PLANNING APPLICATION NUMBER: P15/0033

Type of approval sought	Full Planning Permission
Ward	Upper Gornal & Woodsetton
Applicant	Mr Stephen Poole
Location:	**169, IVYHOUSE LANE, COSELEY, BILSTON, WV14 9LA**
Proposal	**ERECTION OF 5 NO. DWELLINGS, DETACHED GARAGE AND NEW VEHICULAR ACCESS**
Recommendation Summary:	**APPROVE SUBJECT TO CONDITIONS**

SITE AND SURROUNDINGS

1. The site comprises a grazing paddock, stable block, horse exercise areas and areas of hardstanding, situated at the rear of 169 Ivyhouse Lane. It is roughly rectangular in shape and extends over 0.14 hectares, sloping gently from north to south with a 4m fall over 60 metres. The site is surrounded on all sides by existing residential development (the rear gardens of properties to the east on Ivyhouse Lane and Fern Close and to the west on Andersleigh Drive). The site is currently accessed via a driveway to the north at the side of 169 Ivyhouse Lane and to the south via access gates off Andersleigh Drive at the head of the cul-de-sac.

PROPOSAL

2. This is an application for the erection of five houses at the site (4no. two-bed semi-detached and 1no.3 –bed detached). Access to the site will be provided at the southern end of the site from Andersleigh Drive. Nine parking spaces are to be provided for the semi-detached houses and each property would have an 11m long garden. The detached house would have two parking spaces and a 10m long garden. No changes are proposed to the existing eastern and western boundaries except for the erection of a 2m high wall and fence along part of the south eastern boundary to replace existing chain link fencing.

HISTORY

3.

APPLICATION No.	PROPOSAL	DECISION	DATE
P05/2484	Erection of 2no. semi-detached and 2no. detached dwellings	Approved Subject to Conditions	December 2005
P10/0317	Erection of 4no. dwellings	Approved Subject to Conditions	April 2010

Application P05/2484 was the resubmission of a 2004 application for the erection of 5 houses, which was refused on the grounds that the proposed erection of three-storey dwellings would be inappropriate and out-of-character with the surrounding area.

PUBLIC CONSULTATION

4. Notification letters have been sent to 29 properties and a site notice posted. 5 letters of objection have been received, raising the following concerns over the proposal:

- Loss of privacy;
- Overshadowing;
- Noise nuisance;
- Additional vehicular traffic on Andersleigh Drive and Ivyhouse Lane constitutes a highway safety hazard;
- Location of bin store adjacent to neighbouring garden;
- The design of the proposed buildings is out of keeping with the area;
- Disruption to the amenities of local residents during construction works.

OTHER CONSULTATION

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

Group Engineer (Highways): No objection.

Coal Authority: No objection subject to a condition requiring site investigation works to be carried out.

RELEVANT PLANNING POLICY

6. National Planning Policy 2012

National Planning Policy Framework (NPPF)

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

New Housing Development SPD

Parking Standards SPD

Planning Obligations SPD

ASSESSMENT

7. The key issues are:-

- Principle;
- Impact upon the character of the area;
- Impact upon local residents;
- Highway safety;
- Planning Obligations

Principle

8. The principle of the development of this site for housing purposes has previously been established by the granting of permission for applications P05/2484 and P10/0317. The proposal complies with the advice given in the NPPF that housing applications should be considered in the context of the presumption in favour of sustainable development (the site being within a highly sustainable urban location). 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.

Impact upon the character of the area

9. 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.

10. The density of the proposed development is 36 dwellings per hectare, which accords with Policy HOU2 requirements that new developments should be built at a density of a minimum of 35 dwellings per hectare. The proposed houses are of an appropriate scale and acceptable design in the context of the existing type of

dwellings in the vicinity of the site. The amount of amenity space to be provided for the houses complies with the guidelines set out in the New Housing Development SPD. It is considered that the development will provide a high quality of design and would have a positive impact on the character of the area and as such the development accords with Policy HOU2 of the Core Strategy and Saved Policies DD1 and DD4 of the UDP.

Impact upon local residents

11. The siting of the houses at the northern end of the site is broadly similar to that of those proposed by the previous application. There is not a direct back to back relationship between the proposed and non host, existing dwellings on Ivyhouse lane such that the 19m (rather than 22m face to face) separation distance is considered to be appropriate. There has been no change in the Council's method of assessing the impact of development upon adjoining and nearby residents in terms of light, outlook and overshadowing (Policy DD4 being applicable now and at the time of the assessment of those applications); therefore, it is considered that there would be no adverse effect upon neighbours of the development.

12. The applicant has amended the site layout to show the bin store as a refuse collection point and has advised that bins will normally be contained in rear garden areas - on bin collections days the residents will position their bins at the refuse collection point so that they can be emptied by the refuse collectors in the normal way.

13. The issue of disruption during construction works is not a material consideration in the assessment of a planning application. The applicant has advised that the development will take approximately nine months to build. The site area is sufficient to allow a building compound / parking /unloading areas to be contained within it, as is normally the case with developments of such scale.

14. In view of the above it is considered that the proposal complies with Saved Policy DD4 which requires that development should not have any adverse impact on residential amenity.

Highway Safety

15. Parking provision is in accordance with the standards set out in the Parking Standards SPD for 2 and 3 bedroom houses and as such the development will not lead to any on-street parking. The Group Engineers has not raised any concerns in relation to access arrangements, therefore the development will not have any adverse effect on highway safety and in this respect the proposal complies with Saved Policy DD4 of the UDP.

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 nature conservation. A condition can be imposed requiring the details of electric vehicle charging points within the development, which will help to improve air quality. Similarly details of the proposed boundary treatment at the southern end of the site, as well as the use of high quality surfacing materials within the proposed parking areas, will create attractive features within the street scene that will contribute to the improvement of the public realm. The provision of bird boxes and wildlife landscaping, to be sought by condition, will help to achieve nature conservation improvements.

New Homes Bonus

17. 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.

18. 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. The Bonus 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. In addition, to ensure that affordable homes are sufficiently prioritised within supply, there will be a simple and transparent enhancement of a flat rate £350 per annum for each additional affordable home.

19. This proposal would provide 5 houses, generating a grant of 5 times the national average council tax for the relevant bands per annum for 6 years. 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.

CONCLUSION

20. The proposal would have a positive impact on the character of the area and would have no harmful effect on residential amenity or highway safety. As such the proposal complies with Policy HOU2 of the Core Strategy and Saved Policies DD1 and DD4 of the UDP.

RECOMMENDATION

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

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. 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.

3. No development shall commence until details for the provision of external electric vehicle charging points have been submitted to and approved in writing by the Local Planning Authority. The charging points 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.
4. Prior to the commencement of development, details of the proposed levels of the site (including finished floor levels), which should be related to those of adjoining land and highways, shall be submitted to and approved in writing by the Local Planning Authority. The development shall proceed in accordance with the approved levels.
5. Prior to the commencement of development, details of the types, colours and textures of the materials to be used in the hard surfacing of the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in complete accordance with the approved details and retained for the lifetime of the development unless otherwise agreed in writing with the Local Planning Authority.
6. Prior to the commencement of development, details of the types, colours and textures of the materials to be used on the external surfaces of the buildings hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in complete accordance with the approved details.
7. Prior to the commencement of development, details of the boundary treatment at the southern end of the site 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.
8. 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 referred to in Schedule 2 Part 1 Class A of that order shall be carried out.
9. The development hereby permitted shall be carried out in accordance with the following approved plans: 1188:01b, 1188:03 and 1188:02a.
10. No development shall commence (excluding demolition, site clearance and initial ground works) until details of the access into the site, together with parking and turning area within the site (including details of levels, gradients, cross sections, lighting and drainage) have been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the access into the site, together with parking and turning area within the site have laid out in accordance with the approved details. These areas shall thereafter be retained and maintained and not be used for any other purpose during the life of the development.
11. Prior to commencement of development site investigation works shall be carried out to establish whether there are mine entries present on the site and remedial works shall be undertaken to treat any shallow mine workings.

SITE LOCATION PLAN 1:1250 @A4

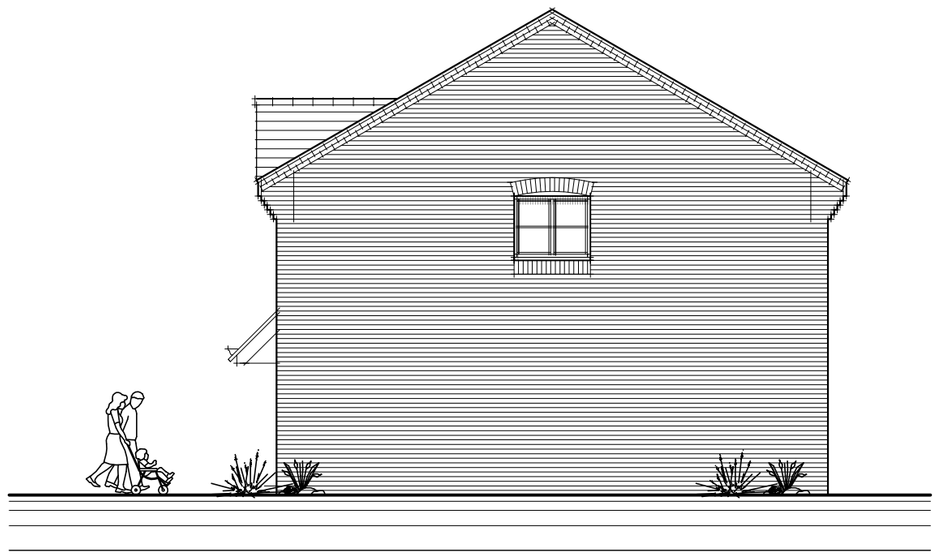
169 IVYHOUSE LANE, COSELEY, DUDLEY, WV14 9LA

The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts.

This drawing must be read with and checked against any structural or other specialist drawings provided.

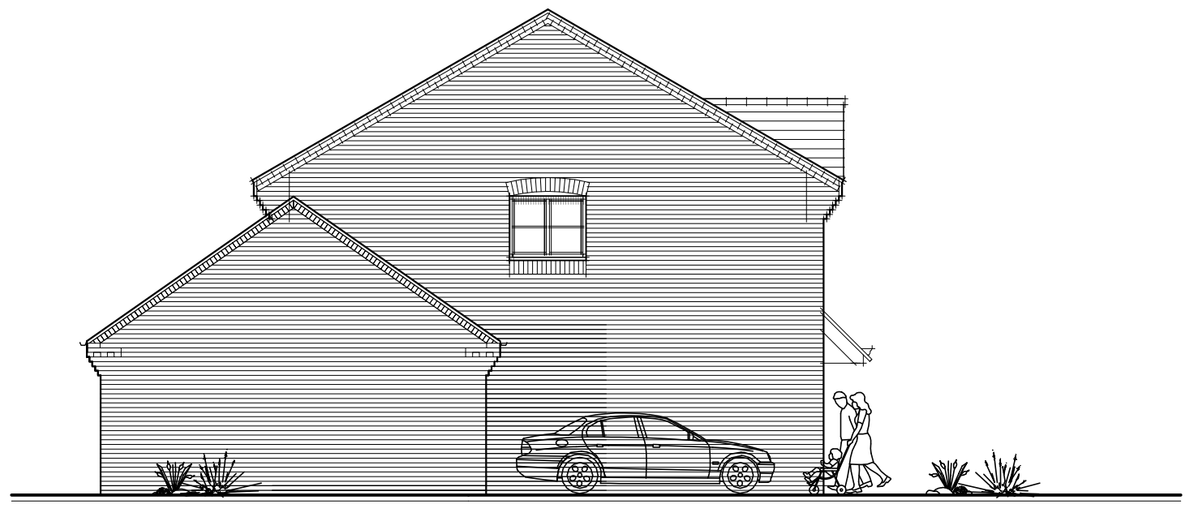
The Contractor is to comply in all respects with the current building regulations whether or not specifically stated on these drawings.

FRONT ELEVATION
PLOT No. 1

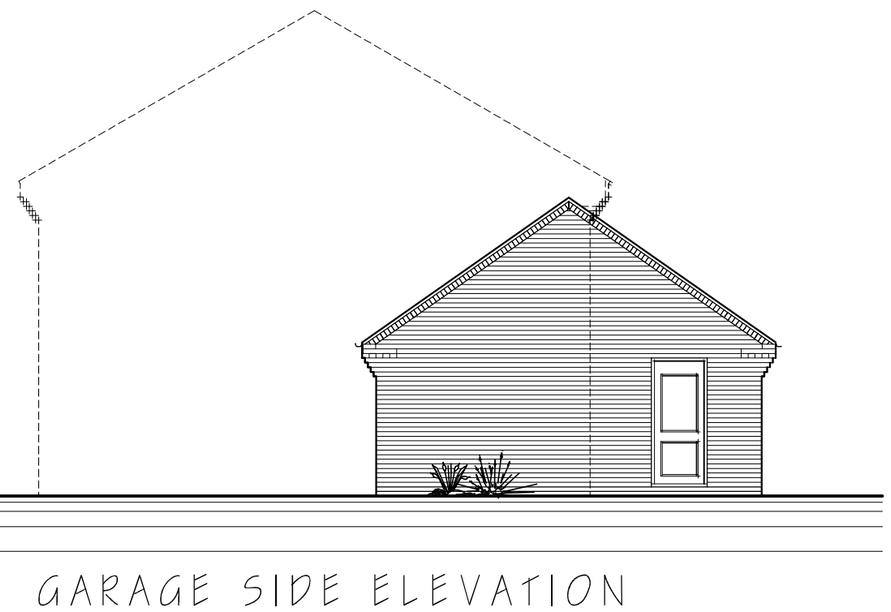


SIDE ELEVATION

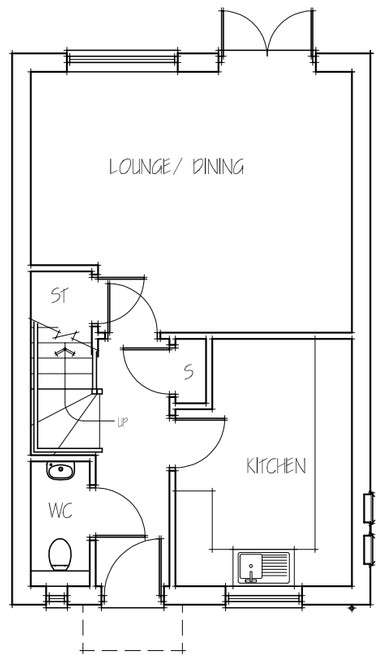
REAR ELEVATION



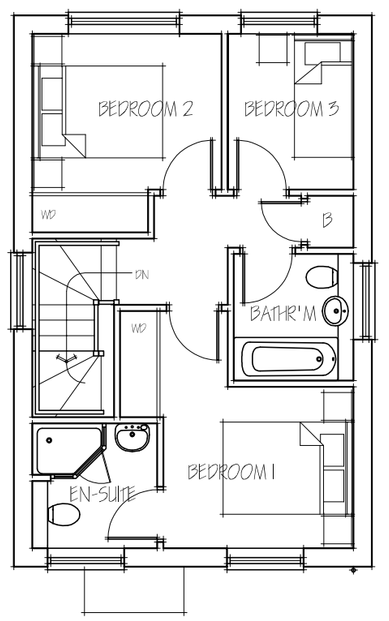
SIDE ELEVATION



GARAGE SIDE ELEVATION



GROUND FLOOR
PLOT No. 1



FIRST FLOOR

designtobuild
159 Ivyhouse Lane Coseley
Dudley West Midlands WV14 9LA
Telephone : (01902) 887337
Fax : (01902) 887255
Email : designtobuild@btconnect.com

Job:

Proposed Development at 169 Ivyhouse Lane, Coseley, Bilston, WV14 9LA

Title:

Proposed House Type Plans and Elevations Plot No. 1

Client:

Mr S Poole

The Architect reserves all copyright of this drawing and design and it must not be copied or reproduced without his consent in writing.

Scale: 1:100 @ A2 Date: Dec 2014

Drawing No. 1188:02A

Drawn By: R.T.

Architects Building Management and Development Consultants

The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts.

This drawing must be read with and checked against any structural or other specialist drawings provided.

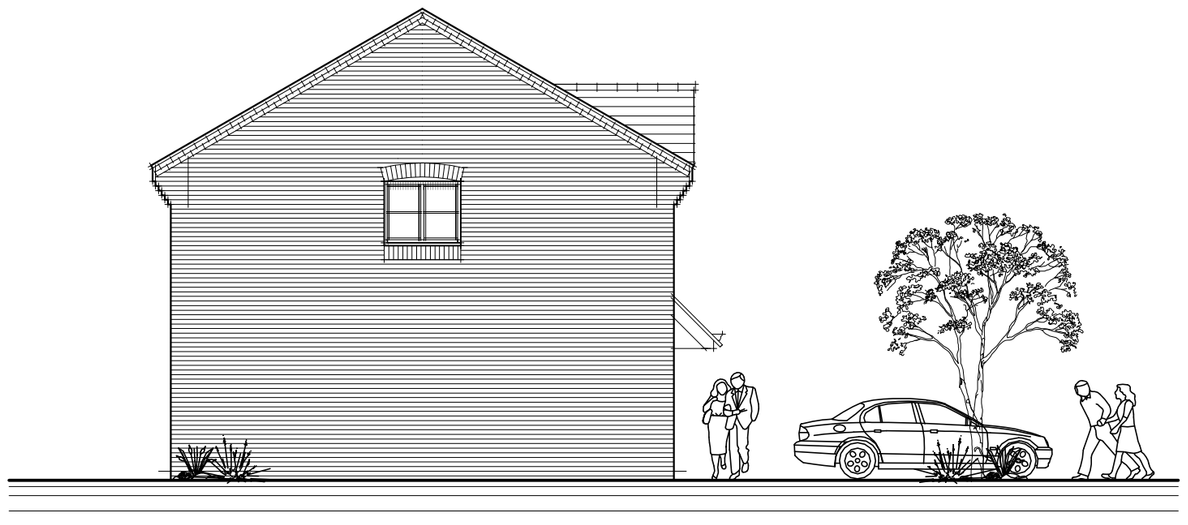
The Contractor is to comply in all respects with the current building regulations whether or not specifically stated on these drawings.

FRONT ELEVATION

PLOT No's 2/3 & 4/5 (HANDED)

SIDE ELEVATION

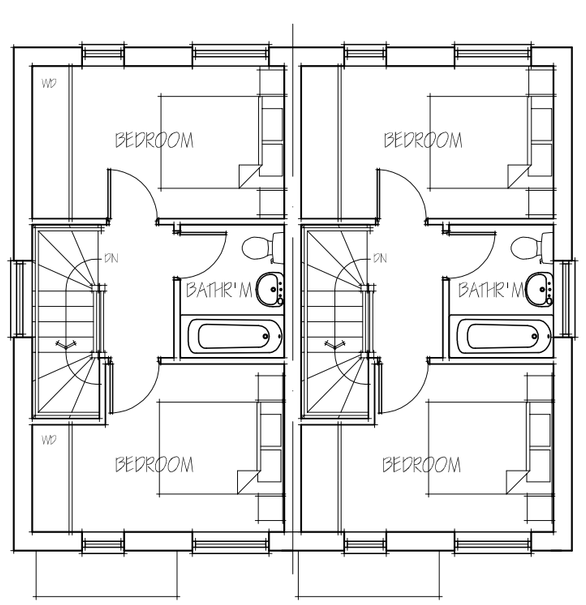
REAR ELEVATION



SIDE ELEVATION

GROUND FLOOR PLAN

PLOT No's 2/3 & 4/5 (HANDED)



FIRST FLOOR PLAN

designtobuild

159 Ivyhouse Lane Coseley
Dudley West Midlands WV14 9LA
Telephone : (01902) 887337
Fax : (01902) 887255
Email : designtobuild@btconnect.com

Job:

Proposed Development at 169 Ivyhouse Lane, Coseley, Bilston, WV14 9LA

Title:

Proposed House Type Plans and Elevations Plot No.s 2,3 & 4,5

Client:

Mr S Poole

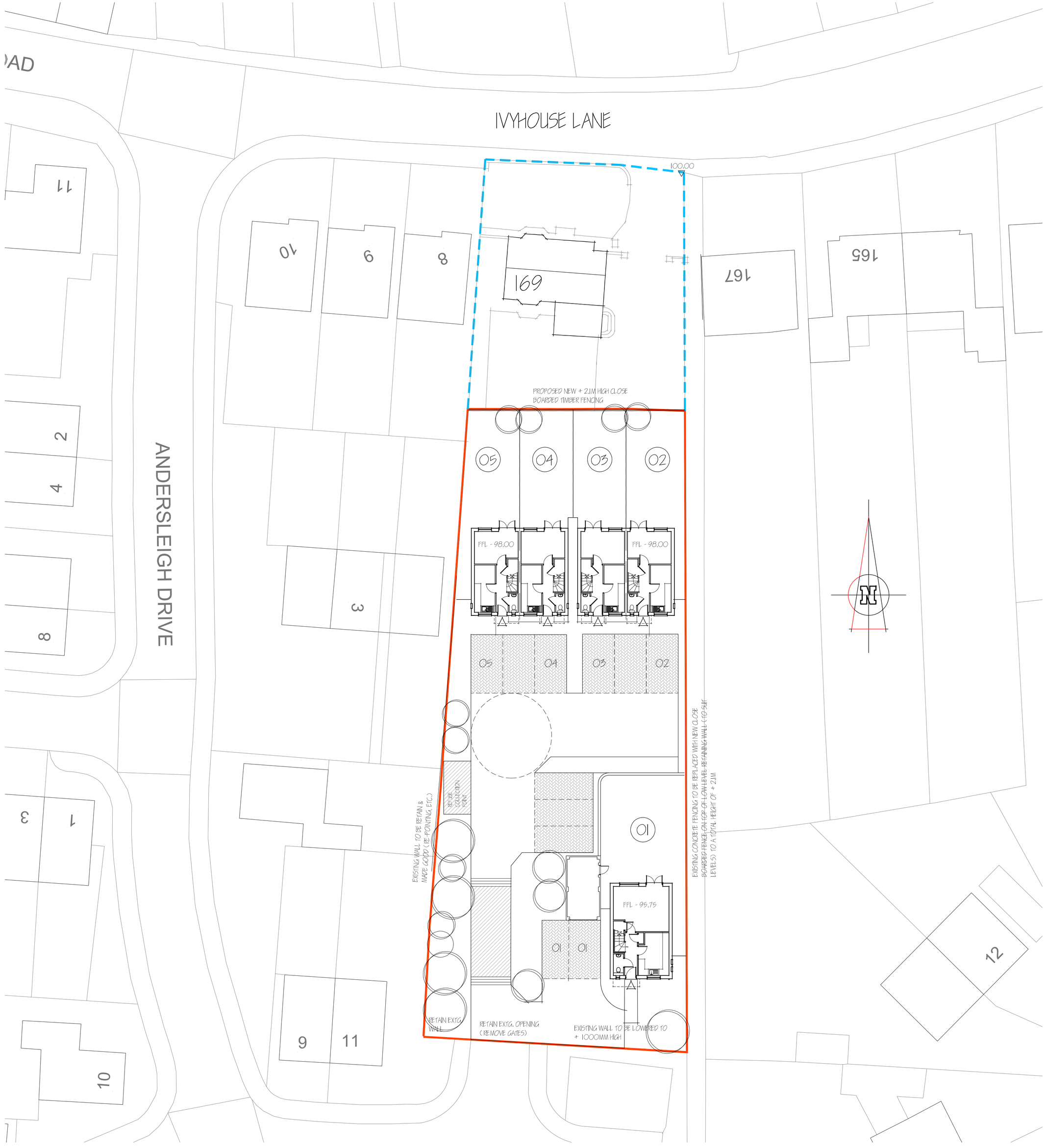
The Architect reserves all copyright of this drawing and design and it must not be copied or reproduced without his consent in writing.

Scale: 1:100 @ A2 Date: Dec 2014

Drawing No. 1188:03

Drawn By: R.T.

Architects Building Management and Development Consultants



PROPOSED SITE PLAN
(1:200@A1)

The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts.

This drawing must be read with and checked against any structural or other specialist drawings provided.

The Contractor is to comply in all respects with the current building regulations whether or not specifically stated on these drawings.

Notes

NOTE: Ordanance Survey Datum unknown, All Levels are relative to Benchmark Level Set at 100.00.

REV 'B'	BIN STORE REPLACED WITH REFUSE COLLECTION POINT	15.04.2015.
REV 'A'	BOUNDARY TREATMENTS ADDED	10.03.2015.

designtobuild
159 Ivyhouse Lane Coseley
Dudley West Midlands WV14 9LA
Telephone : (01902) 887337
Fax : (01902) 887255
Email : designtobuild@btconnect.com

Job:

Proposed Development at 169 Ivyhouse Lane, Coseley, Bilston, WV14 9LA

Title:

Proposed Site Plan

Client:

Mr S Poole

The Architect reserves all copyright of this drawing and design and it must not be copied or reproduced without his consent in writing.

Scale: 1:200/100 @A1 Date: DEC 2014

Drawn By: RT

Drawing No.

1188:01b

Architects Building Management and Development Consultants