

# PLANNING APPLICATION NUMBER: P06/0185

Type of approval sought	Full Planning Permission
Ward	Wollaston & Stourbridge Town
Applicant	Roger Hickman Building Developments
Location:	<b>2, PARK ROAD, WOLLASTON, DY8 8RS</b>
Proposal	<b>DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF 2 NO. 3 BEDROOM DORMER BUNGALOWS AND DETACHED GARAGE WITH ASSOCIATED ACCESS (RESUBMISSION OF WITHDRAWN APPLICATION P05/2093)</b>
Recommendation Summary:	<b>APPROVE SUBJECT TO CONDITIONS</b>

## SITE AND SURROUNDINGS

1. The application site is located at the corner of Park Road and Cobden Street, Wollaston, and is currently occupied by a detached bungalow. This is an exclusively residential area consisting of a wide variety of house types.

## PROPOSAL

2. Permission is sought to demolish the existing bungalow and to erect 2no. detached dormer bungalows at the site, fronting Park Road.

## HISTORY

3. Application P05/2093 for the demolition of the existing bungalow at the site and the erection of 2no. detached houses was withdrawn in November 2005. The application was withdrawn following Officer advice that the application would be refused on the grounds that the development would have adverse privacy impacts on occupants of nearby properties.

## PUBLIC CONSULTATION

4. 4 letters of objection from residents of Park Road and Cobden Street have been received, raising the following concerns over the proposed development:
- The proposed properties would not be in-keeping with the existing character of the area;
  - The development would exacerbate existing on-street parking problems in the area;
  - The siting of the proposed bungalows would obstruct visibility for vehicles travelling along Cobden Street towards the junction with Park Road;
  - The creation of an additional access to the site in close proximity to the road junction will create a highway safety hazard.

## OTHER CONSULTATION

5. **Head of Traffic and Road Safety** : has no objection to the proposal.
4. **Head of Public Protection:** were consulted and requested a contaminated land (soil gases) condition (attached as condition 3).

## RELEVANT PLANNING POLICY

6. Policies DD1 and DD4 of the UDP.

## ASSESSMENT

7. Policy DD1 ( Urban Design ) requires that all new development proposals should make a positive contribution to the character and appearance of the area, whilst Policy DD4 advises that new development in residential areas will only be allowed

where there would be no adverse effect on the character of the area or upon residential amenity.

8. In this area of mixed housing types it is not considered that the erection of two dormer bungalows at this site would be sufficiently detrimental to the character of the wider area as to warrant refusal of this application. With regard to the impact of the development on existing residential amenity, the submitted plans show that the buildings have been sited so as to not breach the 45 degree code in respect of the outlook from the house adjacent the site, no.4 Park Road. Additionally, the only window at first floor on the rear elevation of the building is a velux window and therefore the development would not result in any loss of privacy at the property directly to the rear of the site( no.63 Cobden Street ).
9. Parking provision for the dwellings is in accordance with supplementary planning guidance standards ( plot 1 has an integral garage and space on the driveway to accommodate a car, whilst plot 2 has a detached garage and 1 off-street parking space ). Garden lengths have also been provided in accordance with those standards.
10. With regard to the concerns of objectors over the development potentially compromising highway safety, the HTRS has no objection to the proposal and it is therefore to be assumed that the development would not have any detrimental effect on road safety on the local highway network.

## CONCLUSION

11. The proposed development complies with Policies DD1 and DD4 of the UDP.

## RECOMMENDATION

12. It is recommended that the application is approved subject to the following conditions:

### 13. 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) 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. This permission relates to plan drawing no. 05/5093 04A and shall be implemented in accordance with this plan unless otherwise agreed in writing by the local planning authority.
3. 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.
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.