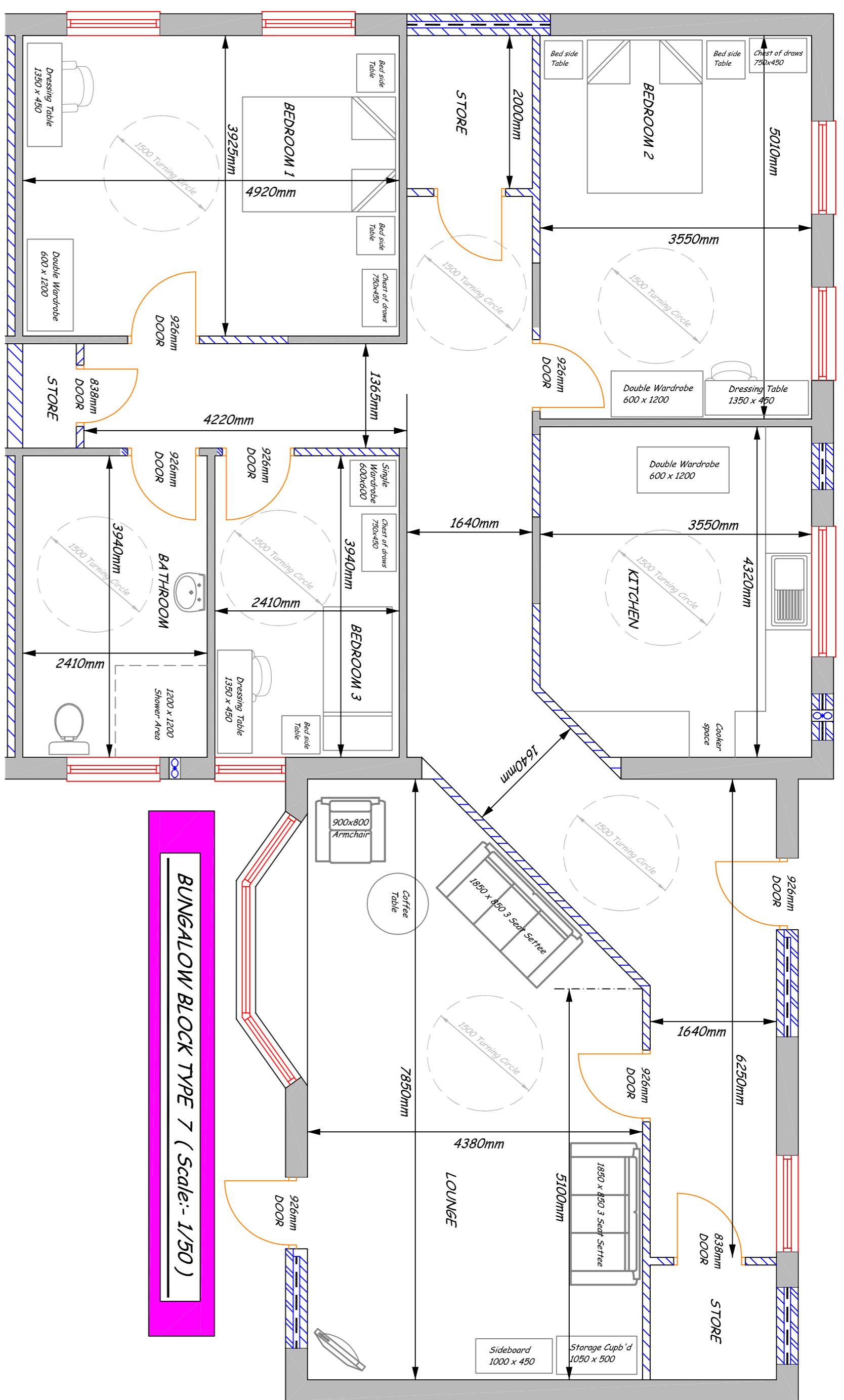
PLAN INDICATING BUNGALOW TYPES (N.T.S)



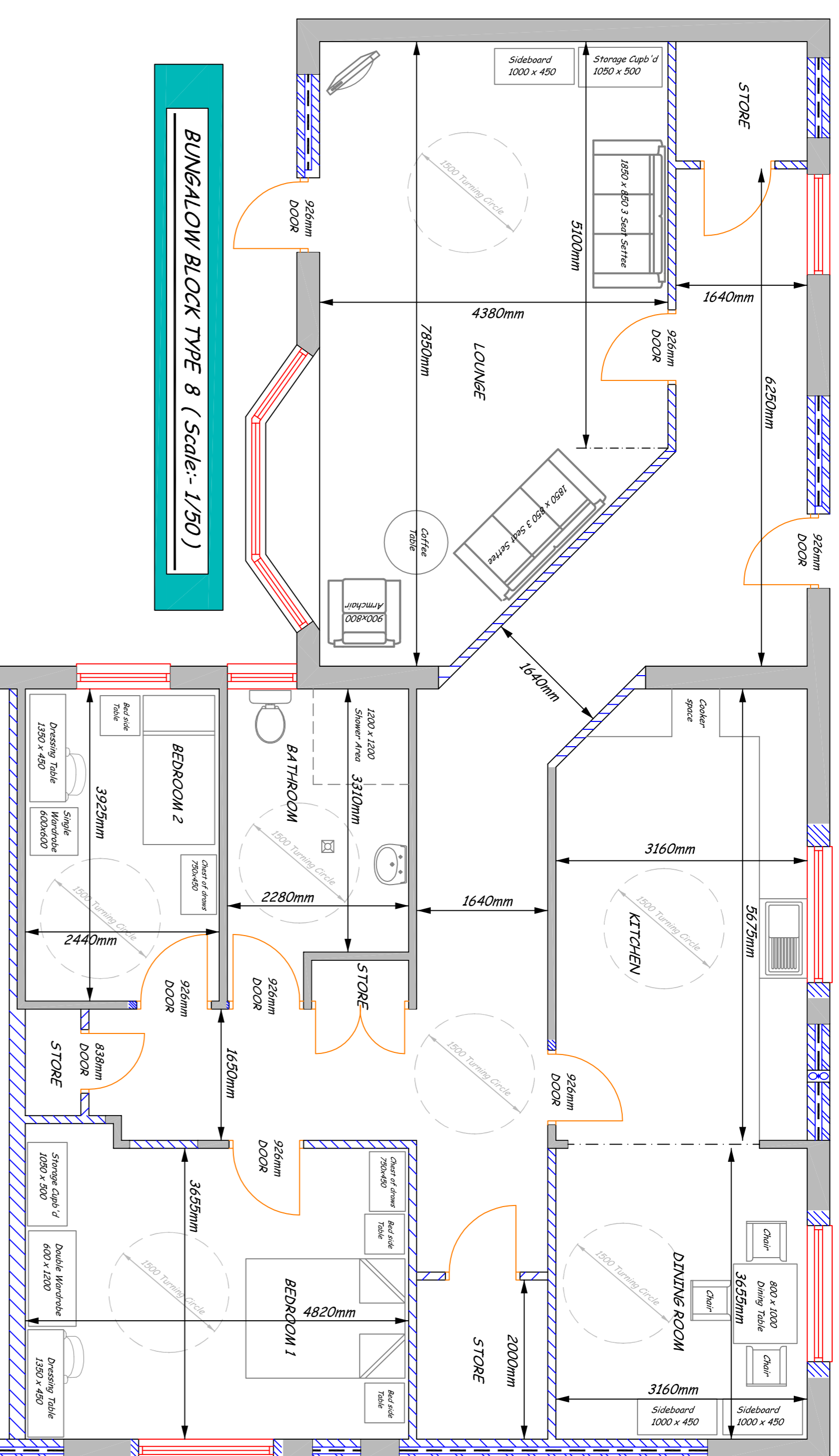
Minor Contracts Team
Building Services, Adult & Community Housing
Forge House
Stourbridge Road
Brierley Hill

Title **CONVERSION OF ARCAL LODGE
CARE HOME INTO 14 No INDIVIDUAL
DWELLINGS, ARCAL ST, SEDGLEY
DY3 1TG**
FLOOR PLANS AS PROPOSED

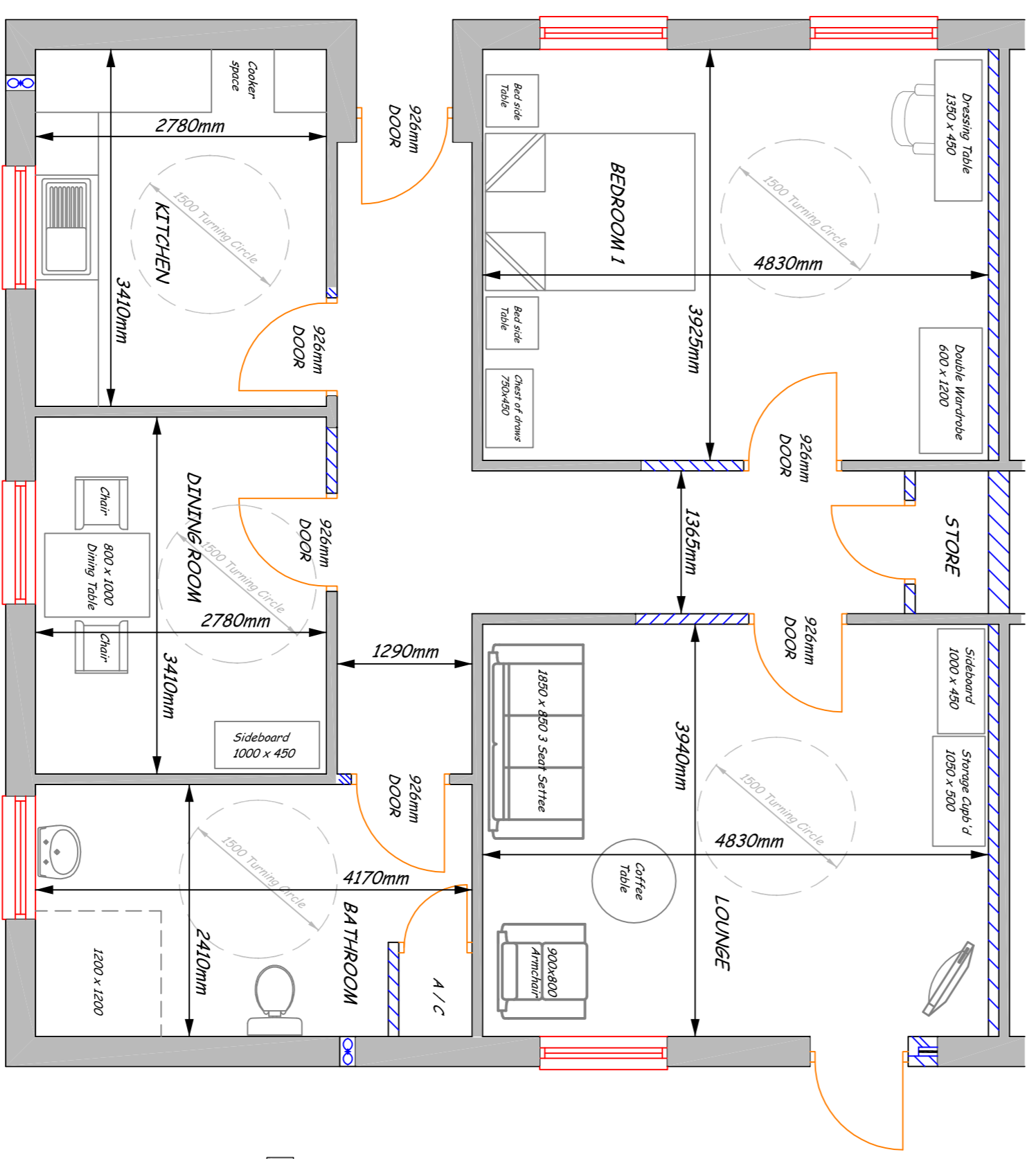
Date **NOV 14** Scale **1 / 100 (A1)**
By: **RH** Dwg No. **NB/AL/P/06**



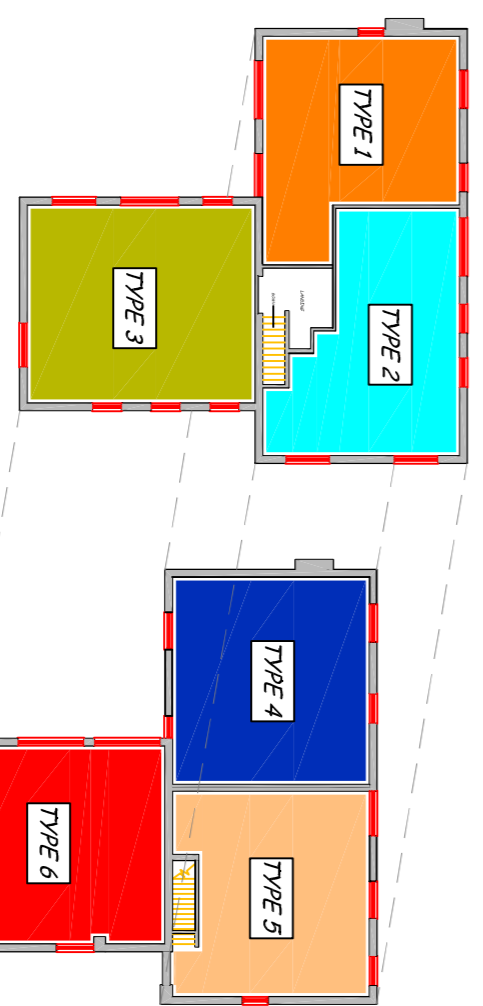
BUNGALOW BLOCK TYPE 7 (Scale:- 1/50)



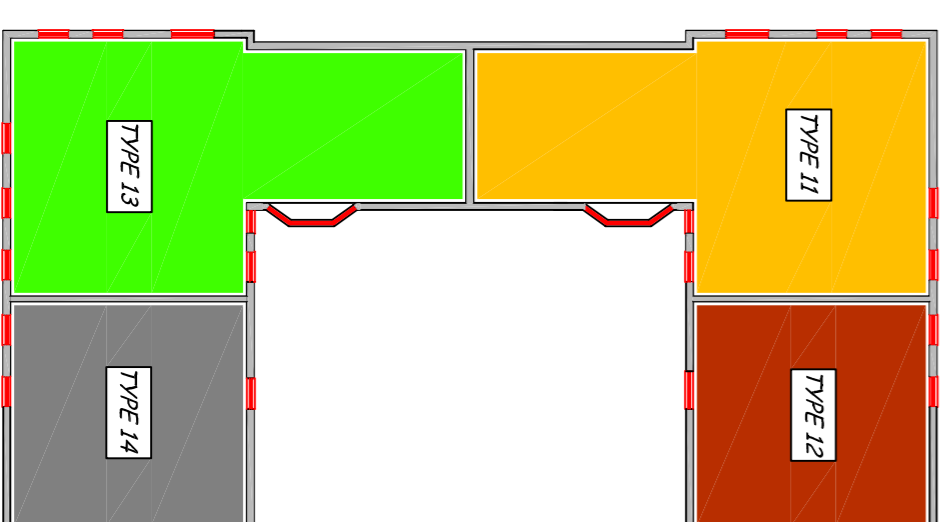
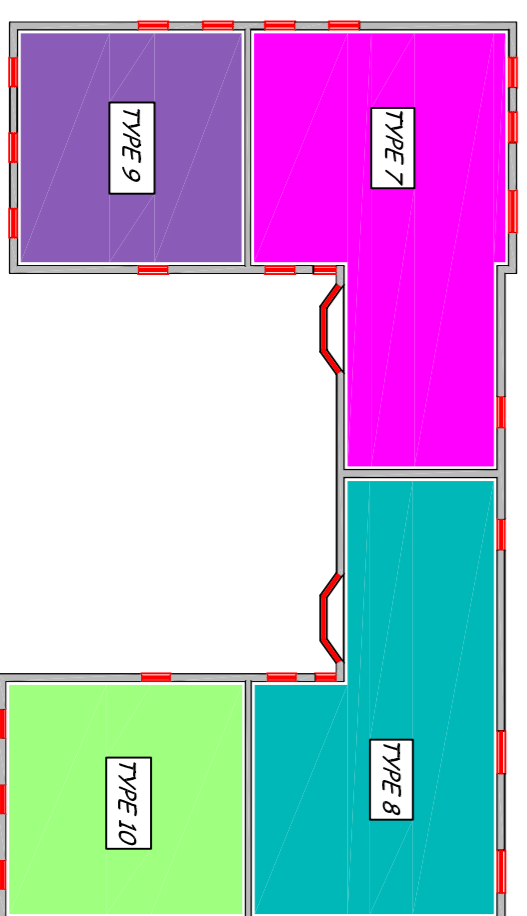
BUNGALOW BLOCK TYPE 8 (Scale:- 1/50)



BUNGALOW BLOCK TYPE 9 (Scale:- 1/50)



BUNGALOW BLOCK TYPE 10 (Scale:- 1/50)



PLAN INDICATING BUNGALOW TYPES (N.T.S)

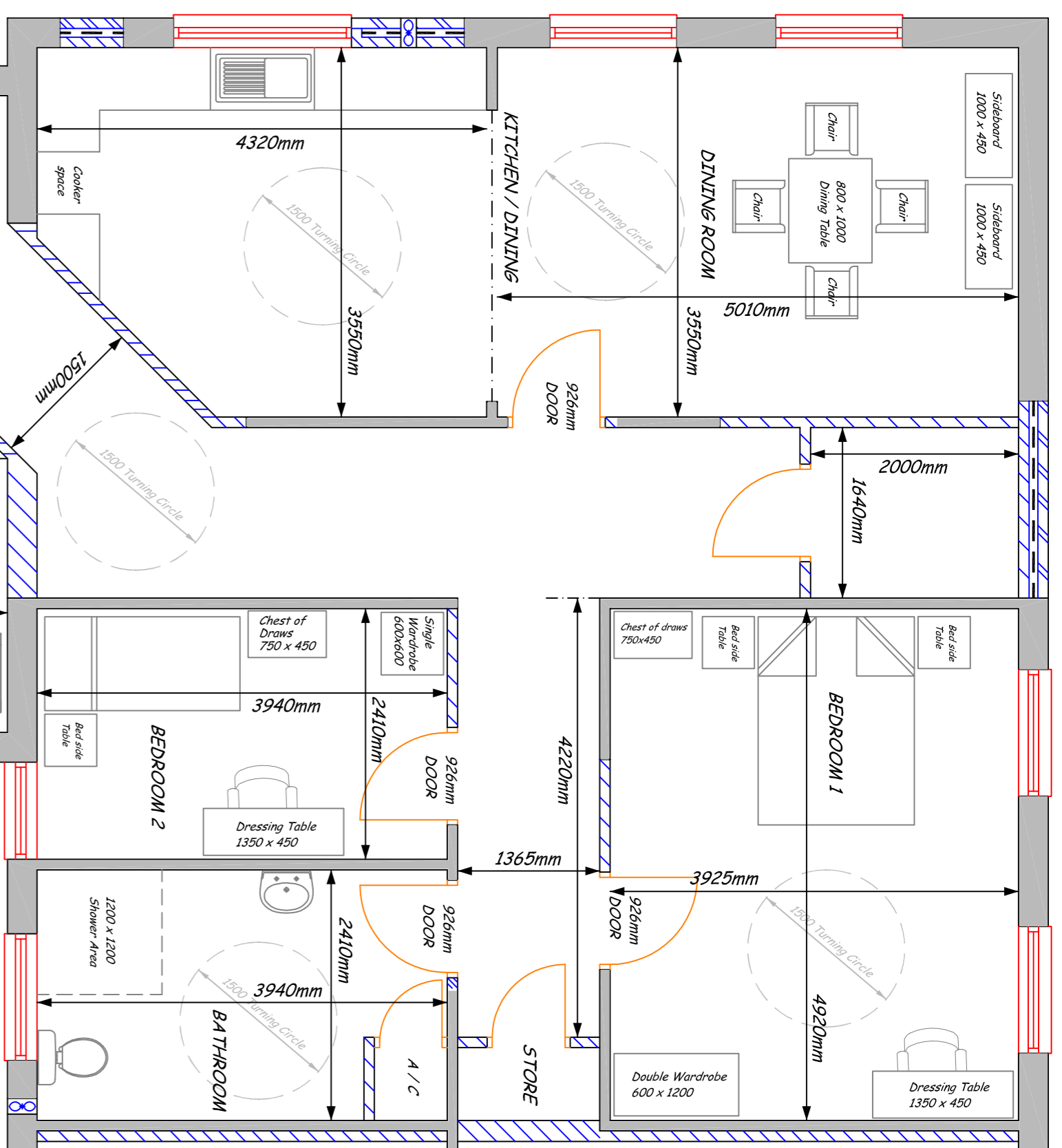


Minor Contracts Team
Building Services: Adult & Community Housing
Forge House
Shoatbridge Road
Brierley Hill

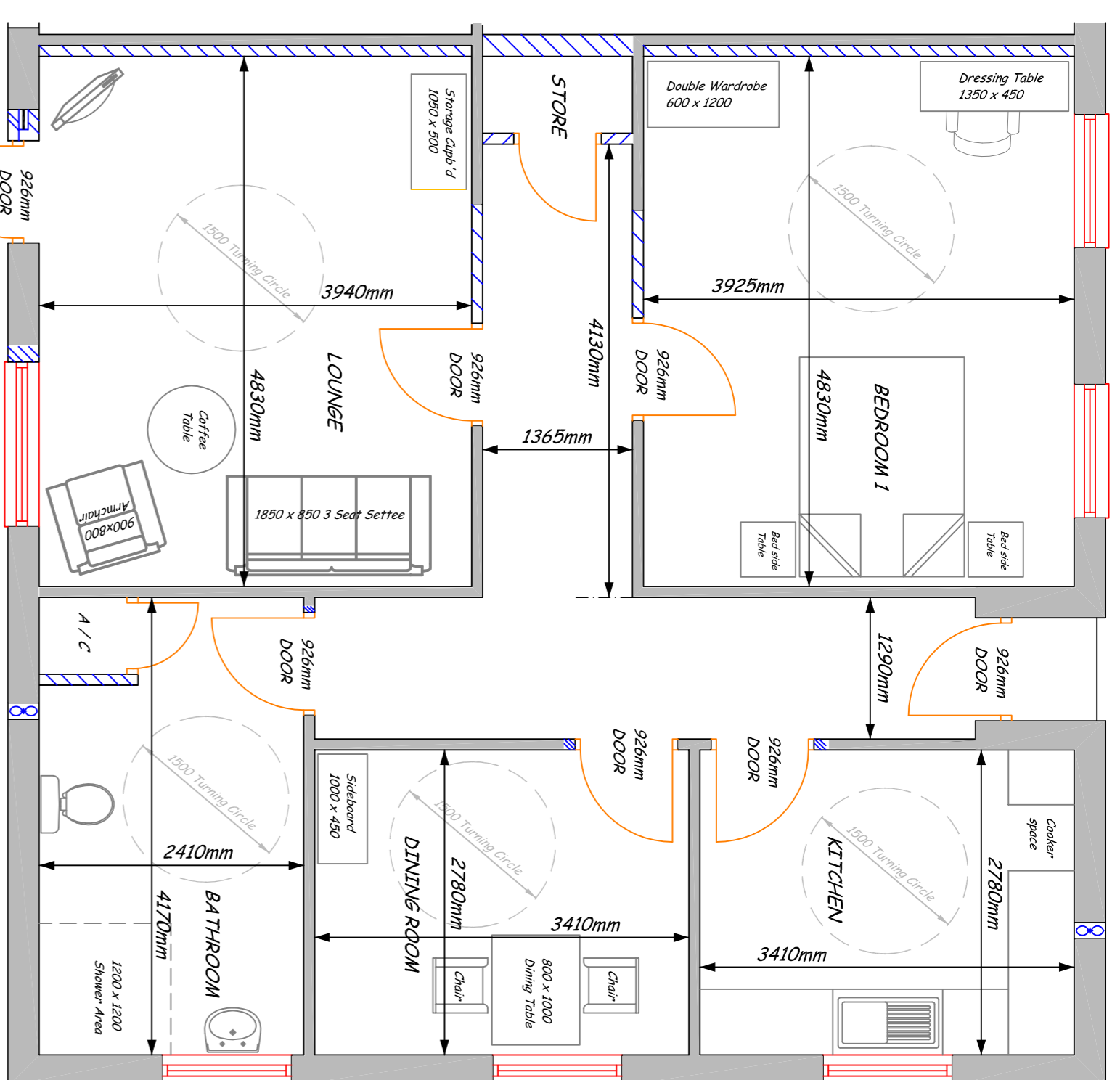
The CONVERSION OF ARCAL LODGE
CARE HOME INTO 14 No INDIVIDUAL
DWELLINGS, ARCAL ST, SEDGLEY
DY3 1TG
TYPES 7, 8, 9, & 10

Date: NOV 14 Scale: 1/50 (A1)

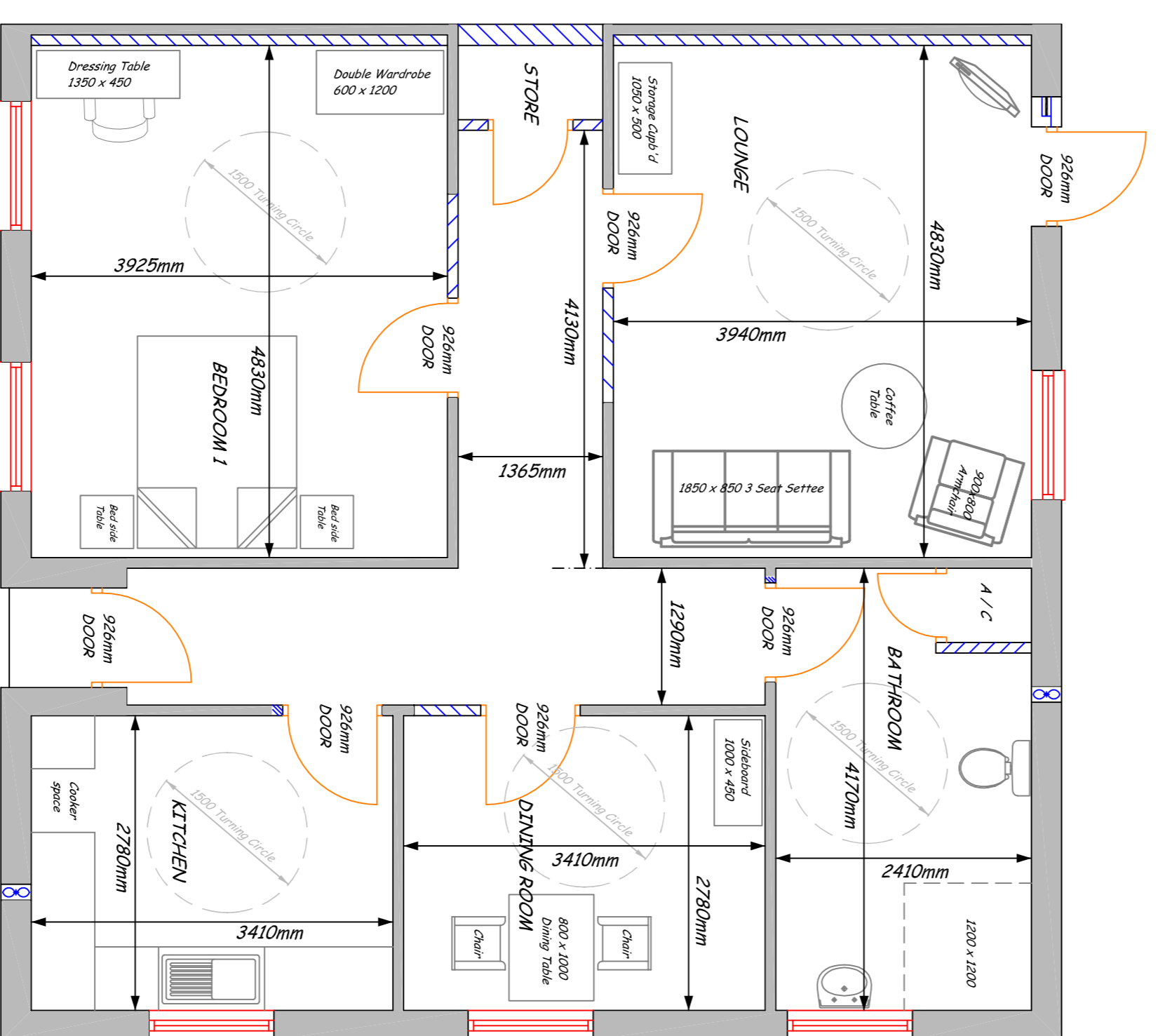
By: R.H. Dwg No: NB/AL/P/08



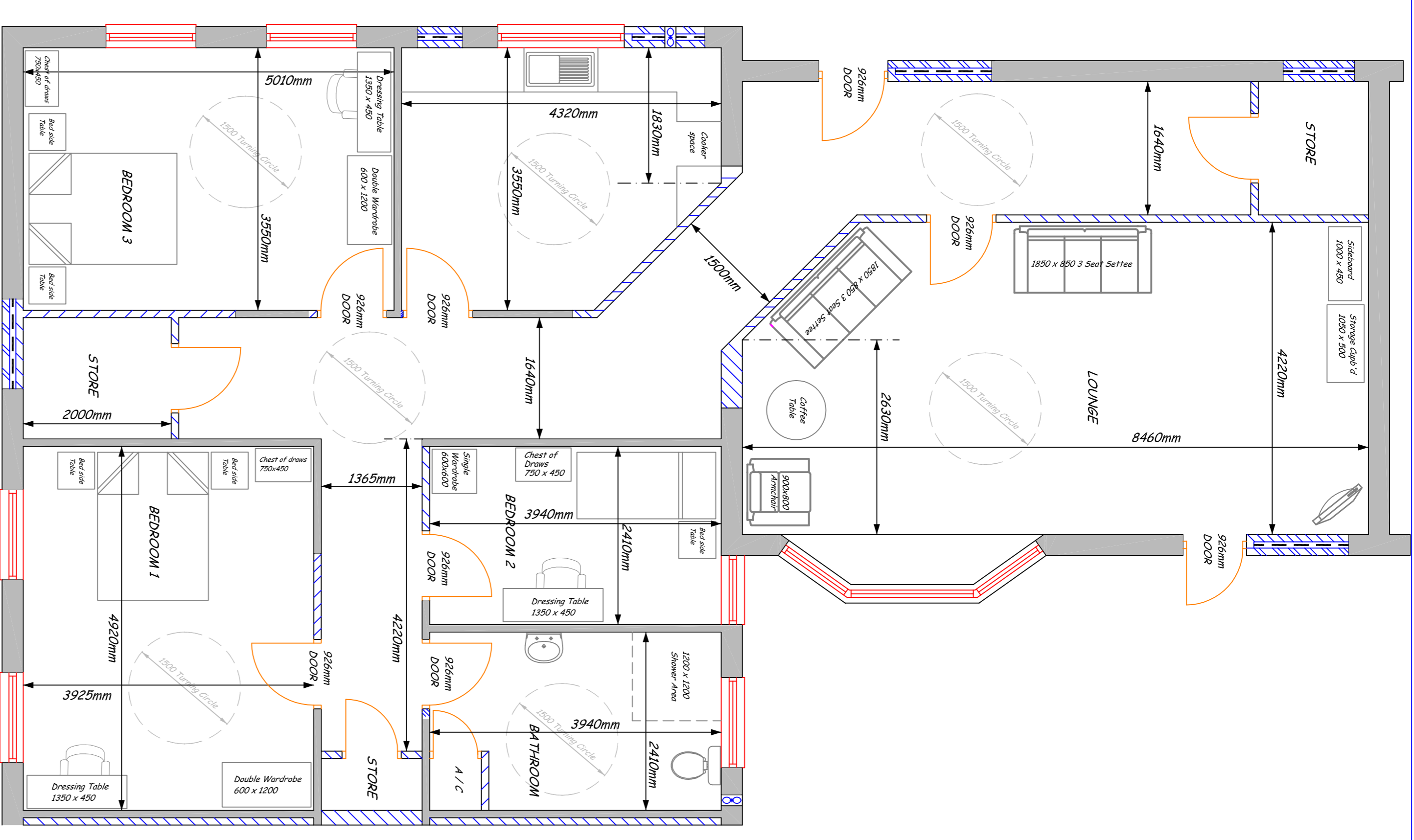
BUNGALOW BLOCK TYPE 11 (Scale: 1/50)



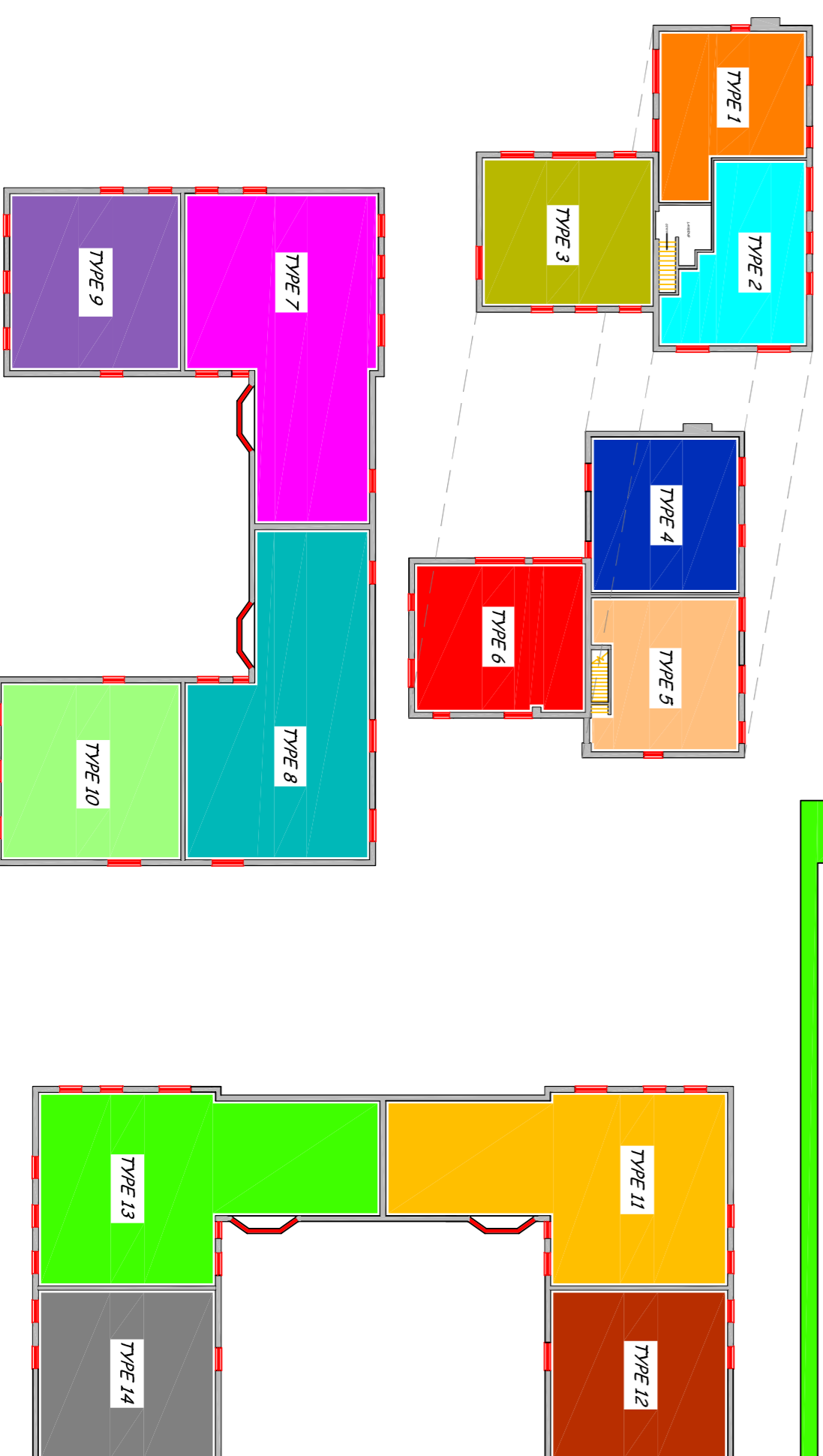
BUNGALOW BLOCK TYPE 12 (Scale: 1/50)



BUNGALOW BLOCK TYPE 14 (Scale: 1/50)



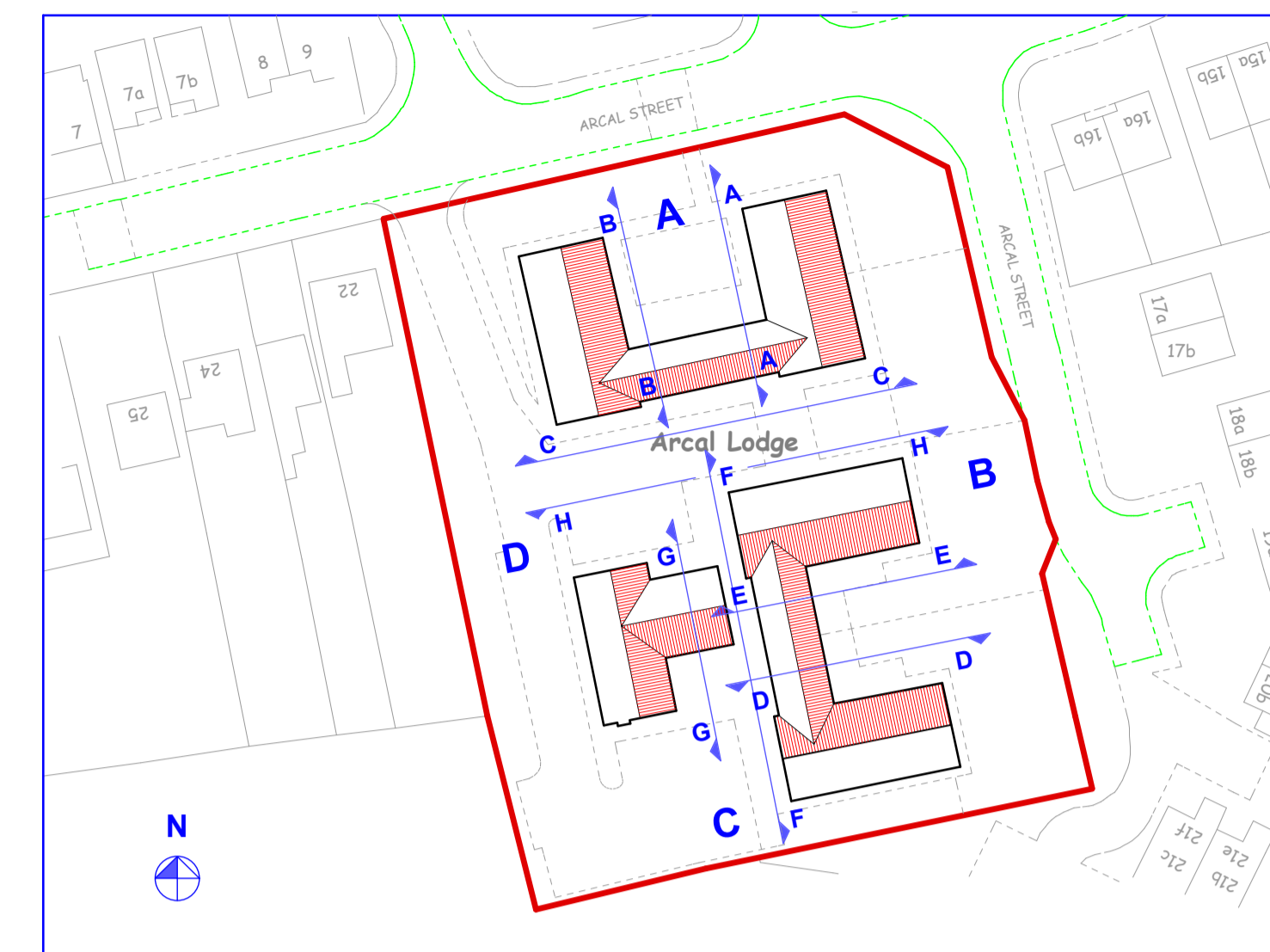
BUNGALOW BLOCK TYPE 13 (Scale: 1/50)



PLAN INDICATING BUNGALOW TYPES (N.T.S.)



PROPOSED NORTH ELEVATION - [A]



PROPOSED SITE PLAN - (SCALE 1:750)



PROPOSED EAST ELEVATION - [B]



PROPOSED SOUTH ELEVATION - [C]

EXTERNAL FINISHES:-

EXTERNAL FACING BRICKWORK AS EXISTING.

EXISTING BRICKWORK PREVIOUSLY INTERNAL TO BE EXTERNALLY FINISHED IN TRADITIONAL BRICK SLIP CLADDING SYSTEM; BRICK SLIP FINISH, TEXTURE & COLOUR TO MATCH EXISTING; BEDDED IN ADHESIVE MORTAR AND POINTED USING A COLOURED POLYMER POINTING MORTAR; COLOUR TO MATCH EXISTING.

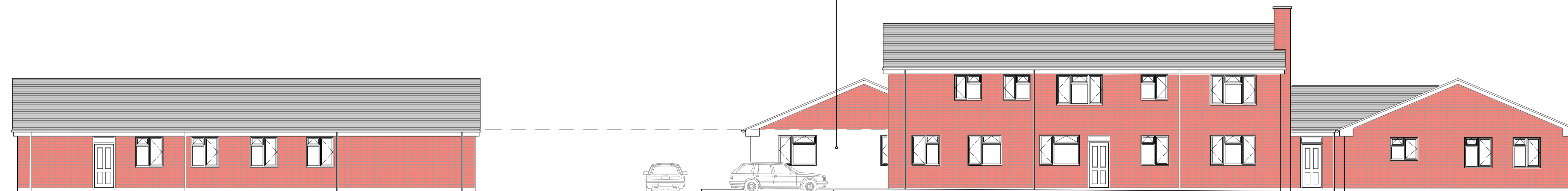
ROOF TILING - AS EXISTING

NEW PVCu FASCIAS & SOFFITS; COLOUR - WHITE
NEW PVCu H/R GUTTER & R.W.PIPES; COLOUR - BLACK.

NEW PVCu WINDOWS; TO GIVE TYPICAL 'U' VALUE OF 1.4 W/m2K; MINIMUM ENERGY RATING B.
ALL WINDOWS TO MEET LATEST SECURED BY DESIGN STANDARDS.
FRAME COLOUR - WHITE

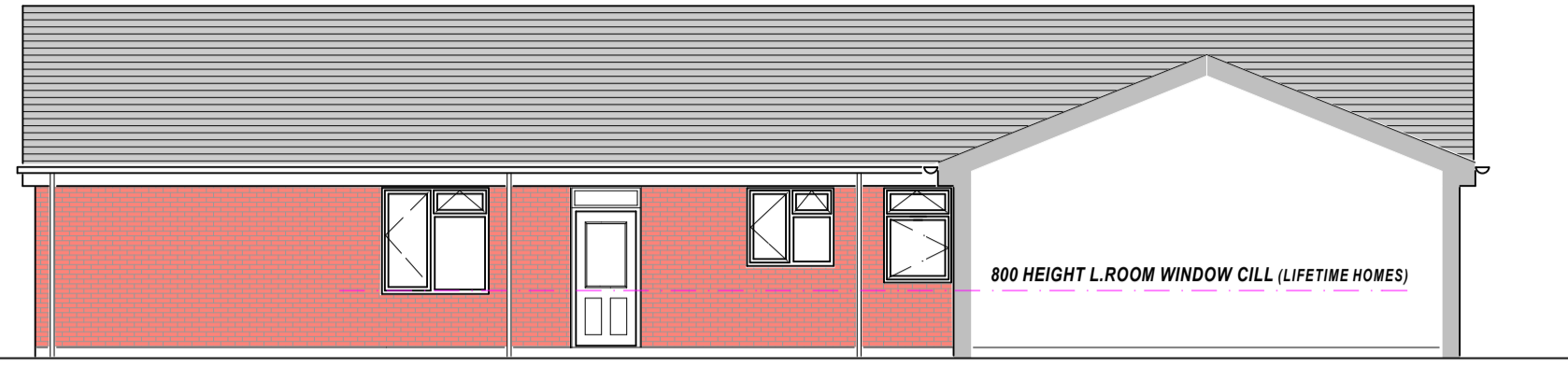
EXTERNAL DOORS; GRP FACED COMPOSITE DOORSETS TO HAVE A TYPICAL 'U' VALUE OF 1.4 W/m2K;
MINIMUM ENERGY RATING D; COMPLY WITH LATEST SECURED BY DESIGN STANDARDS.
DOORS TO HAVE MINIMUM EFFECTIVE CLEAR OPENING WIDTH OF 800MM AND MAXIMUM 15MM HIGH THRESHOLD IN ACCORDANCE WITH LIFETIME HOMES CRITERIA.
PVCu FRAMES; COLOUR - WHITE
DOOR LEAF; COLOURED AS STANDARD COLOUR RANGE.

EXTERNAL WALL AREA TO BE MADE GOOD; TO MATCH EXISTING FOLLOWING FLAT ROOF LINK BUILDING DEMOLITION; SEE NOTES

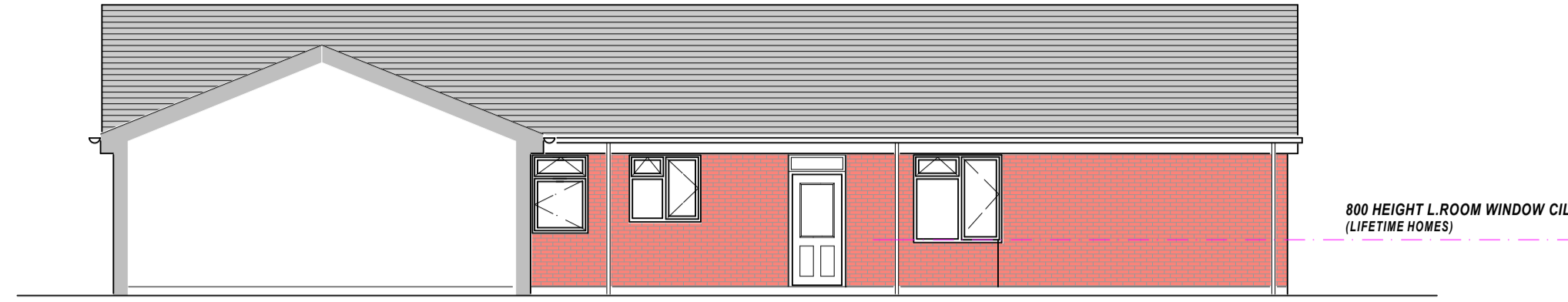


PROPOSED WEST ELEVATION - [D]

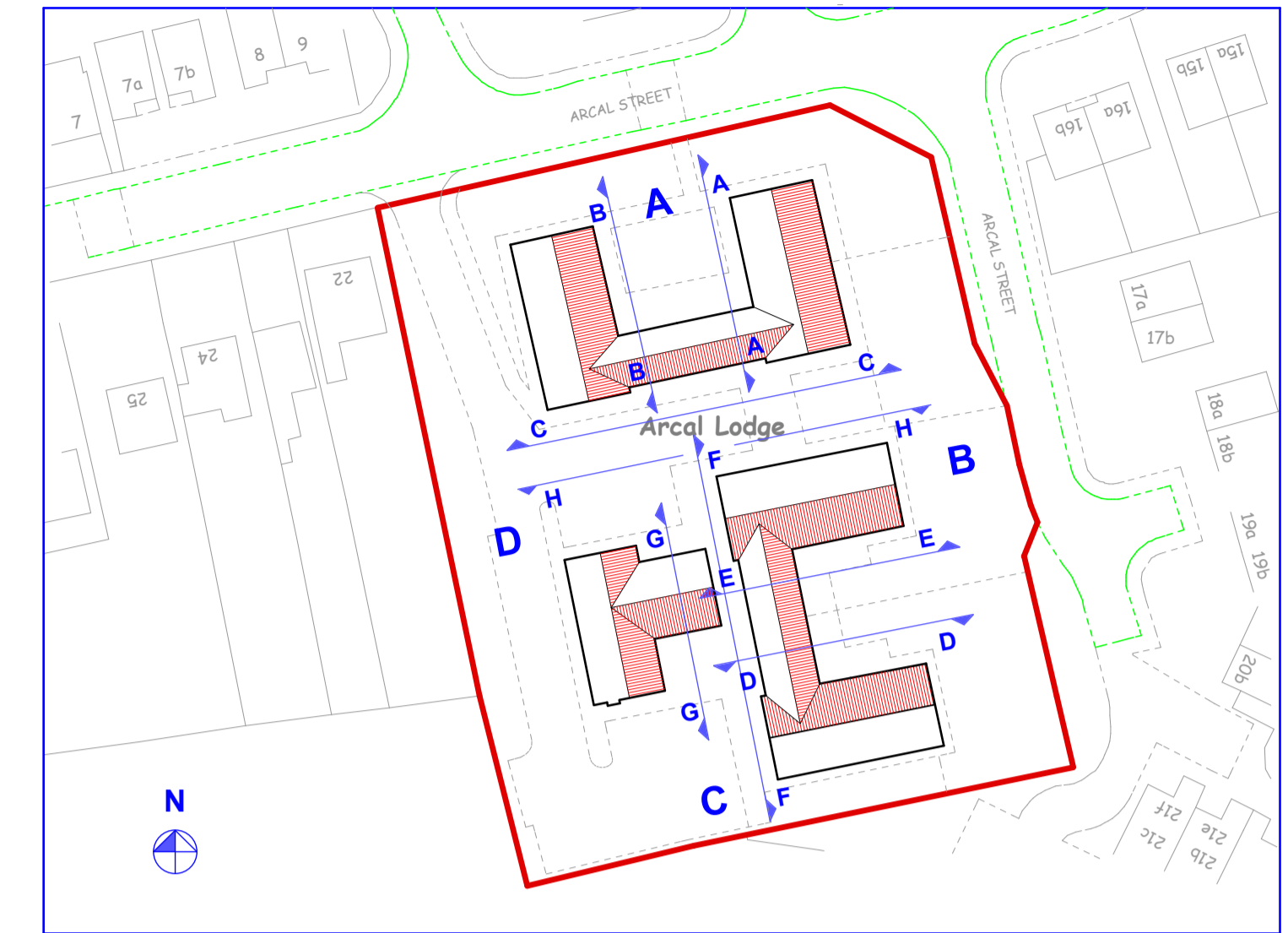
Revision.	
Rev. B	ELEVATIONS REVISED TO MATCH PLAN LAYOUTS
Rev. A	EXTERNAL FINISHES ADDED
Dudley Metropolitan Borough Council	
MINOR WORKS TEAM BUILDING SERVICES ADULT COMMUNITY & HOUSING SERVICES FORGE HOUSE, STOURBRIDGE ROAD, BRIZERLEY HILL, DY5 1LD	
Title CONVERSION OF ARCAL LODGE CARE HOME INTO 14 No INDIVIDUAL DWELLINGS, ARCAL ST, SEDGLEY, DY3 1TG.	
PROPOSED ELEVATIONS (1).	
Date: SEPT 2014	Scale: 1:100
By: A.O.	Drg.No. NB/AL/P/ 03
Plot Size: A1	B



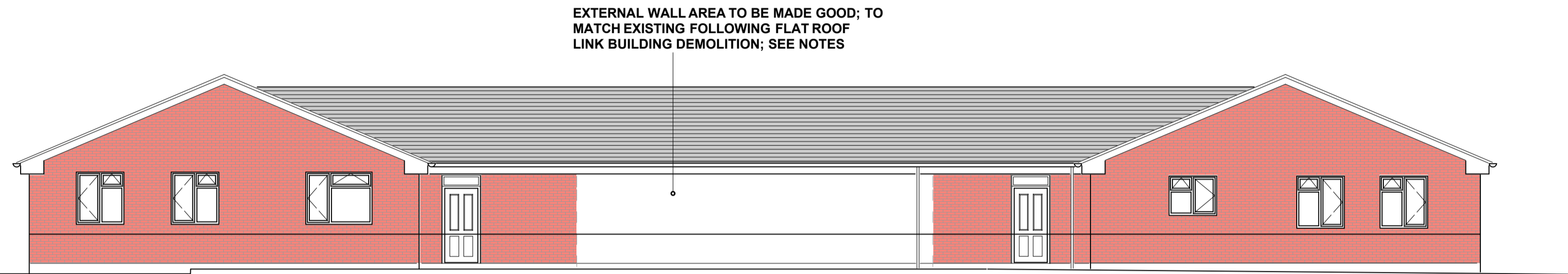
PROPOSED ELEVATION ON A-A



PROPOSED ELEVATION ON B-B



PROPOSED SITE PLAN - (SCALE 1:750)



PROPOSED ELEVATION ON C-C

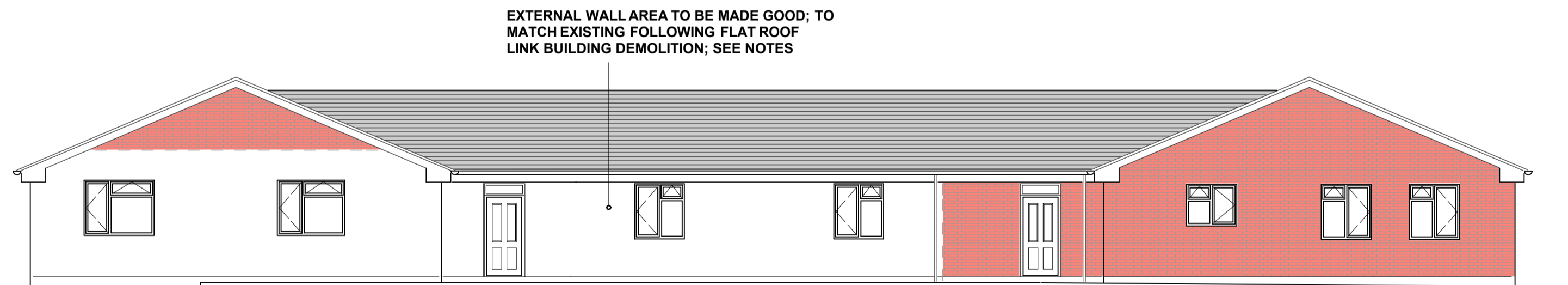
EXTERNAL WALL AREA TO BE MADE GOOD; TO MATCH EXISTING FOLLOWING FLAT ROOF LINK BUILDING DEMOLITION; SEE NOTES



PROPOSED ELEVATION ON D-D



PROPOSED ELEVATION ON E-E



PROPOSED ELEVATION ON F-F

EXTERNAL WALL AREA TO BE MADE GOOD; TO MATCH EXISTING FOLLOWING FLAT ROOF LINK BUILDING DEMOLITION; SEE NOTES

EXTERNAL FINISHES:-

EXTERNAL FACING BRICKWORK AS EXISTING.

EXISTING BRICKWORK PREVIOUSLY INTERNAL TO BE EXTERNALLY FINISHED IN TRADITIONAL BRICK SLIP CLADDING SYSTEM; BRICK SLIP FINISH, TEXTURE & COLOUR TO MATCH EXISTING; BEDDED IN ADHESIVE MORTAR AND POINTED USING A COLOURED POLYMER POINTING MORTAR; COLOUR TO MATCH EXISTING.

ROOF TILING - AS EXISTING

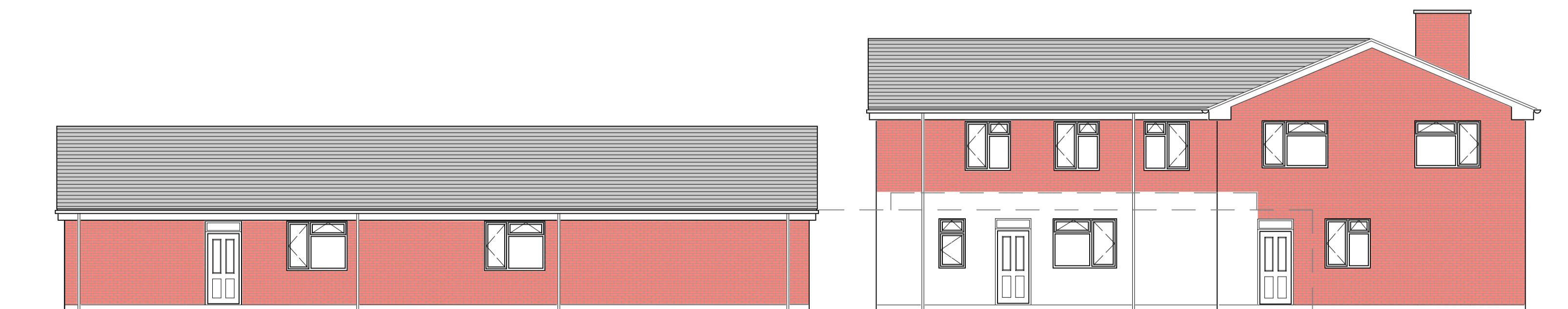
NEW PVCu FASCIAS & SOFFITS; COLOUR - WHITE
NEW PVCu H/R GUTTER & R.W.PIPES; COLOUR - BLACK.

NEW PVCu WINDOWS; TO GIVE TYPICAL 'U' VALUE OF 1.4 W/m2K; MINIMUM ENERGY RATING B. ALL WINDOWS TO MEET LATEST SECURED BY DESIGN STANDARDS. FRAME COLOUR - WHITE

EXTERNAL DOORS: GRP FACED COMPOSITE DOORSETS TO HAVE A TYPICAL 'U' VALUE OF 1.4 W/m2K; MINIMUM ENERGY RATING D; COMPLY WITH LATEST SECURED BY DESIGN STANDARDS. DOORS TO HAVE MINIMUM EFFECTIVE CLEAR OPENING WIDTH OF 800MM AND MAXIMUM 15MM HIGH THRESHOLD IN ACCORDANCE WITH LIFETIME HOMES CRITERIA. PVCu FRAMES; COLOUR - WHITE
DOOR LEAF; COLOURED AS STANDARD COLOUR RANGE.

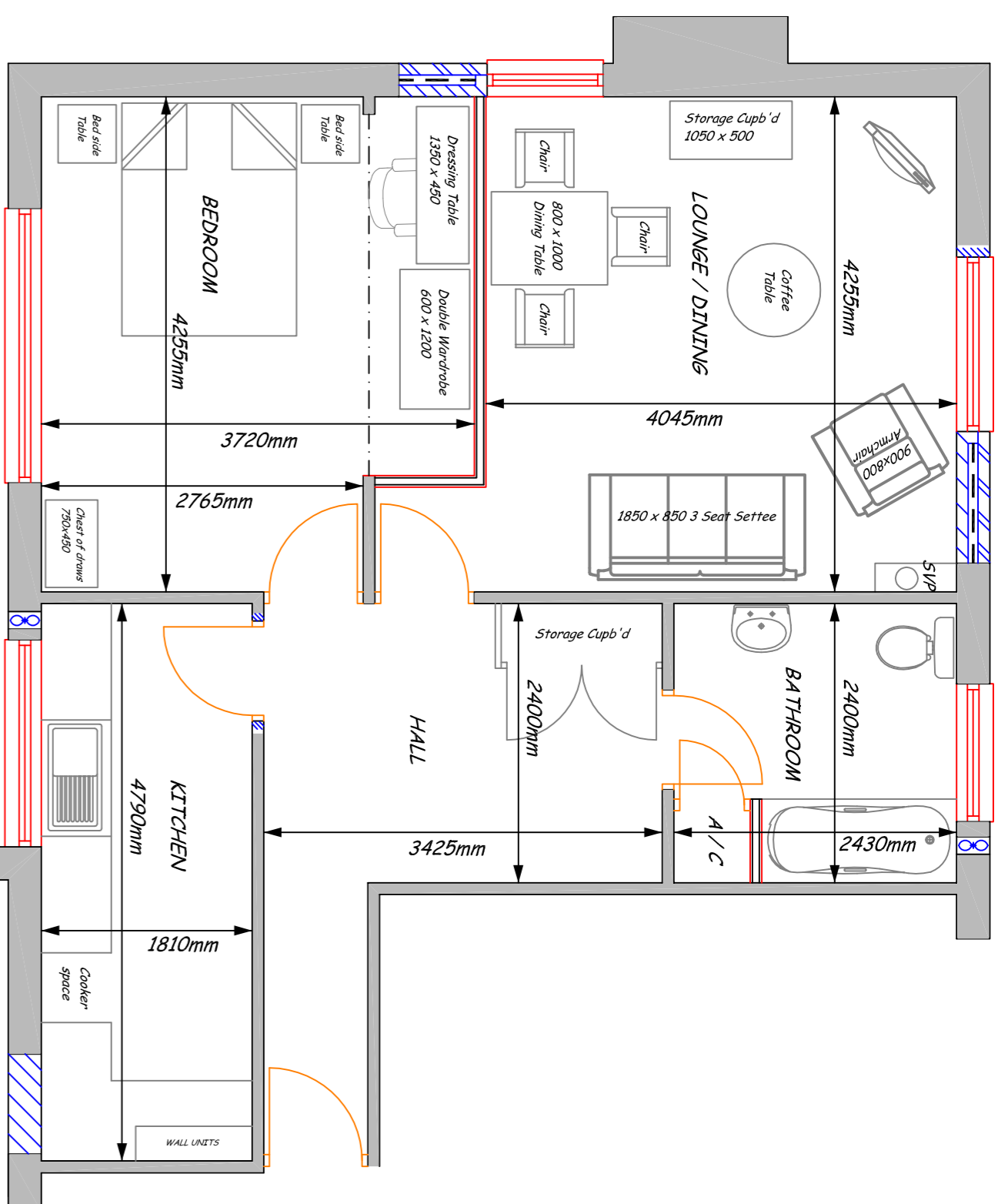


PROPOSED ELEVATION ON G-G

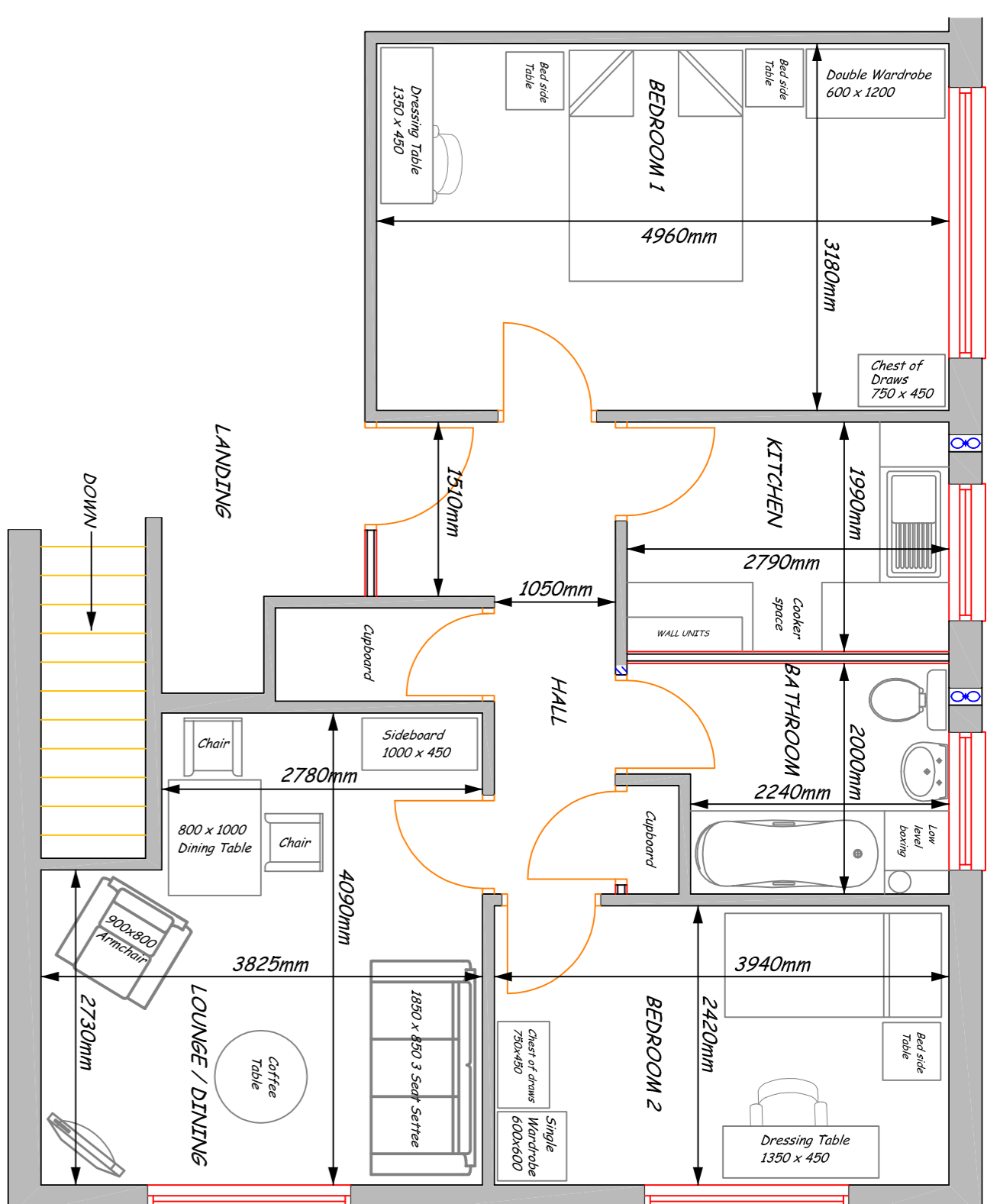


PROPOSED ELEVATION ON H-H

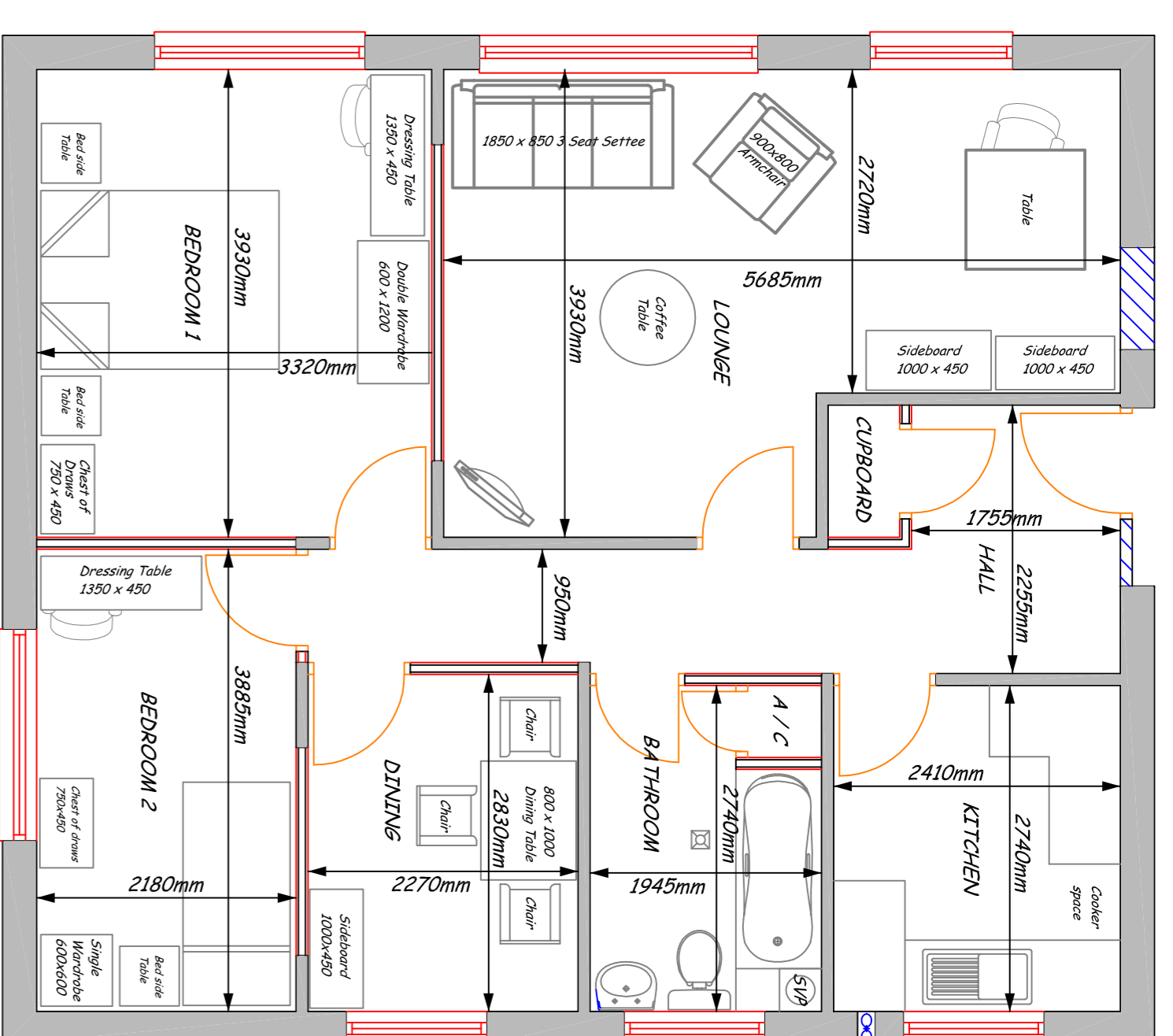
Revision.		
Rev. B	ELEVATIONS REVISED TO MATCH PLAN LAYOUTS	
Rev. A	EXTERNAL FINISHES ADDED	
Dudley Metropolitan Borough Council		
MINOR WORKS TEAM BUILDING SERVICES ADULT COMMUNITY & HOUSING SERVICES FORGE HOUSE, STOURBRIDGE ROAD, BRIZERLEY HILL, DY5 1LD		
Title CONVERSION OF ARCAL LODGE CARE HOME INTO 14 No INDIVIDUAL DWELLINGS, ARCAL ST. SEDGLEY, DY3 1TG.		
PROPOSED ELEVATIONS (2).		
Date: 5EPT 2014	Scale: 1:100	Plot Size: A1
By: A.O.	Drg.No: NB/AL/P/ 04	B



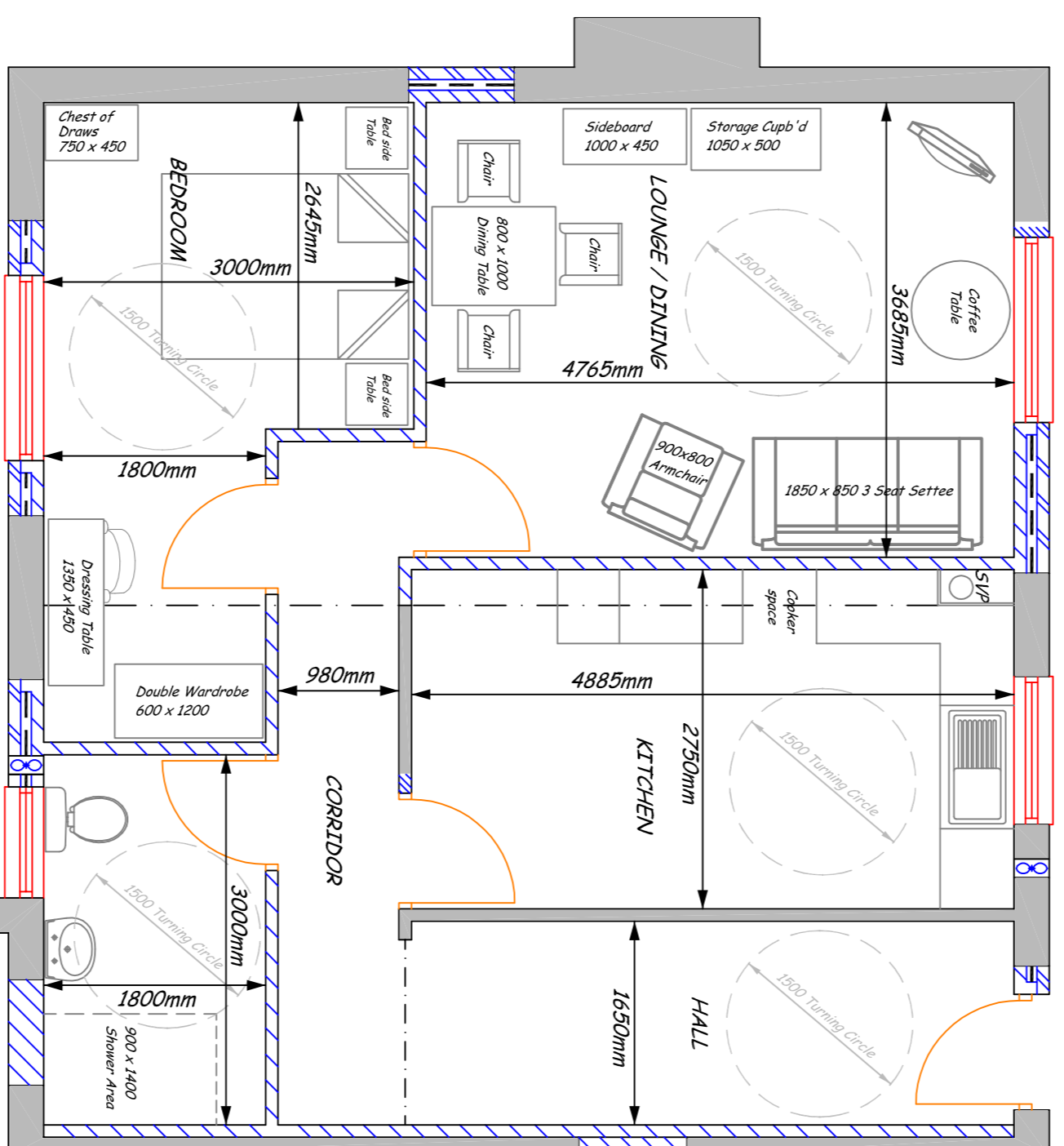
APARTMENT BLOCK TYPE 1 (Scale: 1/50)



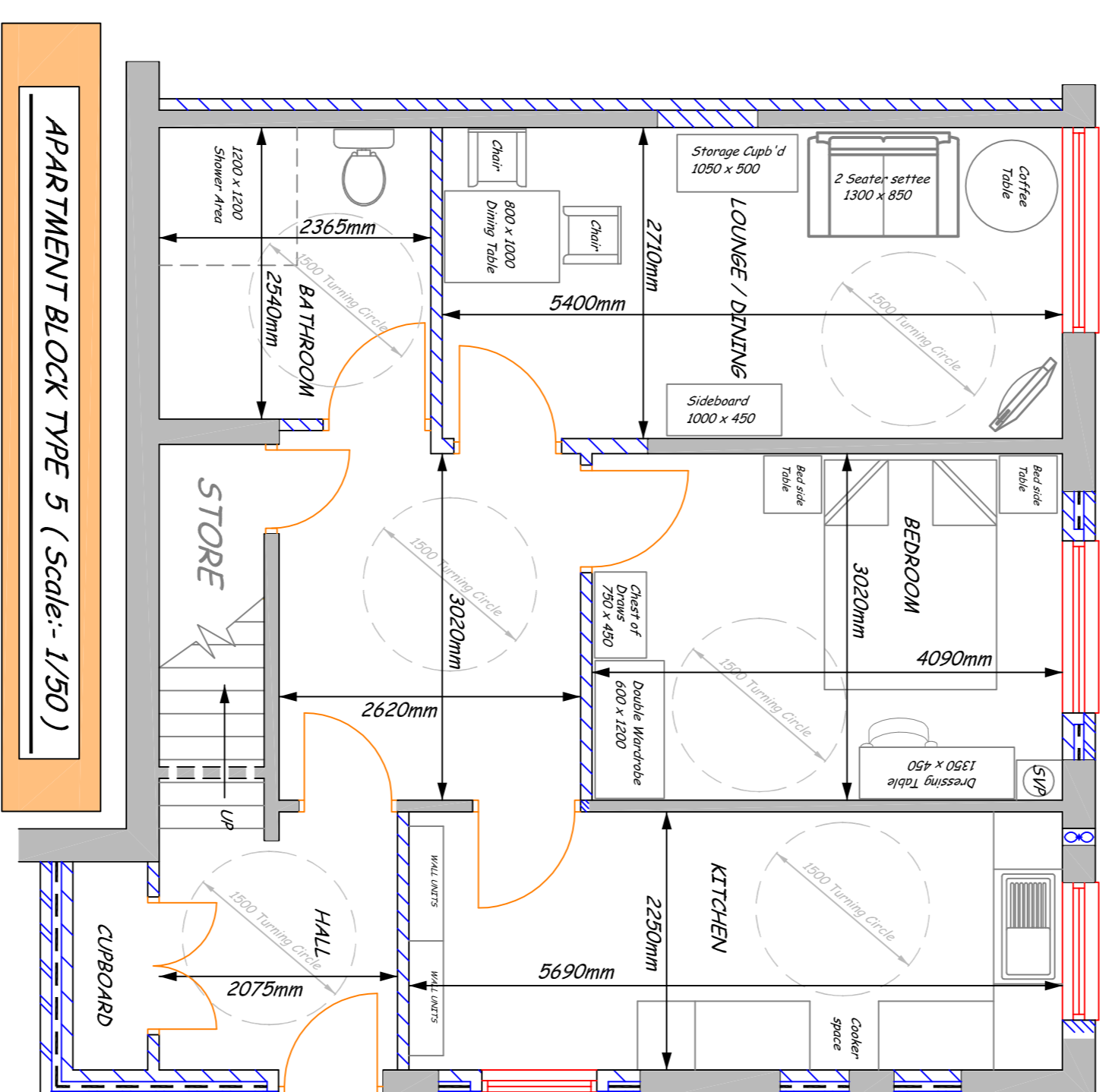
APARTMENT BLOCK TYPE 2 (Scale: 1/50)



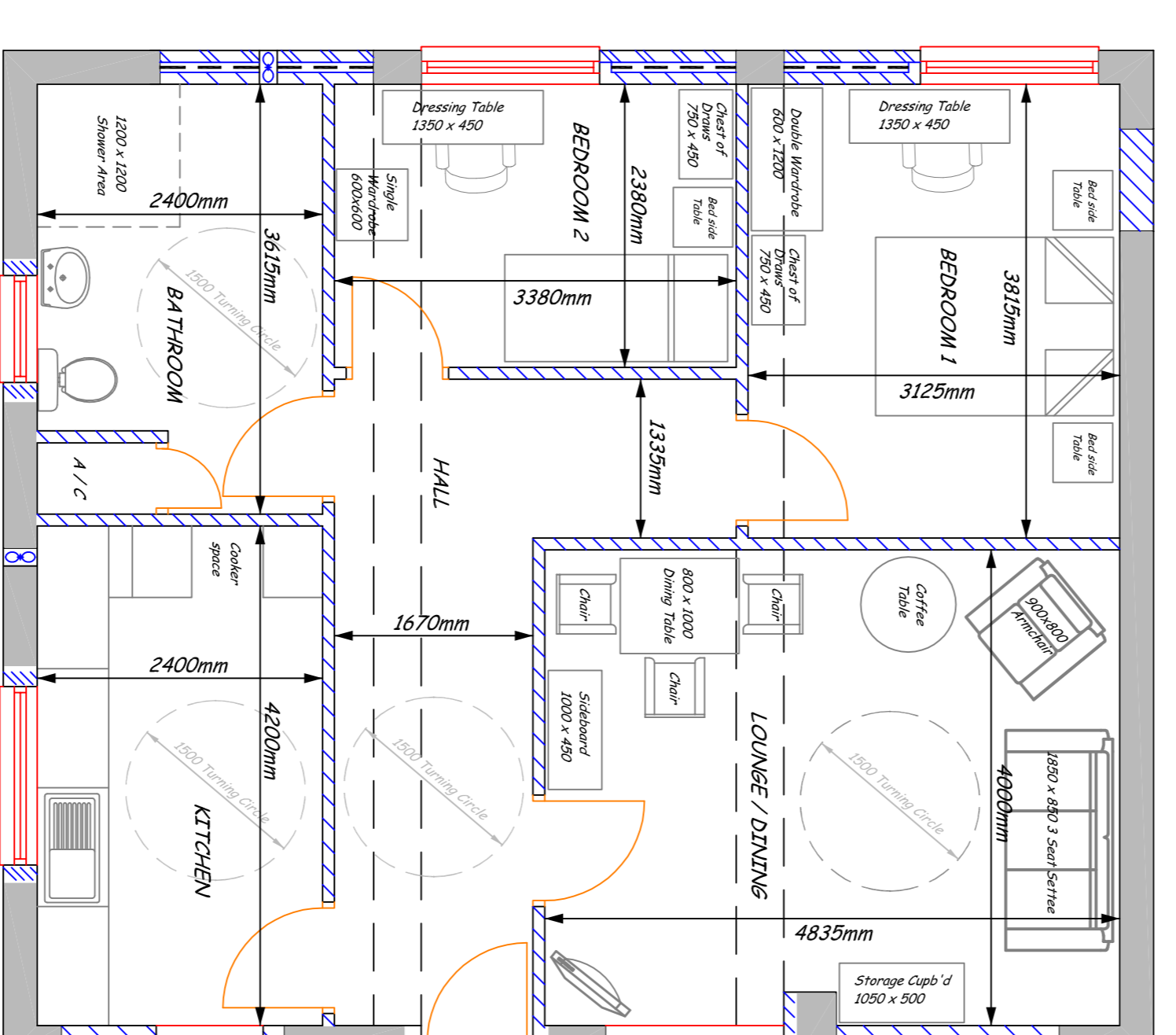
APARTMENT BLOCK TYPE 3 (Scale: 1/50)



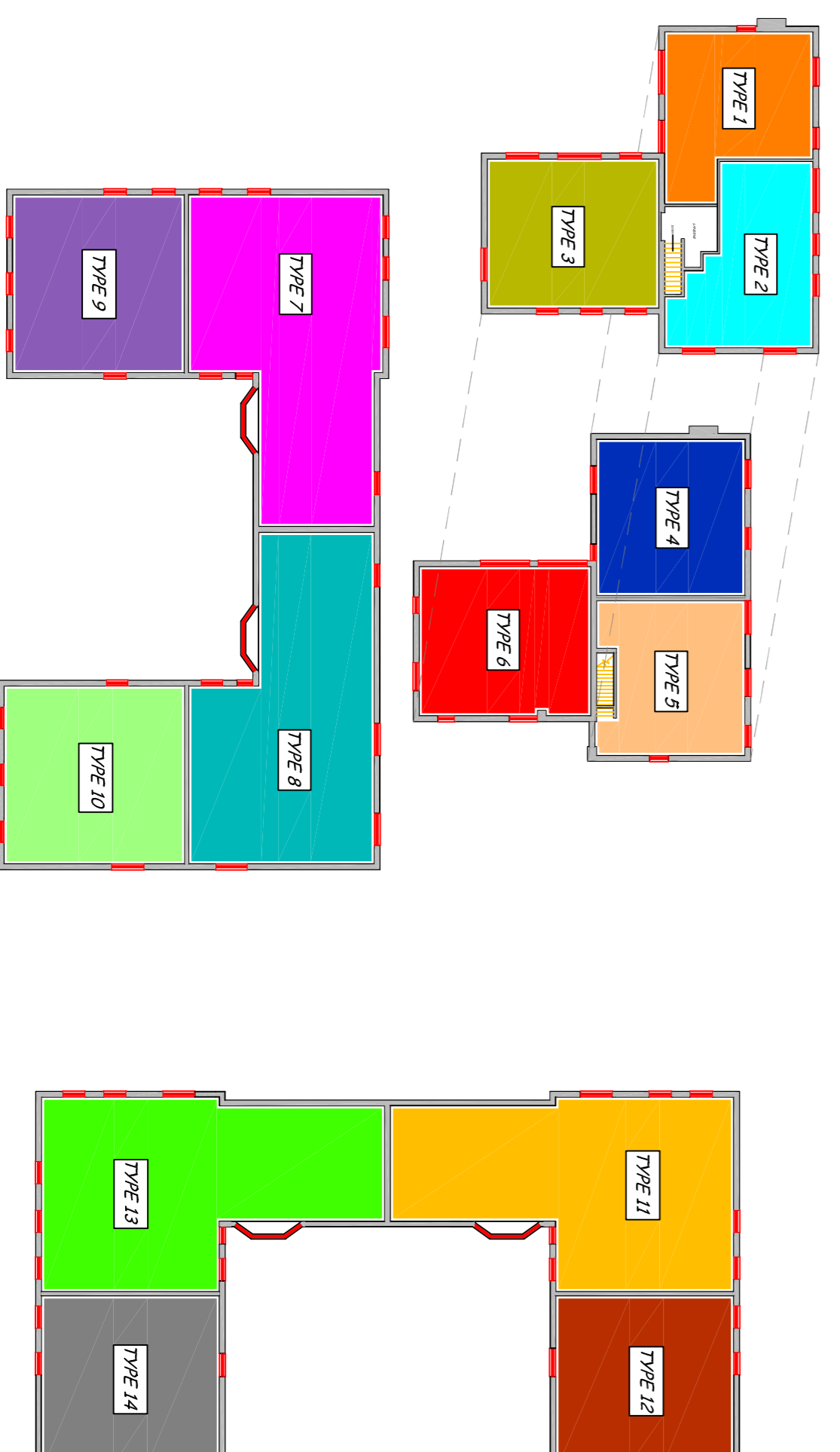
APARTMENT BLOCK TYPE 4 (Scale: 1/50)



APARTMENT BLOCK TYPE 5 (Scale: 1/50)



APARTMENT BLOCK TYPE 6 (Scale: 1/50)



PLAN INDICATING BUNGALOW TYPES (N.T.S.)



Minor Contracts Team
Building Services: Adult & Community Housing
Forge House
Shoeburidge Road
Brierley Hill

The CONVERSION OF ARCAL LODGE

CARE HOME INTO 14 NO INDIVIDUAL DWELLINGS, ARCAL ST., SEDGLEY DY3 1TG

TYPES 1, 2, 3, 4, 5 & 6

Date: NOV 14 Scale: 1/50 (A1)

By: R.H. Dwg No: NB/AL/P/07