

PLANNING APPLICATION NUMBER:P06/0525

Type of approval sought	Full Planning Permission
Ward	Kingswinford North & Wall Heath
Applicant	Mr G James
Location:	LAND ADJACENT TO 1, MEADFOOT DRIVE, KINGSWINFORD, WEST MIDLANDS
Proposal	ERECTION OF A TWO BEDROOM DETACHED BUNGALOW (RESUBMISSION OF REFUSED APPLICATION P05/2127)
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

- 1 Corner site with three road frontages – Swindon Road, the main road, Maidendale Road and Meadfoot Drive. Currently grassed, with mature silver birch trees and conifers, adjacent 1 Meadfoot Drive. This side of Meadfoot Drive is characterised by mid twentieth century bungalows at this point, with two storey dwellings beyond, all of which back onto Swindon Road. These are of a uniform style and layout along the road. This strip of land appears to have been left as part of the layout of this housing estate as a visual amenity and visibility area at the entrance to the estate, adjacent Maidendale Road, the main feeder road.

PROPOSAL

- 2 Erection of bungalow with attached single garage and driveway, accessed from Meadfoot Drive adjacent no.1. The bungalow would have a front door on the side, and be of a similar size and design, though not the same as, others along the road. The bungalow would have a rear garden area, and retain a narrower strip of amenity land at the junction. Rear garden would be enclosed by wall with fencing infill panels to a height of 2m.

HISTORY

APPLICATION No.	PROPOSAL	DECISION	DATE
P04/0683	Single storey side extension and resultant loss of 1 TPO tree	Granted	26/5/04
P04/1997	Outline erection of bungalow	Withdrawn – incorrect certificate served	9/12/04
P05/0538	Fell 2 silver birch trees	Refused	29/4/05
P05/2127	Erection of a detached bungalow	Refused	17/11/05

- 3 The most recent application was refused on the grounds of the impact on the streetscene of the loss of the protected trees, and on insufficient information being provided to consider fully the highways arrangements and safety.

PUBLIC CONSULTATION

- 4 Two letters of objection received raising the following concerns:
- Loss of visual amenity strip at junction with main road and entry to estate
 - New access in close proximity to junction of Meadfoot Drive and Maidendale Road and potential highway danger

OTHER CONSULTATION

- 5 **Traffic and Road Safety:** No objection subject to conditions
- 6 **Environmental Protection:** No objection subject to condition
- 7 **Tree Officer:** No objection subject to conditions

RELEVANT PLANNING POLICY

Unitary Development Plan Policy

DD1 Urban design

DD4 Development in residential areas

DD6 Access and transport infrastructure

H1 New housing development

H3 Housing assessment criteria

H6 Density

AM14 Parking

NC9 Mature trees

Planning Policy Guidance

PPG3 Housing and draft PPS3 Housing

The site lies outside any designated area on the UDP proposals map

ASSESSMENT

Principle

- 8 The principle of residential development is considered to be acceptable within this residential area, and has been accepted previously, subject to the details of the proposal being compliant with policy.

Density

- 9 The proposed development would result in development at a density of 33dph, and is similar in pattern and layout to the surrounding layout of development. This is therefore considered to be acceptable, as it accords with PPG3 guidance and is appropriate to its surroundings.

Design and layout

- 10 The proposed design is in keeping with the surrounding character of development, and therefore subject to materials is considered to be acceptable. These can be controlled through the imposition of a condition.
- 11 Whilst it could be argued that the siting of the proposed bungalow does not match the staggered building line along Meadfoot Drive, as the footprint is forward of the adjacent dwellings, it is considered that the proposed bungalow would be sufficiently similar in siting and appearance that it would not appear out of character to the extent that it would cause any visual harm to the area.
- 12 The proposed dwelling would have sufficient amenity space, which would be private due to the proposed wall with fencing infill panels.

Trees

- 13 The two silver birch trees on the site are protected by TPO, one of which would be lost and the other seriously harmed by the proposed development. However, the tree officer confirms that they are not sufficiently good specimens to frustrate development, providing that suitable replacements are provided as part of the development. This can be controlled through the imposition of conditions.

Highways

- 14 Under the previously submitted application, concerns were raised regarding visibility from the access, however this has now been redesigned and the traffic and road safety officers now consider it to be acceptable, subject to conditions which are attached below.

CONCLUSION

- 15 It is now considered that the proposal complies with the relevant policies and would not cause harm to amenities, and is therefore acceptable. For these reasons it therefore also overcomes the concerns raised in the previous reasons for refusal of a very similar scheme.

RECOMMENDATION

16 The application should be approved subject to the following conditions:

17 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. Prior to the commencement of development, details of the types, colours and textures of the materials to be used in the external surfaces of the dwelling hereby permitted, and those of the hard and paved surfaces, 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. Development shall not begin until a scheme for protecting the proposed dwelling from noise from road traffic on Swindon Road has been submitted to and approved by the local planning authority, and all works which form part of the scheme shall be completed before the permitted dwelling is occupied.
4. Prior to the occupation of the dwelling hereby permitted, the access and parking area shall be surfaced and marked out in complete accordance with the approved details and thereafter maintained available for use for the lifetime of the development.
5. Prior to the commencement of development, details of the visibility splays to be provided shall be submitted to and agreed in writing by the Local Planning Authority. Prior to the occupation of the dwelling hereby approved, the approved visibility splays at the junction of the access with the highway shall be provided and thereafter maintained free of obstruction over 0.6m in height for the lifetime of the development.
6. The landscaping scheme shown on the approved plans shall be implemented within or before the first planting season following the occupation of the dwelling hereby approved, and shall thereafter be maintained for a period of five years, and any damaged or dead species replaced.
7. Prior to the commencement of development, details of replacement trees to be provided shall be submitted to and approved in writing by the Local Planning Authority. The details to be agreed shall include the specimens, sizes and locations, and the timing of planting. The development shall be carried out in complete accordance with the approved details.