

## PLANNING APPLICATION NUMBER: P11/0115

Type of approval sought	Reserved Matters
Ward	HAYLEY GREEN & CRADLEY SOUTH
Applicant	Colin, Alan + Ms Karen Boxley
Location:	<b>THE BUNGALOW, BEECHER STREET, CRADLEY, HALESOWEN, B63 2DP</b>
Proposal	<b>APPROVAL OF RESERVED MATTERS FOR ERECTION OF 1 NO. DWELLING (FOLLOWING DEMOLITION OF EXISTING GARAGE) (APPEARANCE AND LANDSCAPING TO BE CONSIDERED) (FOLLOWING OUTLINE APPROVAL P10/1379)</b>
Recommendation Summary:	<b>APPROVE SUBJECT TO CONDITIONS</b>

### SITE AND SURROUNDINGS

1. The application site measures 270m<sup>2</sup> and comprises a section of garden which currently forms part of the side garden of The Bungalow, Beecher Street. This property is occupied and has a very large garden to the side and rear of the property which is overgrown and unkempt. The section of garden to which this application relates is to the west of the property. The site slopes down in an easterly direction such that it is approximately 1m higher than the land of the host dwelling and 1.5m lower than 50 Beecher Street.
  
2. The Bungalow has a side facing dormer window, which faces a westerly direction, towards the proposed site. The loft space is accessed via a loft ladder. The Bungalow is bounded by privet hedges at its front boundaries. The nearest front window to the site serves a habitable room.
  
3. No. 50 Beecher Street abuts the site to the west. This property is an end terraced house. There is a 2.4m high rear boundary wall, which runs along the eastern boundary of this property. In addition, the property has a low level 1m high front boundary wall. The property has a single storey rear element with side facing kitchen windows. The nearest window on the rear elevation serves a dining room.

4. The site is set within a well established residential area. Beecher Street comprises a mixture of modern and traditional house types, comprising a range of terraced, detached and semi detached houses.

## PROPOSAL

5. This application seeks the approval of reserved matters relating to the appearance and landscaping of a bungalow following outline approval P10/1379. The plans and supporting information indicate a 2 bedroom detached bungalow with a maximum ridge height of 6m (2m to eaves). Access to the proposed bungalow would, as approved, be via an existing vehicular crossing. The existing bungalow would again, as previously approved, have a new access and parking area to the front of the dwelling. Both the proposed and existing dwellings would therefore have two off-street car parking spaces each. These details remain unaltered from the access details approved as part of outline permission P10/1379.
6. The proposed dwelling would be set in 1m from the boundary with No.50 and would project 3m past the rear elevation of that property.
7. The proposed dwelling would be set 3m forward of the front of The Bungalow and would be constructed at the boundary with that dwelling.
8. The main amenity area would be to the rear of the proposed bungalow and would cover an area of 113 m<sup>2</sup>, while providing a garden length of 11m. New rear boundary fencing would be erected, varying in height from 1.5m to 1.8m. Along the side boundary with No.50 the existing boundary treatment would be maintained to a total maximum height varying between 2.4m – 2.6m.
9. A new low retaining wall with railings above would be erected to the front/side boundary of the new bungalow and adjacent to the boundary with The Bungalow.

10. A 3m x 4m area of front lawn would be provided to the new bungalow, the rear would be grassed, 2 No. new trees (ornamental Rowans) would be planted with a range of shrubs.

11. The application is accompanied by a Design & Access Statement.

## HISTORY

12.

<b>APPLICATION No.</b>	<b>PROPOSAL</b>	<b>DECISION</b>	<b>DATE</b>
CC/77/934	Formation of room in loft space	Approved with conditions	07/07/77
P10/0844	Outline application for the erection of 1 No. dwelling (following demolition of existing garage) (access, layout and scale to be considered)	Withdrawn	13/08/10
P10/1379	Outline application for the erection of 1 No. dwelling (following demolition of existing garage), access, layout and scale to be considered. Creation of new vehicular access to the Bungalow. (Resubmission of withdrawn application P10/0844)	Approved with conditions	23.11.10

## PUBLIC CONSULTATION

13. Direct notification (expired 22 February 2011) was carried out to which one objection was received on the following grounds:

- Proposal is contrary to the principle of garden grabbing within the new PPS 3. The garden land is not previously developed brownfield land.
- The removal of national minimum density of 30 dwellings per hectare was also deleted thereby indicated that such density parameters should no longer be used to overdevelop urban areas.
- The developers should make provisions so that, following the removal of the shed, the gable wall of the neighbouring dwelling at No.50 is returned to an acceptable state of repair.
- The close proximity of the proposed dwelling to the existing dwelling at No.50 Beecher Street is a concern.
- Unclear as to whether boundary fencing between existing dwelling and proposed dwelling is to remain as existing, or replaced with new.
- There is lack of information relating to the future use of the remaining land surrounding the Bungalow and up keep of such land. There is a problem of overgrown vegetation and proliferation of rats and pests.
- Concerns relating to the lack of information pertaining to the depth of excavations, in order for the new dwelling to be constructed.

## OTHER CONSULTATION

14. Group Engineer (Development): No objections

15. Head of Environmental Health & Trading Standards: No objection

## RELEVANT PLANNING POLICY

- Adopted Unitary Development Plan (2005)

AM14 Parking

DD1 Urban Design

DD4 Development in Residential Areas

DD6 Access and Infrastructure

DD7 Planning Obligations  
DD8 Provision of Open Space, Sport and Recreation Facilities  
DD10 Nature Conservation and Development  
H1 New Housing Development  
H3 Housing Assessment Criteria  
H6 Housing Density  
LR2 Access to Public Open Space  
LR3 Children's Play Areas  
NC6 Wildlife Species

- Supplementary Planning Document  
New Housing Development – A Guide to Establishing Urban Context  
Parking Standards and Travel Plans  
Planning Obligations  
Nature Conservation
- Supplementary Planning Guidance  
Planning Guidance Note 3- New Housing Development  
Planning Guidance Note 12 – The 45 Degree Code
- National Planning Guidance  
Planning Policy Statement 1 – Delivering Sustainable Development  
Planning Policy Statement 3 – Housing

## ASSESSMENT

### 16. Key Issues

The principle of development has been established by the outline application in terms of layout and scale, access and parking. Issues of principle raised by the objector were also previously considered in the determination of the outline application, which clearly showed the scale and relationship between the proposed dwelling and adjacent end terrace house. In respect of such objections, this development is not considered to constitute garden grabbing or be of an inappropriate density that would not reflect the character of the area. Existing

boundary treatments are to be maintained and where proposed, details are to be submitted for approval. There is no reasonable requirement for the applicants to repair the neighbours wall and the separation of the dwelling from the boundary is of a similar relationship to other properties. The remaining garden land of the host property is to remain with that property and this is in any event not a planning matter. This is also the case with issues relating to excavations, pests and overgrown vegetation. It should be noted that the objector will have rights protected under the Party Wall Act. The reserved matters application will therefore consider the following:

- Principle
- Appearance
- Landscaping
- Planning Obligations

#### Principle

17. The proposed dwelling will be located within an established residential area. The host property has an unusually large side and rear garden and the development would make use of a garden area which is surplus to requirements. The bungalow would be built on land which is currently overgrown and it is considered that the use of this site for residential purposes would make effective and efficient use of land in the existing urban area. The development would not be considered to constitute garden grabbing or back land development as the bungalow will form part of the varied street scene in accordance with the residential character of the area, which is considered acceptable in principle. In this respect the proposal therefore complies with PPS1 – Delivering Sustainable Development, PPS3 – New Housing Development and policies DD4 – Development in Residential Areas and H3 – Housing Assessment Criteria of the adopted Unitary Development Plan 2005.

18. The proposed development would be at a density of 50 dwellings per hectare. The host property has an existing density of 10dph, which is one of the lowest in the immediate area, which more generally consists of density values ranging from 18dph to 50dph. It is therefore considered that the density of the development proposed would be comparable to the density range within the area. In this respect, it is considered that the proposal complies with Planning Policy Statement 3 –

Housing, Policy H6 – Housing Density of the adopted Dudley Unitary Development Plan 2005 and the Council's Supplementary Planning Guidance – New Housing Development (March 2007).

### Appearance

19. The wider area comprises a mixture of dwelling types, age and design, generally with gaps of 1m or less between properties. The appearance and design of the new dwelling would be sympathetic to both the neighbouring dwelling 'The Bungalow', in terms of its height, scale, roof design and fenestration and the wider street scene. The appearance of the dwelling remains as indicated at the outline stage. The design therefore provides for a development that would be compatible with the context of the area.
20. The proposal would therefore be in accordance with saved UDP Policies DD1 and DD4, PGN3 Housing and SPG New Housing.

### Landscaping

21. The proposed bungalow would remove an untidy area of side garden. The new bungalow provides a small grassed area to the front and rear with trees and shrubs of an appropriate size. The scheme retains a side and front boundary hedge to the existing bungalow. The proposed front parking areas would be interspersed with the proposed landscaping, which would avoid an unattractive expanse of parking dominated frontage. It is therefore considered that the landscaping would be appropriate for the scale of the scheme and would enhance the visual amenity of the area, in accordance with UDP Policies DD1 and DD4, PGN3 Housing and SPG New Housing.

### Planning Obligations

22. The proposed development has a requirement to provide planning obligations to mitigate against the consequential planning loss to the existing community.

Offsite Contributions:

The proposal attracts a requirement for a commuted sum to be paid towards the following infrastructure:

- Transport Improvements = **£415.35**
- Off -site nature conservation contribution of = **£156.00**
- Libraries = **£191.39**
- Public Realm = **£478.53**
- Public Open Space = **£1828.93**
- Management and monitoring = **£250.00**
- Total Monies = **£3320.20**

23. The S106 will be secured by virtue of conditions attached to the outline permission P10/1379.

## CONCLUSION

24. The reserved matters pertaining to the appearance and landscaping of the proposed development are therefore considered acceptable and would enhance the visual amenity of the area. The proposal, thus, complies with the following Council policies; Policy DD1 – Urban Design, DD4 – Development in Residential Areas, Supplementary Planning Document; New Housing Development and Supplementary Planning Guidance: New Housing Development.

## RECOMMENDATION

23. It is recommended that the application be approved subject to the following conditions;

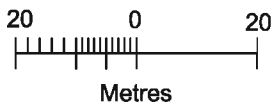
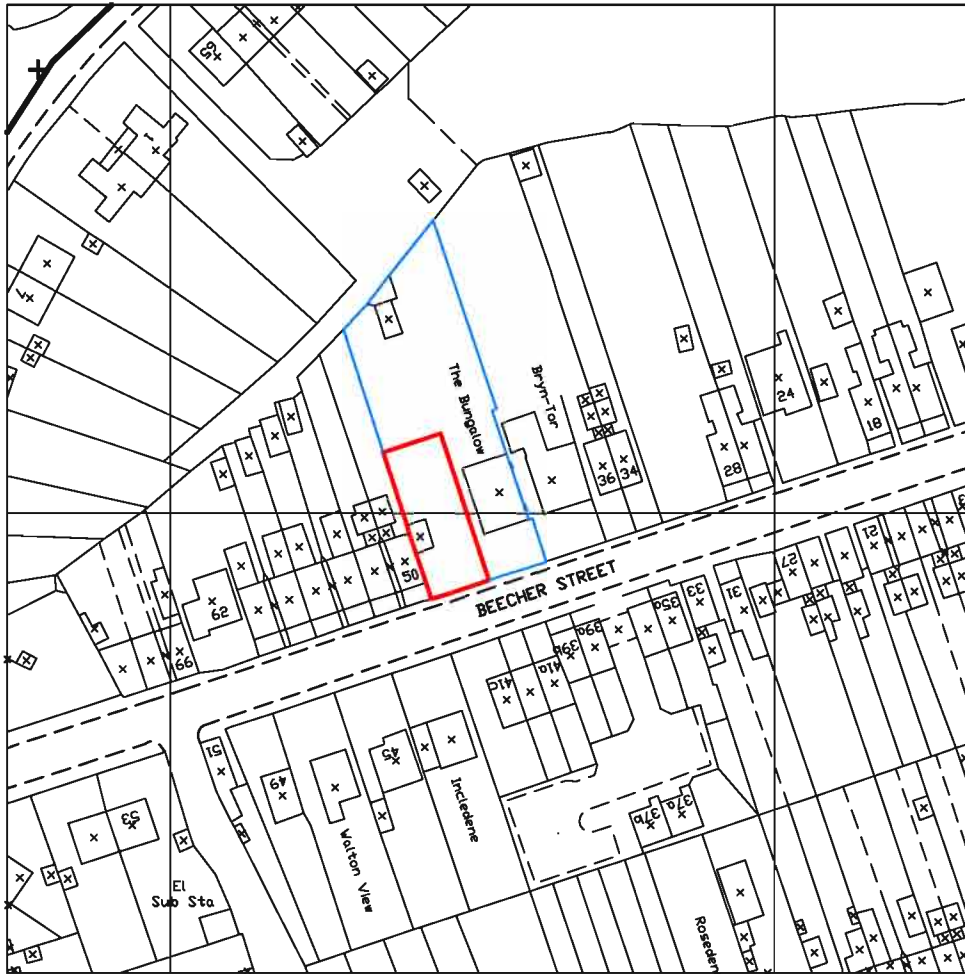
Conditions and/or reasons:

1. Prior to the commencement of development, details of the boundary treatments to be installed on the whole site shall be submitted to and approved in writing by the



Local Planning Authority. These details shall include location of boundary treatment. Elevation details shall also be supplied, or planting species/distances, as appropriate. The development shall proceed in accordance with the approved details, which shall be installed on site prior to occupation and thereafter maintained for the lifetime of the development unless otherwise agreed in writing by the Local Planning Authority.

2. Prior to the commencement of development, details of the types, colours and textures of the materials to be used on external surfaces and building 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.
3. Prior to occupation of the dwelling hereby approved, the parking spaces shall be marked out in accordance with the approved scheme and surfaced using a porous material or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse. The areas shall be maintained as such for the life time of the development unless otherwise agreed in writing by the Local Planning Authority.
4. Notwithstanding the provisions of the Town and Country Planning ( General Permitted Development ) ( Amendment ) ( No.2 ) ( England ) Order 2008, or any order revoking or re-enacting that order with or without modification, no development referred to Part 1 Classes A, B and E shall be carried out without the prior written approval of the local planning authority.
5. The development hereby permitted shall be carried out in accordance with the following approved plans: BS 0810 sl, BS 0910 sc+ss & BS2 0810.



**KEY**

- Site boundary edged red
- Other land owned by applicant edged blue

**The Bungalow, Beecher Street, Halesowen B63 2DP**

**OS site location plan**

**bpd**ESIGN 1 Camel Cottages Holy Cross Green Clent Stourbridge DY9 0HG  
tel 01562 730161 or 07977 913388 email [bpdesign@tiscali.co.uk](mailto:bpdesign@tiscali.co.uk)

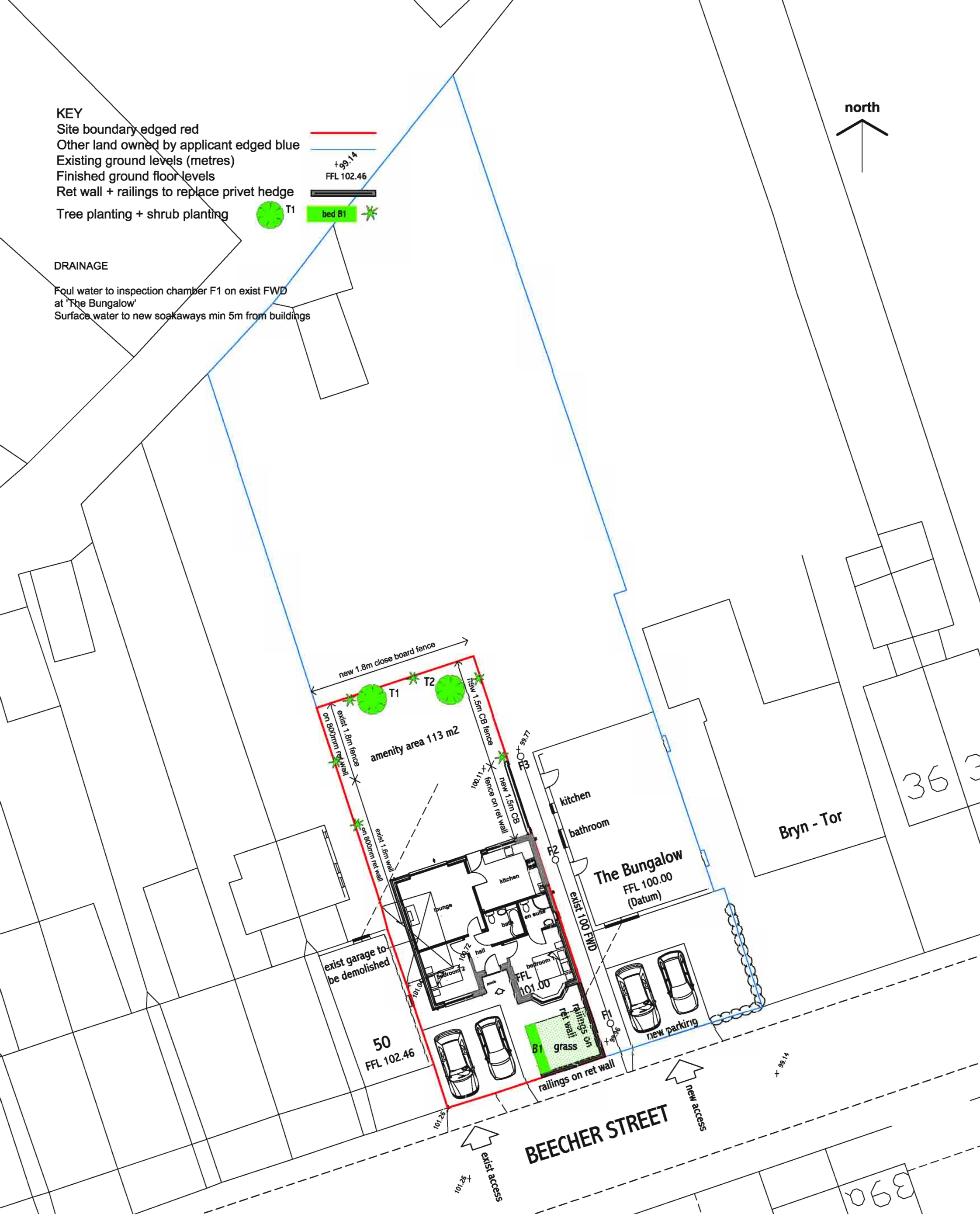
drg no OS1250  
scale 1 : 1250 @ A4

Ordnance Survey  
© Crown Copyright 2010. All rights reserved.  
Reference number 852700

- KEY**
- Site boundary edged red
  - Other land owned by applicant edged blue
  - Existing ground levels (metres)
  - Finished ground floor levels
  - Ret wall + railings to replace privet hedge
  - Tree planting + shrub planting

**DRAINAGE**

Foul water to inspection chamber F1 on exist FWD at 'The Bungalow'  
 Surface water to new soakaways min 5m from buildings



**Proposed bungalow adj to 'The Bungalow', Beecher Street, Halesowen B63 2DP**

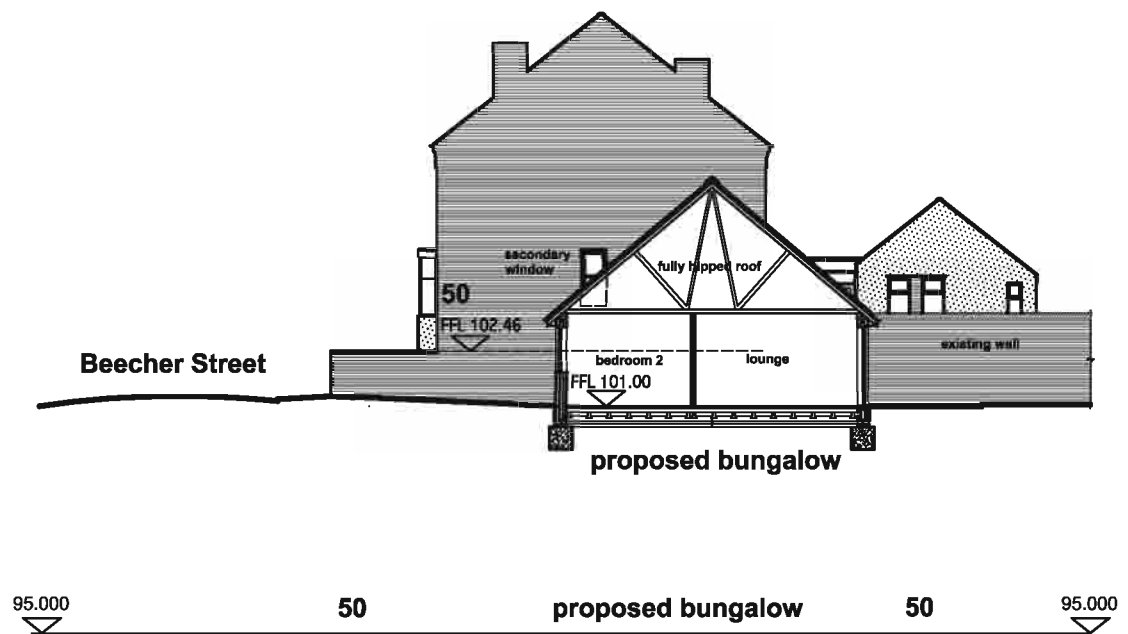
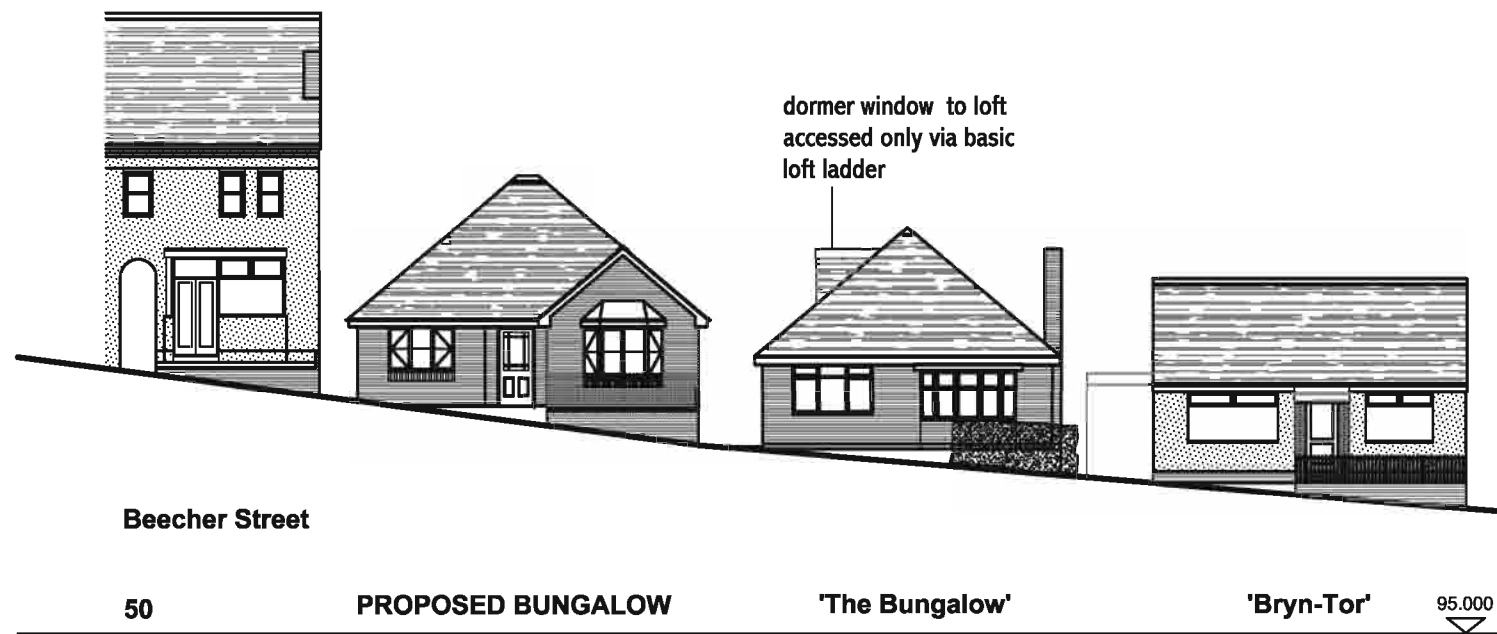
**bpDESIGN** 1 Camel Cottages Holy Cross Green Clent Stourbridge DY9 0HG  
 tel 01562 730161 or 07977 913388 email bpdesign@tiscali.co.uk

**1 : 200 site layout**

drg no BS 0810 sl  
 scale 1 : 200 @ A3

Ordnance Survey  
 © Crown Copyright 2010. All rights reserved.  
 Reference number 852700



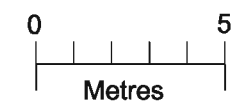


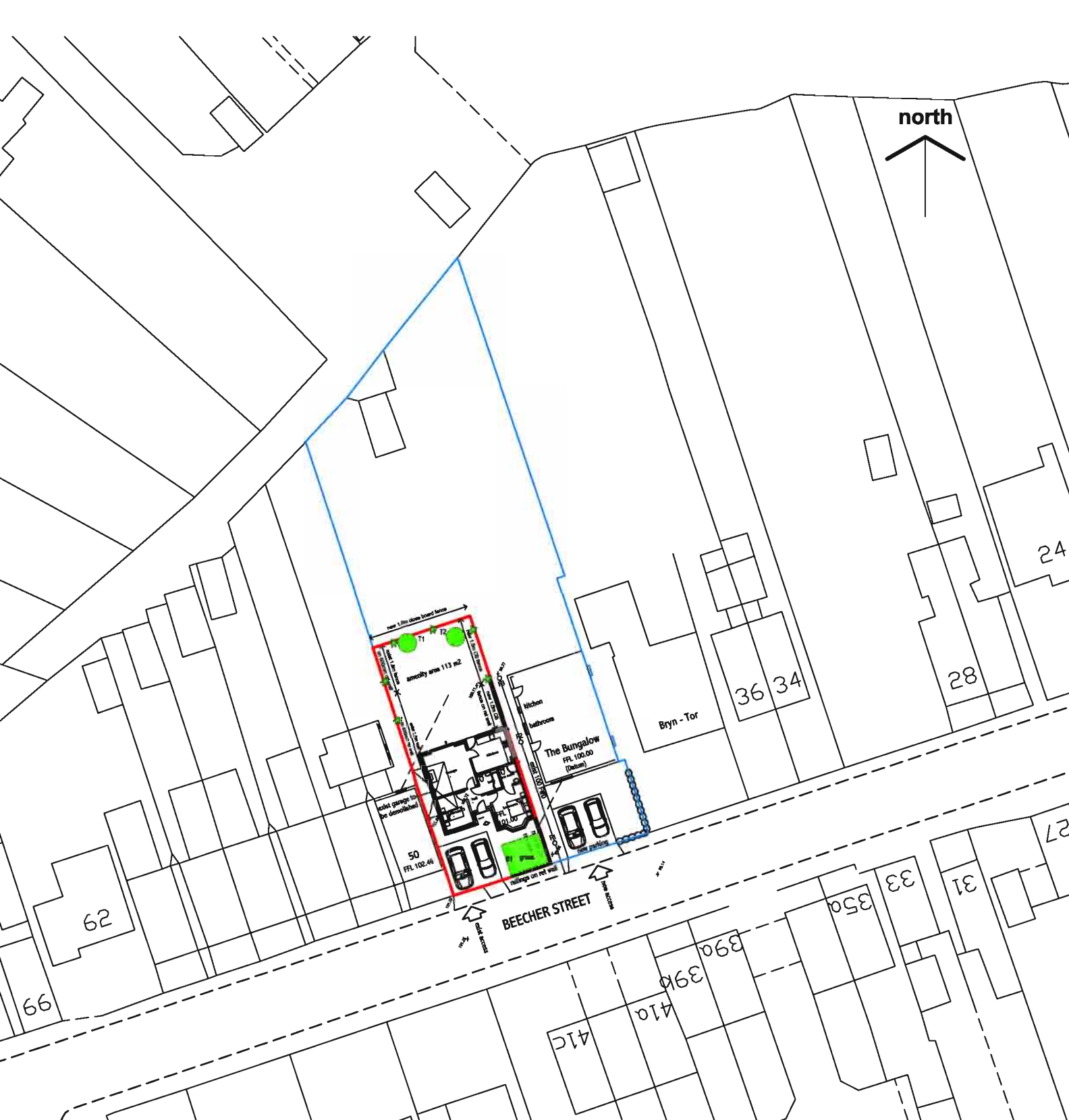
**Proposed bungalow adj to 'The Bungalow'**  
**Beecher Street, Halesowen B63 2DP**

**street scene + site section**

**bpd**ESIGN 1 Camel Cottages Holy Cross Green Clent Stourbridge DY9 0HG  
 tel 01562 730161 or 07977 913388 email [bpdesign@tiscali.co.uk](mailto:bpdesign@tiscali.co.uk)

drg no BS 0910 sc+ss  
 scale 1 : 200 @ A3





**DRAINAGE**

Foul water to inspection chamber F1 on exist FWD at 'The Bungalow'  
 Surface water to new soakaways min 5m from buildings

**Proposed bungalow adj to 'The Bungalow'**  
**Beecher Street, Halesowen B63 2DP**

**bpDESIGN** 1 Camel Cottages Holy Cross Green Clent Stourbridge DY9 0HG  
 tel 01562 730161 or 07977 913388 email [bpdesign@tiscali.co.uk](mailto:bpdesign@tiscali.co.uk)

Ordnance Survey  
 © Crown Copyright 2010. All rights reserved.  
 Reference number 852700

**KEY**

- Site boundary edged red
- Other land owned by applicant edged blue
- Existing ground levels (metres)
- Finished ground floor levels
- Ret wall + railings to replace privet hedge
- Tree planting + shrub planting



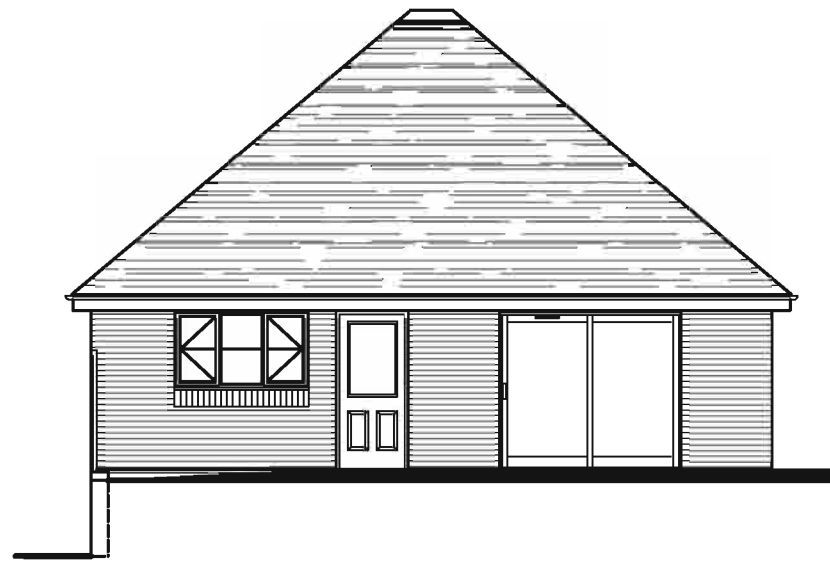
**1 : 500 block plan**

drg no BS 0810 bp  
 scale 1 : 500 @ A4

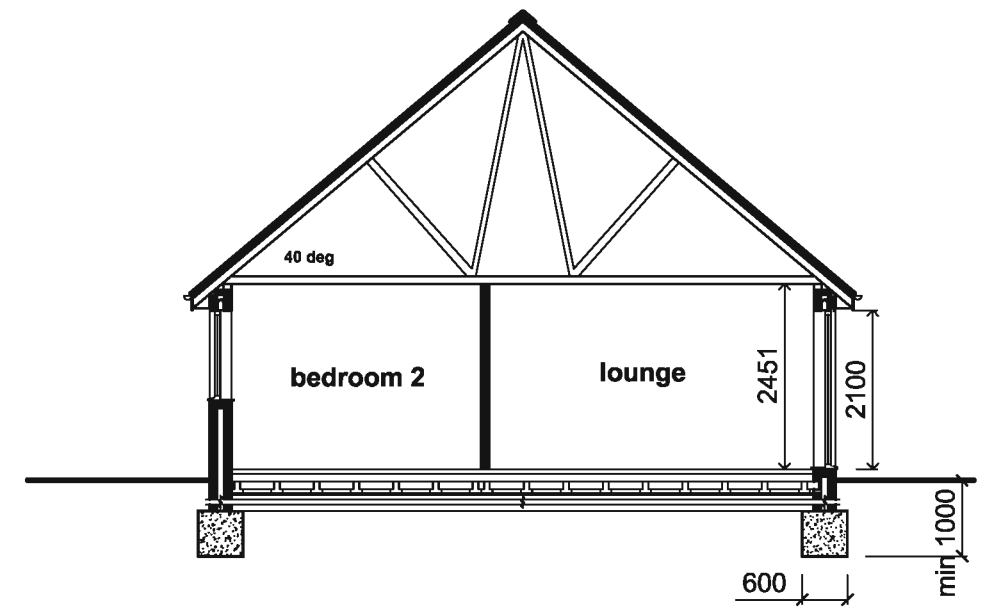




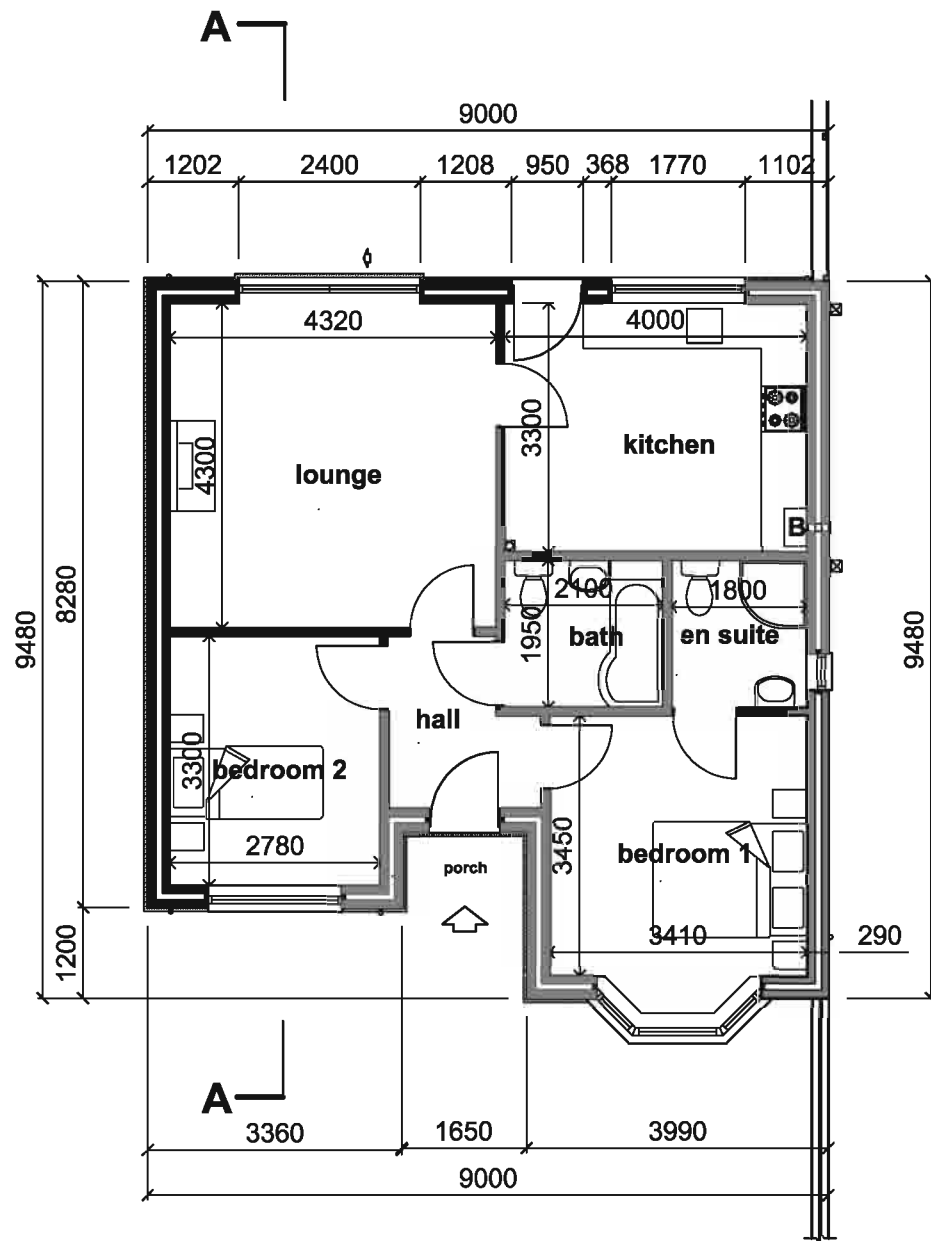
front elevation



rear elevation

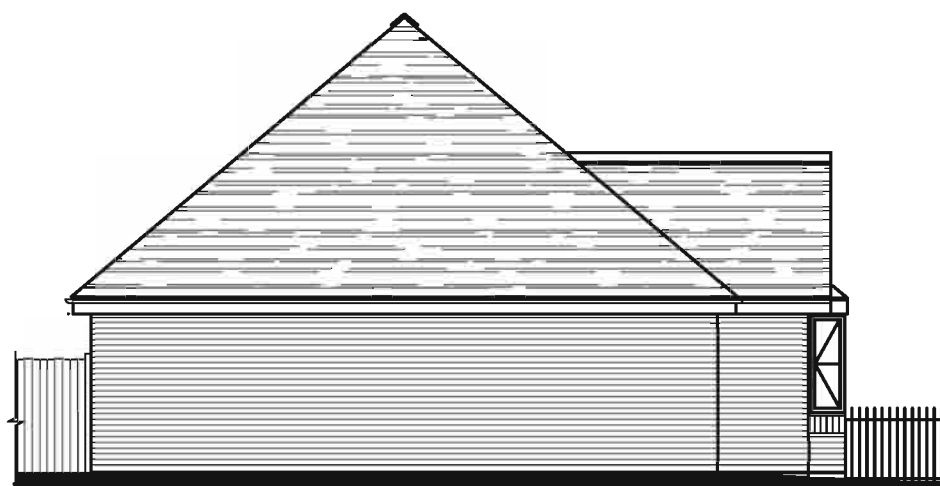
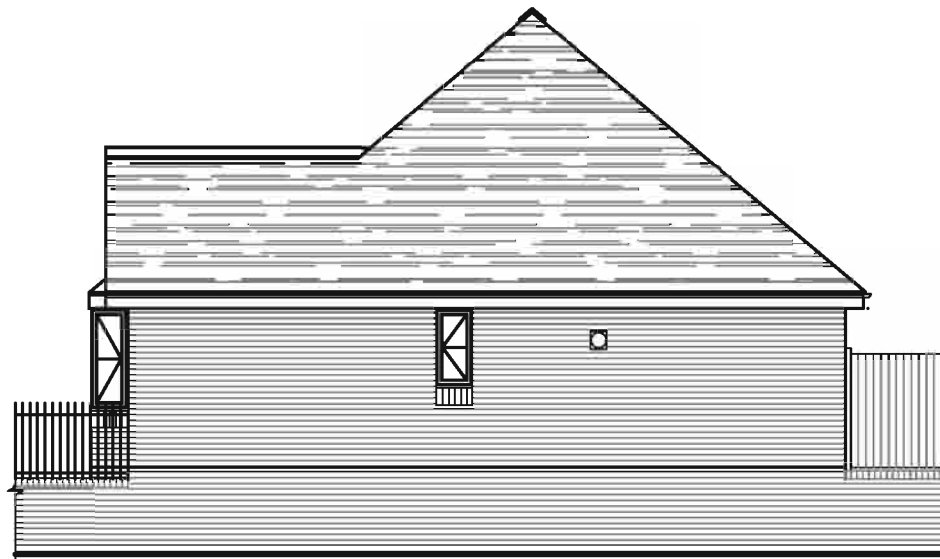


section AA



DISABLED ACCESS : Max 1 : 20 paved access from parking to level threshold mobility 2' 9" front + kitchen door frames and patio doors

ground floor plan



side elevations

EXTERNAL MATERIALS :

- Smooth Grey Marley Modern roof tiles
- Sheet lead to bay roof
- Blockley Wrekin Dark Red Mixture facing bricks to all elevations with smooth red facing brick soldiers to heads and cills
- White PVCu double glazed windows + patio door

**bpDESIGN**

1 Camel Cottages  
 Holy Cross Green  
 Clent  
 Stourbridge DY9 0HG  
 tel 01562 730161 or 07977 913388  
 email bpdesign@tiscali.co.uk

**bungalow type BS2**  
**land adj 'The Bungalow'**  
**Beecher Street**  
**Halesowen B63 2DP**

drg no BS2 0810 Copyright ©  
 scale 1 : 100 @ A3/A4