

PLANNING APPLICATION NUMBER:P08/0131

Type of approval sought	Full Planning Permission
Ward	BELLE VALE
Applicant	Mr S. Broadway
Location:	34, HADEN HILL ROAD, HALESOWEN, HALESOWEN, B63 3NQ
Proposal	DEMOLITION OF EXISTING DWELLING AND ERECTION OF 2 NO. 3 BEDROOM SEMI-DETACHED DWELLINGS
Recommendation Summary:	APPROVE SUBJECT TO A 106 AGREEMENT

SITE AND SURROUNDINGS

- 1 The application site comprises a relatively prominent 2 storey dwelling with a large bay window at ground floor and subsidiary dormer puncturing the eaves line. It is in some disrepair with loose slates and a bowing wall.
- 2 Its prominence is as a result of its height onto Haden Hill Road, as well as that the house is set forward of the adjoining properties. This is by 7.5 metres in the case of no. 36, and 10 metres in the case of no. 32. Those adjoining properties appear to be historic infill development as the building line of no. 34 is commensurate with that for a line of terraced dwellings further north along Haden Hill Road.
- 3 The rear wing of the property has a smaller 2 storey element, leading onto a single storey element. There is a dwarf wall at the back of pavement line, which returns along the shared boundary with the adjoining properties. There is parking between the side of the application property and the shared boundary with no. 32.
- 4 Number 36 Haden Hill Road is a dentists' surgery. The remainder of the area is residential in character: there are large detached dwellings further south along Haden Hill Road, with dwarf walls enclosing drives and gardens. Number 32 is a

detached house with pyramid hipped roof, approximately 0.5 metres higher than the application site.

- 5 To the rear of the site, there is a garden area with a large mature tree in the south eastern corner leading to a steeply rising wooded embankment (a disused railway line).

PROPOSAL

- 6 This is a full application for demolition of the existing dwelling and its replacement with 2 no. 3 bedroom semi detached dwellings. The proposed dwellings are shown with a large pitched roof with skylights on the front and rear slope and canopies over the entrance doors. The dwellings are shown set back from the highway by 12.7 metres with tandem parking spaces in front.
- 7 Along with a Design and Access Statement, the applicants have submitted a bat survey and a structural survey. The structural survey concludes that “due to the extensive nature of the structural defects and essential repairs required”, the building does not economically lend itself to refurbishment, demolition is therefore recommended.
- 8 Amended plans have been received. These show the dwellings moved further back into the site. Neighbours have been re-consulted on those plans, with the deadline for comments on 13/03/2008.

HISTORY

- 9 A summary of the planning history is set out below.

APPLICATION No.	PROPOSAL	DECISION	DATE
P05/2482	Redevelopment for 5 flats	Refused	11.01.06
P06/1840	Redevelopment for 3 flats	Withdrawn	12/12/06
P07/0135	Refurbishment of existing building and extension to create 4 flats	Approved	16/03/07
P07/1275	Alteration and conversion to 4 apartments (amendment to P07/0135)	Withdrawn	26/02/08

- 10 P05/2482 was for the demolition of the existing dwelling and its replacement with a 3 storey block of flats, set back into the site by approximately 23 metres with parking in front. That application was refused on grounds relating to design / character of the streetscene, over dominance and overshadowing of neighbouring properties, inadequate amenity for future occupiers and insufficient vehicular manoeuvring space on the site.
- 11 P07/0135 was for the retention of the main part of the dwelling, its reduction in width to allow for enhanced vehicular access at the side, and the erection of a contemporary designed rear extension (to provide 4 flats). It has not been implemented, given structural concerns with reducing the width of the main building.

PUBLIC CONSULTATION

- 12 No representations have been received.

OTHER CONSULTATION

- 13 Head of Environmental Protection – no adverse comments (comments on a previous scheme recommend a condition to address potential soil gases).
- 14 Group Engineer (Development) – raises concerns with regard to a lack of manoeuvring within the curtilage of the site to enable vehicles to access and egress the highway whilst in a forward gear, and the parking layout does not allow for pedestrian circulation.

15 Environment Agency – proposal has a low environmental risk.

RELEVANT PLANNING POLICY

16 Unitary Development Plan (UDP) (adopted 2005)

- DD1 – Urban Design
- DD4 - development in residential areas;
- DD6 – access and transport infrastructure;
- DD7 – planning obligations;
- H3 – housing assessment criteria.
- NC6 – wildlife species

17 Supplementary Planning Documents (SPD)

- Parking and travel plans
- Planning Obligations;
- New Housing Development.
- Also relevant is Planning Guidance Note 3 (new housing development).

ASSESSMENT

18 The key issues are –

- Design of development;
- Impact on amenity;
- Nature conservation;
- Access and parking;
- Planning obligations.

19 Design

The proposed semis are shown set back in the site with a forward building line similar to that of the adjoining dwellings. This set back also helps in removing the expansive and visually prominent blank gable on the northern side of the existing dwelling from the streetscene. In addition, the proposed dwellings also present a similar ridge line to those dwellings. The design of the proposed dwellings is therefore satisfactory.

20 Impact on amenity

The proposed semis are shown with a rear building line similar to that of the adjoining existing dwellings. That rear building line is set further back than that at no. 32 Haden Hill Road. However that property has a garage alongside the shared boundary, and, although the occupiers of no. 52 have had permission to erect a 2 storey side and rear extension in place of that garage (P07/2211), the windows to the kitchen diner and bedroom at the rear of this approved extension, will not be unduly impacted upon by the proposed semis. The amenity of existing occupiers will not be unduly prejudiced.

21 Nature Conservation

The bat survey states that the proposal is unlikely to cause a net loss of habitat or disturbance to bat species in the local or wider area. This is generally concurred with, subject to recommended conditions (adopting a precautionary approach to demolition and construction and mitigation measures to be implemented).

22 Access and parking

The applicants have amended the layout plans, in part, in response to the views of the Group Engineer. The relevant amendments show the plots to be set back into the site to allow for more manoeuvring and wider spaces in front, including more space for pedestrian circulation. There is now sufficient manoeuvring space so that once the rearmost of the tandem spaces (nearest to the highway) are vacant, cars within the two spaces near to the front of the building can reverse into that vacant space and egress the application site in a forward gear.

23 An existing access is proposed to be used, from which vehicles parked in association with the existing house are likely to have used to reverse out onto the highway. Vehicles parked in front of numerous houses further north along Haden Hill Road also have to reverse out onto the highway in similar circumstances to the proposed dwellings.

24 Given the above considerations, and the amendments to the layout, it is considered that the proposal will not significantly impact on highway safety, particularly over and above the existing situation.

25 Planning Obligations

The proposal represents a net increase of 1 dwelling on the site. This triggers a requirement for an arrangement to be entered into for the provision of planning infrastructure in accordance with the Council's adopted Planning Obligations SPD. This is now achieved through a recommended condition. The applicants have agreed to this, including the modus operandi. A relevant condition is therefore recommended.

CONCLUSION

26 The proposal, as amended, is considered of a satisfactory design to enable the dwellings to assimilate relatively successfully into the existing streetscene. There is also considered to be no significant highway safety concerns arising over and above the existing situation, and no significant impact on the amenity of the adjoining occupiers. The proposal is therefore considered in compliance with the development plan, particularly Policy DD4 of the adopted Unitary Development Plan.

RECOMMENDATION

- 27 The application be approved subject to
- a) the development not be beginning until a scheme for the submission and approval of a planning obligation to guarantee off site open space enhancement and traffic infrastructure improvement monies 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 the necessary amendments to these as necessary.

Note for applicants

A. This permission relates to the amended plans deposited on 29th February, 2008 (SID/001 Revision A, SID/002 Revision A).

Reason for approval

The proposal, as amended, is considered of a satisfactory design to enable the dwellings to assimilate relatively successfully into the existing streetscene. There is also considered to be no significant highway safety concerns arising over and above the existing situation, and no significant impact on the amenity of the adjoining occupiers. The proposal is therefore considered in compliance with the development plan, particularly Policy DD4 of the adopted Unitary Development Plan.

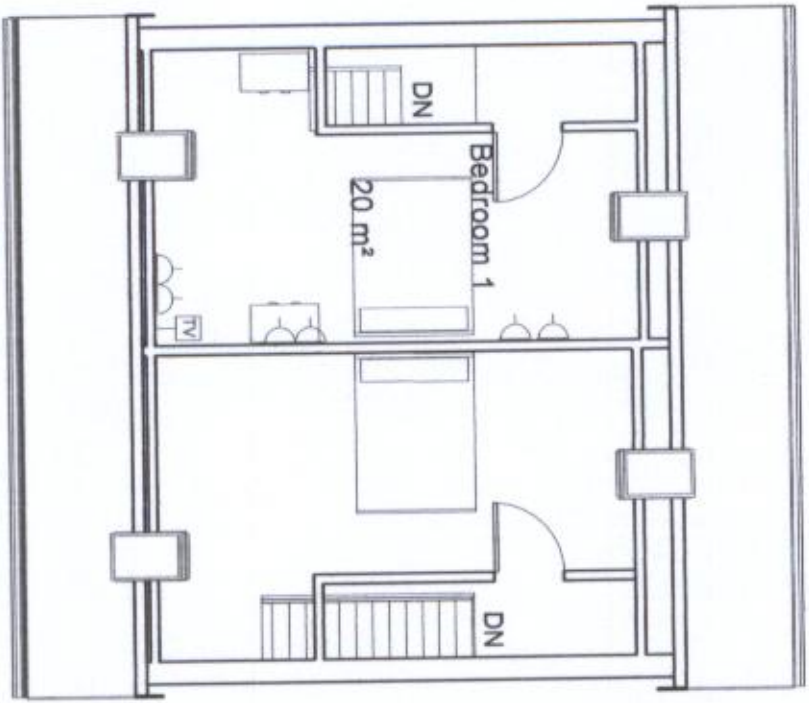
Conditions and/or reasons:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development shall not be begun until a scheme for the provision of a means to guarantee the financial payment of a total sum of £3,629.57 has been submitted to the LPA for approval for:
 - off site public open space and play area improvements
 - library improvements,
 - transport infrastructure improvements;
 - the managing and monitoring and spend of those monies.The scheme shall include the method, timing and arrangements to comply with the LPA's policies for the provision of the infrastructure required in connection with the proposed development.
3. None of the dwellings shall be occupied until works for the disposal of foul and surface water drainage have been provided on the site to serve the development hereby permitted, in accordance with details to be submitted to and approved by the Local Planning Authority.
4. Development shall not begin until details of the existing and proposed levels of the site, which should be related to those of adjoining land and highways, have been submitted to and approved by the local planning authority.
5. Unless otherwise agreed in writing by the LPA, development shall not begin until a comprehensive written site investigation strategy (in a form to be agreed with the local planning authority), has been submitted to and approved by the local planning authority. Such a strategy shall facilitate the identification of methane and/or carbon dioxide gases. Where the investigations identify the presence of carbon dioxide and/or methane 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.

6. Before any dwelling hereby approved is first occupied the parking area and access thereto shall be paved with a suitable hard impervious material, and drained, and thereafter retained in such use for the life of the development.
7. 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.
8. No development shall commence until details of the proposed boundary treatment for the site have been submitted to and approved in writing by the Local Planning Authority, with the approved details installed prior to the first occupation of the approved housing on the site.
9. No development shall take place until there has been submitted to and approved by the local planning authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of the development.
10. All planting, seeding or turfing comprised in the details of landscaping approved in accordance with condition 11 shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development whichever is the sooner; and any trees, hedgerows or plants contained in the approved planting scheme which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the local planning authority gives written consent to any variation.
11. Development shall not begin until details of plans and sections of the lines, widths, levels, gradients, form of construction of service/ access roads and drainage systems have been submitted to and approved in writing by the Local Planning Authority.
12. The front part of the boundary wall between the application site and no. 32 Haden Hill Road shall be reduced in height to 600 mm, as shown on the approved plans, prior to the occupation of the development hereby approved. The affected part of the boundary wall shall be maintained at a height no greater than this for the life of the development.
13. No works should commence, or continue, if the most recent protected species survey and assessment is over 12 months old. These surveys and assessments must be of, or above, the standard detailed within the Nature Conservation SPD. They must include the whole of the site and be carried out by an experienced and qualified ecological consultant and integrated into a site mitigation plan. All of these must be submitted to and approved in writing by the Council before any works commence (or continue). All works must be carried out in accordance to the approved plan.
14. If protected species are found during any stage of the development all works must stop immediately and Natural England, the project's ecologist and the Council's Nature Conservation Officer must be contacted immediately. Works should not recommence until relevant licences have been obtained and written permission is granted by Natural England and the Council.

15. A plan detailing suitable provision and location of 2 number bat bricks and 2 number bat tiles incorporated into the new buildings on site will be submitted and approved in writing by the Council before any works proceed. All works must be carried out in accordance to the approved plan.
16. The recommendations of the Ecological Report by Envirotech dated 25/1/08 should be carried out. Evidence of this should be submitted and approved in writing by the Council before any works proceed. All works must be carried out in accordance to the approved plan and programme.



1
Proposed Second Floor Plan
1 : 100

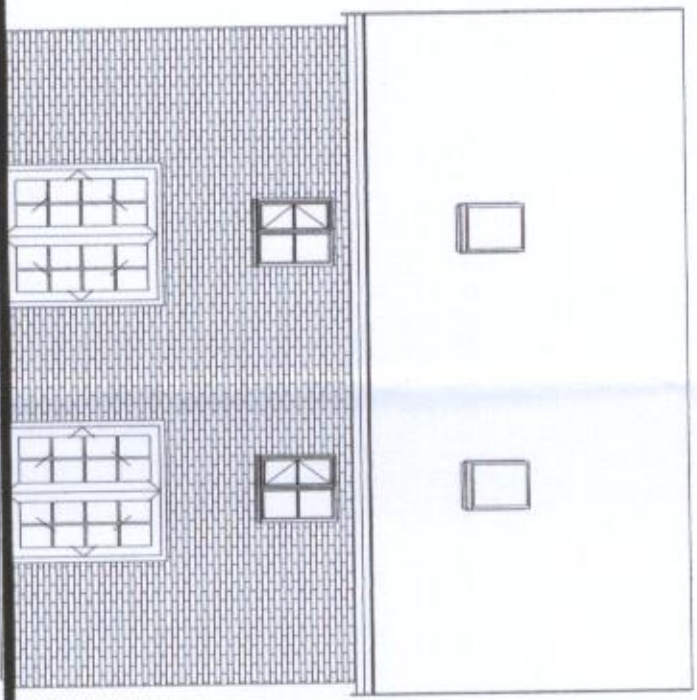
Design Statement

Proposal

The proposal is to design a pair of semi detached houses at plot no 34 Haden Hill Road Halesowen.

Site Analysis and Context

The site is approximately 4 miles from the main town centre of Dudley and lies in front of a busy main road linking the town centre of Dudley and Halesowen together.
The site is in a heavy residential area of different styles of buildings, ranging from Terraced houses to the left to detached houses to the left and right.
There currently stands a derelict storey height detached dwelling on the site which is suffering from extensive structural damage. Considerations were first given to refurbishing the building into apartments, to which consent has already been granted. However a recent structural report survey on the cost of refurbishment made it unviable and too costly if the refurbishment option was to proceed. As such the structural engineer has recommended that the building should be demolished with an alternative scheme proposed on the site.



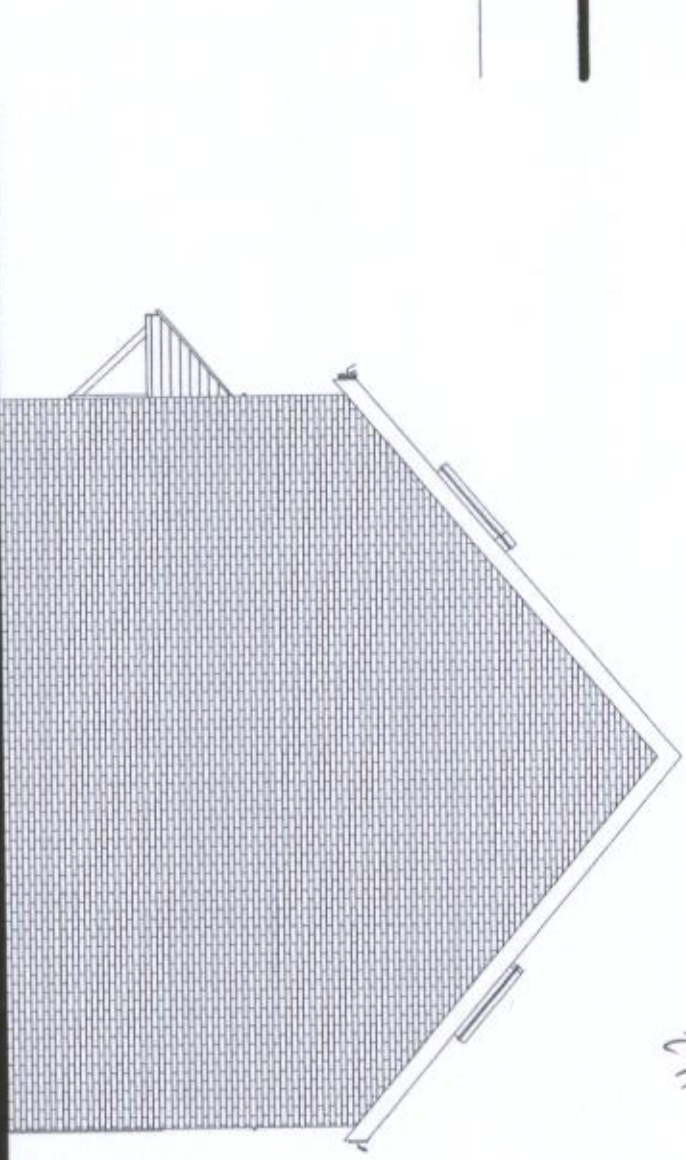
4
Proposed Rear Elevation
1 : 100



2
Proposed Left Side Elevation
1 : 100

The Design

The proposal was to design 2no 3 bedroom town houses on the site with a room in the roof space.
The design allows for the provision of 2no car parking spaces to each dwelling, with adequate visibility splay for vehicles comming out of the site.
The proposed buildings, are symmetrical to each other. Entrance is via a main entrance door into a corridor with the kitchen to the left or right dependant on which house you are in. The corridor, leads to a ground floor wc and main flight of stairs leading to the upper floors. The corridor, also leads to a rear lounge and diner with double french doors leading into the gardens.
The first floor corridor, leads to the second, third bedrooms and bathrooms with a flexible circulation area to the bottom of the first floor landing, which could be used as a study area.
The stairs continuous to the second floor landing which leads to the master bedroom with veivs from a roof light into the rear garden and Haden Hill Road.



3
Proposed Right Side Elevation
1 : 100

The Design

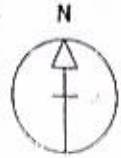
In designing the buildings, the following principles where made:
Active street frontage.
Adequate front and rear gardens.
2 car parking spaces per plot.
Materials to be sympathetic to the surrounding dwellings.
Level Access
All front entrances to be level access in compliance of part M of the building regulations.

Amended Plan
801/2/08
29/10/13
15/10/13

Location Plan P0310131



TITLE NUMBER
WM727158



WEST MIDLANDS : DUDLEY

OS SURVEY MAP REFERENCE:

SO9684NE

SCALE 1:1250

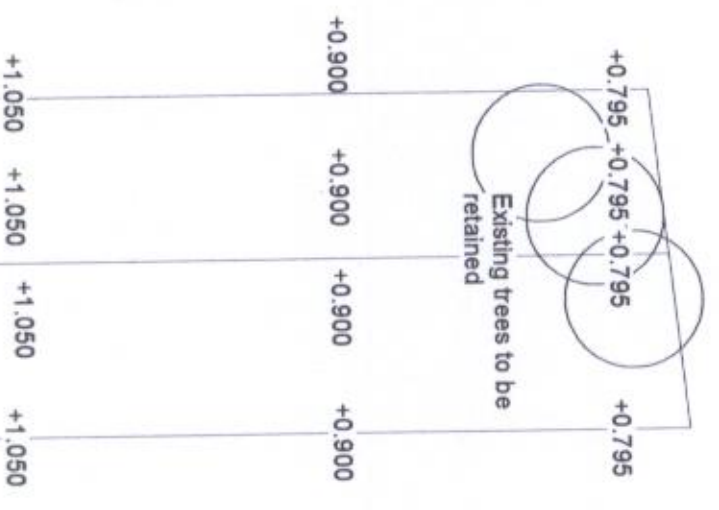
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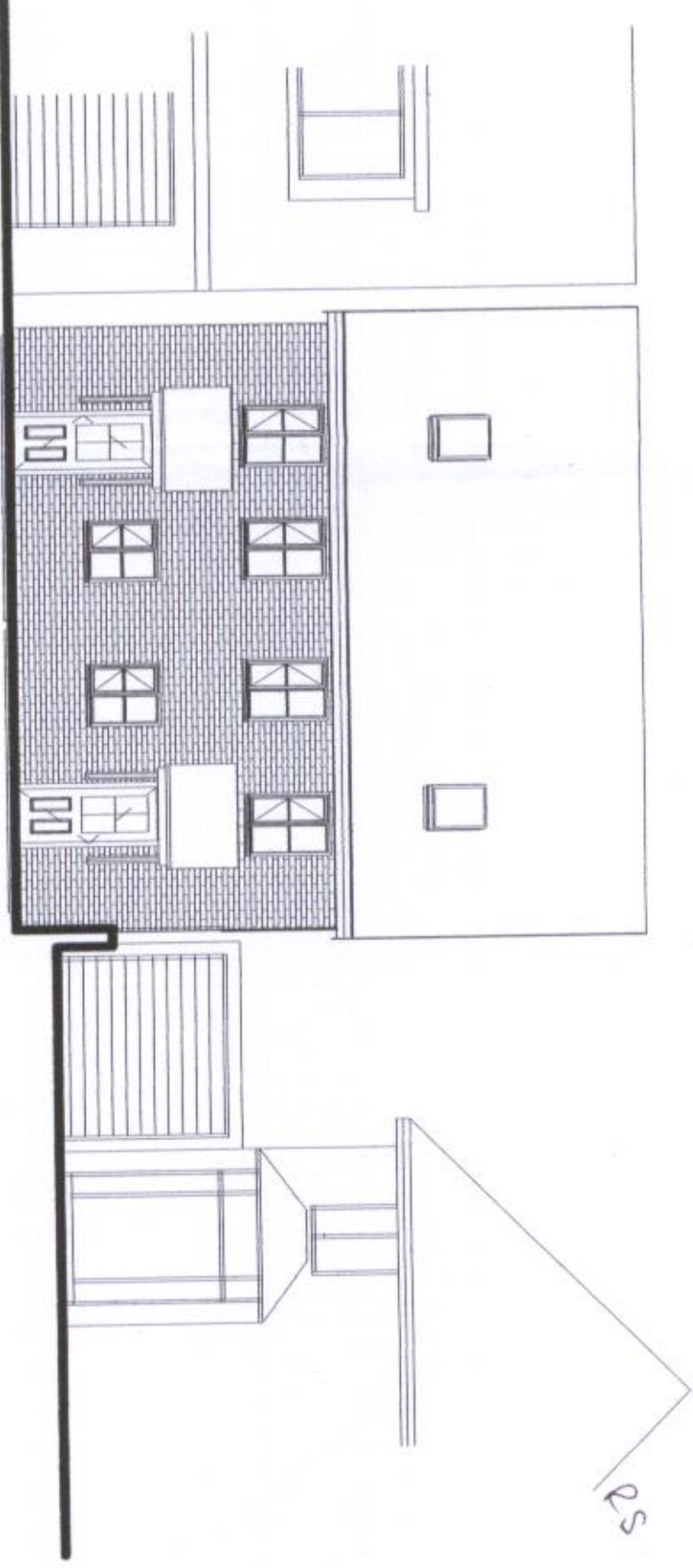
14 JAN 2008

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25 JAN 2008
REGISTRY OF LAND

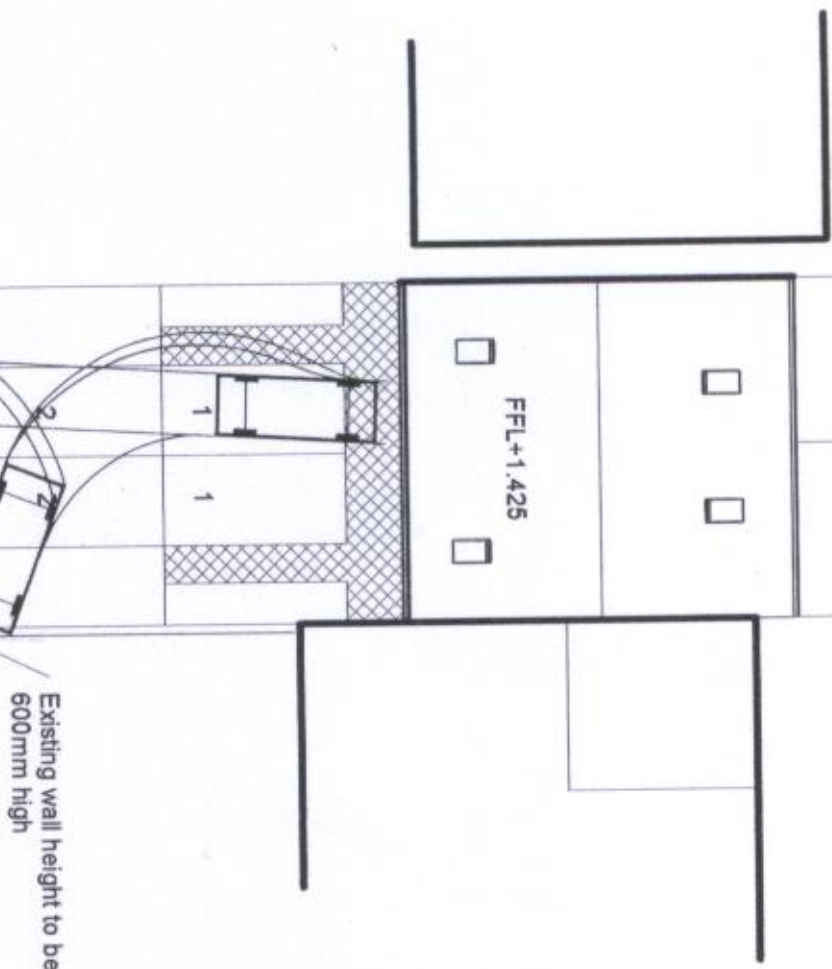
H.M. LAND
SA
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REGISTRY



4
Proposed Front Elevation
1 : 100



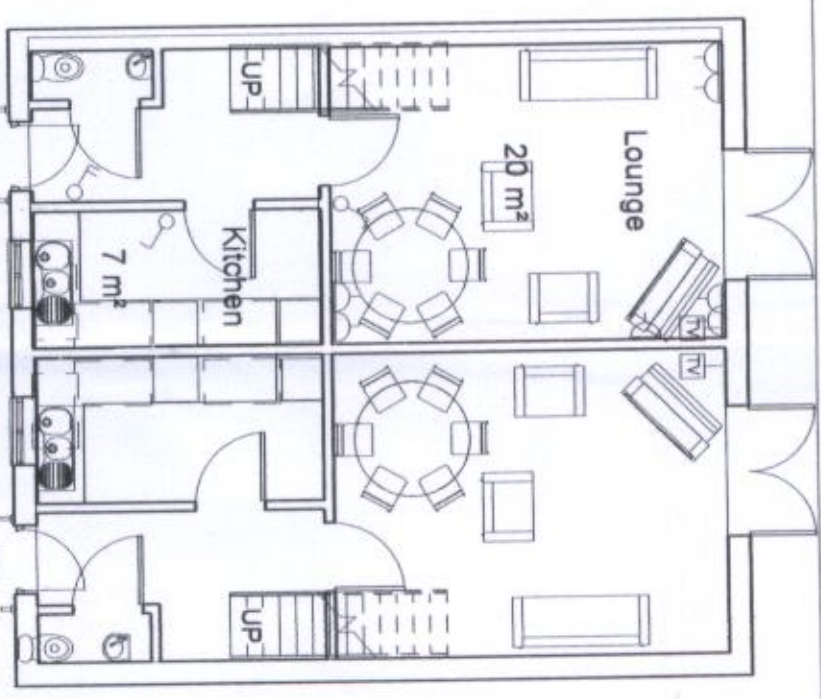
*Page 131
Amended Plan
deposited
29/02/18*



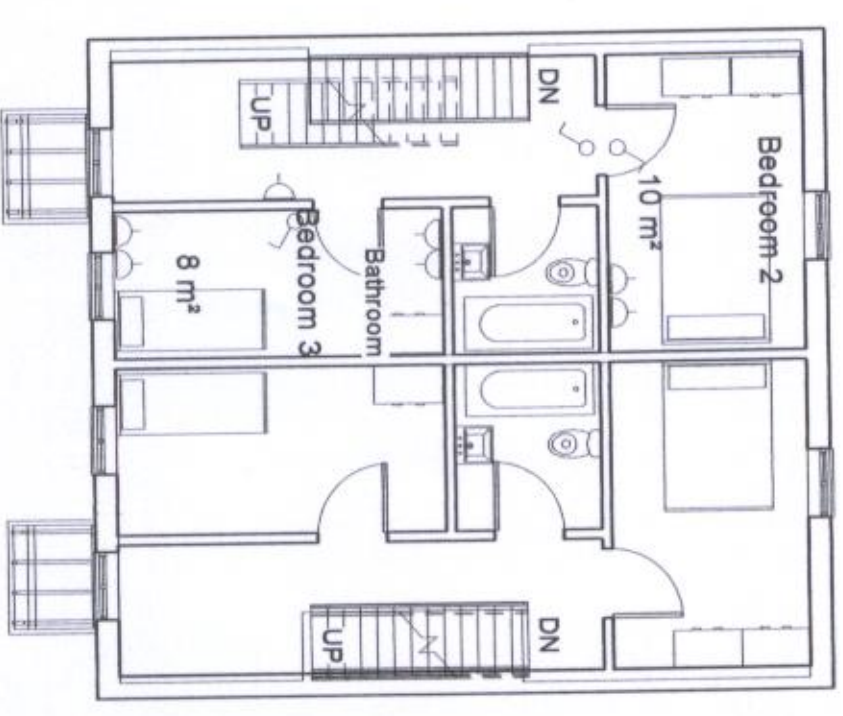
1
Proposed Site Layout
1 : 200

PLANNING DRAWINGS FOR 34 HADEN HILL ROAD HALESOWEN DRAWING NO SID/001 REVISION A 28.02.08

2
Proposed Ground Floor Plan
1 : 100



3
Proposed First Floor Plan
1 : 100



GREEN
DRAWN
28/02/18