

PLANNING APPLICATION NUMBER:P06/0895

Type of approval sought	Full Planning Permission
Ward	Brierley Hill
Applicant	Hour Hope Ltd
Location:	LAND AT CORNER OF JUNCTION ROAD/, 49, AUDNAM, AMBLECOTE, STOURBRIDGE, WEST MIDLANDS, DY8 4AG
Proposal	ERECTION OF 8 NO 3 BEDROOM DWELLINGS WITH ASSOCIATED PARKING AND NEW ACCESS TO HIGHWAY (RESUBMISSION OF WITHDRAWN APPLICATION P06/0394)
Recommendation Summary:	APPROVE SUBJECT TO A 106 AGREEMENT

SITE AND SURROUNDINGS

1. The application site lies on the edge of Amblecote local centre and is currently occupied by a derelict public house (The Gladstone Arms) and its car park. The site is in an elevated position above the highway. To the east of the site, on the opposite side of Audnam High Street, is a disused petrol filling station and a row of terraced 1960's houses. Immediately to the south there are residential properties and buildings in commercial and office use. To the west lie modern semi-detached houses on Junction Road. On the opposite side of

Junction Road, to the north of the site, are industrial buildings and houses which have been converted to office use. The site area is 0.16 hectares.

PROPOSAL

2. Permission is sought to demolish the existing buildings at the site and to erect 8no. 3-bed houses (at a density of 49 dwellings per hectare). Vehicular access to the site is from Junction Road. It is proposed to erect two terraces of 3no.dwellings each facing Audnam, with 12no. car ports provided behind the rear gardens of the houses. A pair of semi-detached houses is also proposed, facing Junction Road, with parking (4 spaces) to the front of the buildings. All of the houses have a bedroom in the roofspace.

HISTORY

3. None.

PUBLIC CONSULTATION

4. The occupants of four properties on Audnam and Junction Road have expressed concern that the proposed steps leading to Audnam from the site may cause potential conflicts between pedestrians and vehicles using the vehicular access which serves no.s 43, 45, and 47 Audnam. One of the objectors also considers that the proposal constitutes over-development of the

site and would result in additional on-street parking on Junction Road.

5. A separate letter has also been received from an occupant of Audnam who is of the opinion that the proposal will assist in the regeneration of the area.

OTHER CONSULTATION

6. The Head of Environmental Protection has advised that the site has the potential to be affected by noise from traffic and nearby industrial units and therefore recommends the imposition of conditions relating to noise mitigation measures in the form of acoustic treatment of the buildings and appropriate boundary treatment..
7. The Head of Traffic and Road Safety has recommended that a number of amendments be made to the scheme in order to provide a satisfactory layout. The changes suggested can be sought by condition.

RELEVANT PLANNING POLICY

8. Policies DD1 (Urban Design), DD4 (Development in Residential Areas), DD8 (Provision of Open Space, Sport and Recreation Facilities) and H6 (Housing Density) of the UDP.

9. National planning policy on new housing development is contained in PPG3 (Housing)

ASSESSMENT

10. PPG3 encourages the redevelopment of previously-developed land within the urban area for housing purposes. This proposal is consistent with the aims of PPG3. The proposal offers the opportunity to remove a prominent eyesore site from this area, with obvious benefits to the amenities of nearby residents and the visual quality of the environment.
11. Policy H6 of the UDP states that residential development will be encouraged to achieve the highest possible density taking into account factors such as the requirements to make full and efficient use of land, the local context, and the principles of good residential design. In this case the proposed density of development is at the upper end of the 30 -50 dwellings per hectare suggested in PPG3 as being appropriate in most instances, and is considered to be acceptable as this is a small and constrained site which is only capable of accommodating a relatively small number of units. The scheme proposes houses types and a layout which are appropriate to the character of the area and will make a positive contribution to

the street scene, in accordance with the requirements of Policy DD1 of the UDP.

12. Parking provision (2 spaces per dwelling) is considered to be acceptable for the type of dwellings proposed and it is unlikely therefore that the development will lead to any significant on-street parking problems.
13. With regard to residential amenity, the layout of the site is such that the development would not lead to any significant adverse privacy impacts on existing neighbouring properties. The proposal is therefore in accordance with Policy DD4 of the UDP in this respect which states that new developments will not be allowed where they would be detrimental to residential amenity.
14. With regard to the concerns of objectors in respect of the proposed steps leading onto the vehicular access serving no.s 43, 45 and 47 Audnam, the applicant has indicated that amended plans will be submitted showing the removal of these steps.
15. Policy DD8 of the UDP requires that new developments (above 5 units) should contribute to recreation facilities/open space in the wider area in line with the increase in users caused by the

development. Should permission be granted a Section 106 Agreement will be required in respect of contributions to recreation/open space facilities.

CONCLUSION

16. The proposed development is in accordance with Policies DD1, DD4 and H6 of the UDP.

RECOMMENDATION

17. It is recommended that the application be approved subject to:
- g) The applicant entering into a Section 106 Legal Agreement for a contribution to off-site recreational public open space enhancement;
 - h) The following conditions, with delegated powers to the Director of the Urban Environment to make amendments to these as necessary;
 - i) In the event that the Section 106 agreement has not been completed within two months of the resolution to grant approval, the application will be refused if appropriate:

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. 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.
3. Development shall not begin until a scheme for protecting the proposed dwellings from noise from road traffic noise and industrial and commercial activities has been submitted to and approved by the local planning authority, and all works which form part of the scheme shall be completed before any of the permitted dwellings is occupied.
4. No development shall commence until details of the proposed boundary treatment of the site have been submitted to and approved in writing by the local planning authority.
5. No development shall commence until details of any retaining walls to be erected at the site have been submitted to an approved in writing by the local planning authority.
6. None of the dwellings hereby approved shall be occupied until a detailed parking layout for plots 1 – 6, showing car ports of a minimum width of 2.5m each, and gated rear access to gardens, has been submitted to and approved in writing by the local planning authority. The spaces shall thereafter be retained in perpetuity and used for no other purpose than the parking of vehicles.
7. Development shall not begin until details of the visibility splays to be provided at the junction between the proposed means of

access and the highway have been submitted to and approved by the local planning authority and no building shall be occupied until the visibility splays have been provided in accordance with the approved details.

8. Development shall not begin until details of plans and sections of the lines, widths, levels, gradients and form of construction of service/access roads and drainage systems have been submitted to and approved by the local planning authority.
9. 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.
10. 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.
11. 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.
12. 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.
13. None of the dwellings hereby approved shall be occupied until a 2 meter high close boarded fence of a minimum density of 10kg/m² has been erected on the Junction Road boundary at the side of plot 6.

