

## **PLANNING APPLICATION NUMBER:P06/0683**

Type of approval sought	Full Planning Permission
Ward	Castle & Priory
Applicant	Adrian Hall
Location:	<b>117, RICHBOROUGH DRIVE, DUDLEY, DY1 3PZ</b>
Proposal	<b>ERECTION OF A FOUR BEDROOM DETACHED DWELLING</b>
Recommendation Summary:	<b>APPROVE SUBJECT TO CONDITIONS</b>

## **SITE AND SURROUNDINGS**

1. Richborough Drive is a cul-de-sac characterised by a mix of styles and types of modern properties forming part of a predominantly residential area. The site lies off the head of the cul-de-sac on the southern side of Richborough Drive.
2. The proposed plot currently forms part of the side garden area of no. 117 Richborough Drive. The site is relatively flat and rectangular in shape measuring approximately 0.034ha in size.
3. The application site is positioned to the southern flank elevation of no. 117 Richborough Drive and to the north of the public open space creating Dibdale Road Open Space. To the

rear of the site is positioned the rear amenity space of the properties fronting Balvenie Way and to the front of the site are located the properties fronting Richborough Drive.

## PROPOSAL

4. Permission is sought for the erection of a two-storey dwelling with an integral garage, hall, kitchen, lounge, dining room and w/c at ground floor and four bedrooms with a bathroom and one en-suite at first floor. The dwelling would be positioned within the existing building lines of the properties fronting Richborough Drive.
5. The proposed dwelling would measure some 8m x 10m at its extremes and adopt a pitched roof over with two first floor forward facing pitched roof gables over the two bedroom windows. A hipped roof canopy would be positioned at ground floor level. Access to the hardstanding frontage of the application site would be gained via the existing frontage of no. 117 Richborough Drive.

## HISTORY

6. Relevant planning history;

<b>APPLICATION No.</b>	<b>PROPOSAL</b>	<b>DECISION</b>	<b>DATE</b>
96/51692	Full planning permission for the erection of 94 dwellings and associated highways and temporary sales centre	Approved with conditions	22/10/1997

## **PUBLIC CONSULTATION**

7. The application was advertised by way of letters being sent to the occupiers of 7 properties within close proximity to the site. The period for comments expired on 04/05/2006.
8. In response to the consultation exercise a letters of objection has been received from local resident objecting to;
  - Loss of sunlight
  - Impact upon public open land
  - Loss of privacy
  - Impact Plant machinery would have upon residential amenity

## **OTHER CONSULTATION**

9. **Environmental Protection:** raise no objections subject to the relevant land contamination conditions being imposed.
10. **Head of Traffic and Road Safety (HTRS):** comments are incorporated into the assessment section of the report.

## RELEVANT PLANNING POLICY

### 11. **Adopted Dudley Unitary Development Plan (2005)**

- DD1 – Urban design
- DD4 – Development in residential areas
- DD6 – Access and infrastructure
- DD12 – Sustainable Draining Systems
- H1 – New housing development
- H3 – Housing assessment criteria
- H6 – Housing density
- AM14 – Parking

The site lies outside any designated area in the UDP

### 12. **National Planning Guidance**

- PPS1 – Delivering Sustainable Development
- PPS23 – Planning and Pollution Control.

## ASSESSMENT

### Principle

13. The site lies within a residential area and is undesignated, and as such the principle of residential development on this site is considered acceptable, subject to the details of the proposed scheme being in compliance with the relevant policy criteria.

### Access

14. The HTRS requested additional details showing how vehicular access is gained to the proposed dwelling from the public highway and to illustrate both the number and layout of parking spaces to be provided, prior to the scheme being fully assessed, however, having received the additional information the HTRS recommend no boundary treatment adjacent to the Public Right of Way to be higher than 1.2m in height.
15. The visibility splays are considered acceptable for this quiet residential street.

### Density

16. The proposal would result in a development at a density of approximately 30dph, which is within the recommended band for development in PPG3. This is also considered to be appropriate to the surrounding character and pattern of development.

### Siting

17. The proposed siting represents a footprint similar in size and form to other dwellings in the immediate vicinity of the site, and in a similar siting within the plot. The set back from the road frontage is the same as the dwellings to the north, and therefore along the same building line. Separation distances would be retained within the street scene to acceptable levels. The proposed siting is therefore considered to be appropriate to the site and surroundings, and in compliance with policy.

### Other issues

18. The current pending application includes satisfactory parking arrangements for the occupiers of no. 117 Richborough Drive to avoid displacing car parking onto the highway.

## CONCLUSION

19. The proposal is considered to be compliant with policy and unlikely to cause harm to the amenities of surrounding residents.

## RECOMMENDATION

20. It is recommended that the application is **approved subject to conditions:**

### 21. Reason for Approval

The decision to grant planning permission has been taken with regard to the policies and proposals in the adopted Dudley UDP (2005)

- DD1 – Urban design
- DD4 – Development in residential areas
- DD6 – Access and infrastructure
- DD12 – Sustainable Draining Systems
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and to all other relevant material considerations.

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. Approval of the details of the landscaping of the site shall be obtained from the local planning authority prior to the commencement of development.
3. The development hereby permitted shall be built in accordance with the approved plans DRG.No.S.P.433(A), DRG.No.S.P.433(B), J.F.J.224A, unless otherwise agreed in writing by the Local Planning Authority.
4. 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.
5. The development hereby permitted shall not commence until drainage works for the disposal of both surface water and foul sewage have been carried out in accordance with the details to be submitted to and approved by the LPA in writing.
6. 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 contaminants and permit the risk based assessment of the development site. Where the investigations identify the presence of contamination, development shall not begin until a scheme to protect the development from the effects of such contamination 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.

7. 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.
8. Before any dwelling hereby approved is first occupied the parking areas and accesses thereto shall be paved with a suitable hard, impervious material, and drained.
9. No development shall commence until details of the boundary treatment have been submitted to and approved in writing by the LPA.
10. If a boundary treatment is erected along the front boundary adjacent to the footpath, it shall be no higher than 1.2 m in height and shall not exceed that height throughout the life of the development.

