

PLANNING APPLICATION NUMBER:P12/1396

Type of approval sought	Full Planning Permission
Ward	Wollaston & Stourbridge Town
Applicant	Mr S. Bridges
Location:	17, DORSET ROAD, WOLLASTON, STOURBRIDGE, DY8 4SY
Proposal	ERECTION OF RAISED PLATFORM TO FRONT GARDEN (RETROSPECTIVE)
Recommendation Summary:	APPROVE

SITE AND SURROUNDINGS

- 1 The application site consists of an extended 1950s semi detached dwelling that forms part of a medium density former Council estate, which is typified by large gaps between each semi detached pair.

PROPOSAL

- 2 This planning application is for the provision of a raised platform on an existing sloping drive to the front of the dwelling. The raised platform is already in situ and this application is for its retention.
- 3 The platform has a wedge like profile due to the sloping nature of the drive, and has a maximum height of around 0.6m which is on the side furthest away from the highway.
- 4 The raised platform is used to park a touring caravan (ancillary to the enjoyment of a dwelling) and this storage does not require planning permission, just the structure on which it sits.

HISTORY

APPLICATION	PROPOSAL	DECISION	DATE
SB/67/85	Garage laundry bathroom w.c. and bedroom.	Granted	30/03/67
SB/67/477	Porch.	Refused	14/12/67
82/50969	Erection of bathroom garage and storeroom.	Granted	24/06/82
P07/2276	Rear conservatory	Granted	04/12/2007

PUBLIC CONSULTATION

5 1 letter of objection received, following consultation with 20 adjoining neighbours.
Main issues raised:

- Covenant in place which prevents caravans from being parked within the curtilage
- The construction blocks light to the window
- Position of the caravan blocks visibility when exiting from drive
- Overlooking
- Materials used are out of keeping
- Creates security issues
- Construction to the boundary prevents a wall being built to the boundary

OTHER CONSULTATION

6 Group Engineer (Development) – No objection.

RELEVANT PLANNING POLICY

- National Planning Guidance (2012)

National Planning Policy Framework

- Black Country Core Strategy (2011)

ENV 2 Historic Character and Local Distinctiveness

ENV 3 Design Quality

- Unitary Development Plan (2005) (Saved Policies)

DD1 Urban Design

DD4 Development in Residential Areas

ASSESSMENT

7 The main issues are

- Principle
- Design
- Neighbour Amenity
- Occupier Amenity
- Access and Parking

Policy

8 The main policies which are relevant to this application are ENV2 of the Black Country Core Strategy and Saved Policies DD1 and DD4 of the Dudley Unitary Development Plan.

9 Policy ENV2 – Historic Character and Local Distinctiveness - states that all development should aim to protect and promote the special qualities, historic character and local distinctiveness of the Black Country. The policy makes particular reference to areas of extensive lower density suburban development of the mid 20th century including public housing and private developments of semi-detached and detached housing.

10 Saved Policies DD1 – Urban Design and DD4 – Development in Residential Areas generally require new development to be appropriate in terms of their design ensuring that proposals fit into the wider area. In addition DD4 requires new

development to have no detrimental impact on neighbour amenity and/or highway safety.

Design

- 11 The raised platform is a wedged shaped structure which is set in 1.53m from the back edge of the highway, and measures 6.99m by 3.14m and has a maximum height of 0.68m, at its southern end, which is furthest from the road.
- 12 The raised platform is surfaced in concrete and has concrete block sides, laid in stretcher bond, and sits along the existing hard standing and parking area to the dwelling.
- 13 The visual impact of the raised platform needs to be considered on its own merits as the stationing of the caravan on the platform does not require consent.
- 14 In terms of visual impact the platform is only apparent when viewed from relatively close up, with the more distant views along Dorset Road screened by planting and parked cars.
- 15 It should also be noted that there are a number of other raised platforms/terraces within Dorset Road, including one at No. 19 immediately to the west of the site which is used for parking and is faced in grey brick. Other examples are found at Nos. 5, 21, 23 43 and 45. These platforms are generally faced in brick, but there are a variety of surfacing materials including concrete. It is therefore considered that raised platforms to the front of properties are not out of character in the existing streetscene.
- 16 In terms of close up views the platform is no more evident then some of the other raised platforms within the street and as such it would be difficult to argue that the platform would be visually harmful.

- 17 In terms of the facing materials, there are many examples of drives and raised platforms being surfaced in concrete. The side elevations being finished in concrete block is more of a concern, however, the relative localised impact and the modest height of the structure mean that it would be difficult to justify refusal and removal as the appearance of the platform is not significantly different from the one to the front of the neighbouring property.

Neighbour Amenity

- 18 As stated above the impact of the actual caravan is not for consideration in that the stationing of the caravan does not require consent, and therefore only the impact of the raised platform can be considered.
- 19 The raised platform would be located adjacent to the boundary with the neighbour. However due to the generous nature of the plots it would be some 4 to 5m away from the centre point of the front habitable room window and there is no amenity impact from the actual 0.6m raised platform.

Highway Safety

- 20 The concerns of the neighbour with regard to visibility when exiting their drive is noted. However the stationing of the caravan on the platform would not be a sufficient reason to justify the refusal of the application on highway safety grounds even if were to require consent. This is because the visibility splay which can be achieved from the neighbours drive with the caravan stationed is in excess of the minimum visibility requirements which would be required for a small residential development onto a 30mph estate road. As such the Group Engineer (Development) raises no objection to the development.

Other Matters

- 21 The neighbour makes reference to there being a covenant in place at the site which prevents the stationing of caravans and boats within the curtilage of dwellings within Dorset Road.
- 22 Even if such a covenant was in place it would not be a material planning consideration, however the Head of Law and Property has checked the sale documents for the application property and advises that there is no covenant that prevents the stationing of caravan at the application premises.

CONCLUSION

- 23 The provision of the raised platform is not considered to be sufficiently harmful in terms of appearance, neighbour amenity and/or highway safety to justify refusal of planning permission. The proposal accords with the relevant Black Country Core Strategy and saved Policies of the Dudley Unitary Development Plan.

RECOMMENDATION

It is recommended that the application be APPROVED.

Reason for approval

The provision of the raised platform is not considered to sufficient harmful in terms of appearance, neighbour amenity and/or highway safety to justify refusal of planning permission. Consideration has been given to policies TRAN2 Managing Transport Impacts of New Development ENV 2 Historic Character and Local Distinctiveness and ENV 3 Design Quality of the Black Country Core Strategy and saved policies DD1 and Urban Design DD4 Development in Residential Areas of the Dudley Unitary Development Plan.

The decision to grant planning permission has been taken with regard to the policies and proposal of the Black Country Core Strategy (2011) and the saved policies and proposals

in the adopted Dudley Unitary Development Plan (2005) and to all other relevant material considerations.

The above is intended as a summary of the reasons for the grant of planning permission. For further detail on the decision please see the application report.

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.

17 DORSET ROAD WOLLASTON DY8 4SY



-3 JAN 2013