

PLANNING APPLICATION NUMBER:P05/2150

Type of approval sought	Full Planning Permission
Ward	Halesowen North
Applicant	Pamlin Homes Ltd
Location:	19, GREENHILL ROAD, HALESOWEN, B62 8HA
Proposal	DEMOLITION OF EXISTING DWELLING AND ERECTION OF 2 NO. DETACHED 3 BEDROOM HOUSES AND 2 NO. SPLIT LEVEL BUNGALOWS ALL WITH GARAGES.
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

- 1 The application site comprises no. 19 Greenhill Road, and attached buildings, including a converted barn, and land at the rear. That land is a formally laid out garden leading to an overgrown area of land, which slopes down (by 6 metres) towards a footpath (a Public Right of Way), running between the back of houses fronting Mucklow Hill and the Coombeswood Green Wedge. The aspect from here is over open and green land. The property has been vacant now for approximately 18 months.
- 2 The area has historic/conservation interest: Greenhill House, adjacent to the site and accessed off Greenhill Gardens, is a Grade 2 Listed Building. That property, along with associated buildings (stys and barns) used to be part of the complex known as Greenhill Farm.
- 3 There has been relatively recent infill residential development, involving the demolition of a barn and its rebuilding as a dwelling at 16-18 Greenhill Road (Old Barn Cottages - refer to planning history), adding to the residential character of the area from Greenhill Road and Greenhill Gardens.

- 4 No. 19 Greenhill Road is a 2 storey detached dwelling with a hipped roof and attached garage. It is approximately 1 metre higher than no. 20, with a 1 to 1.5 metre retaining wall along the shared boundary. There is a converted barn attached to the garage of no. 19 with a high sloping roof and gable end onto Greenhill Road. Alongside that is gated access leading to the rear of Greenhill Cottages, which is enclosed by a screen wall to Old Barn Cottages.
- 5 The boundary of the application site to Greenhill Gardens is a 1 metre high screen wall, increasing in height to approximately 3 metres in front of no. 3 Greenhill Cottages. There is an open boundary to the footpath. The boundary to the rear of 20 to 23 Greenhill Road is a 1.8 metre high close boarded fence. There is vegetation across the site, although nothing of particular significance, especially near to the boundary of the footpath to the PROW and the shared boundary with the rear garden of no. 50 Mucklow Hill.

PROPOSAL

- 6 The proposal is a Full application, following the granting of an Outline permission last year (P04/2234). That permission was granted with access and siting approved (for 4 houses)
- 7 The current application is (similarly) for the erection of 4 detached dwellings, two of which (plots 1 and 2) on the Greenhill Road frontage on the site of no. 19, are shown with 3 bedrooms, the other two plots (plots 3 and 4) are shown with 4 bedrooms on the overgrown sloping land at the rear of nos. 19 to 23 Greenhill Road.
- 8 Vehicular access is shown off Greenhill Road, with a drive leading off to serve plots 1 and 2, and with the gated emergency access to Old Barn Cottage, off that access, retained.

- 9 Along with no. 19, the former barn is shown as being demolished. The proposed (detached) garage to plot 2 is shown on the site of that barn, with the layout plan annotated to state that that garage will be constructed in old bricks and tiles in character with that barn. An integral garage is shown for Plot 1, and detached two berth garages are shown for Plots 3 and 4. A turning head is shown alongside Plot 3.
- 10 The plots on the frontage of the site (plots 1 and 2) are shown as 2 storey, with gabled roofs, and projecting two storey element with subsidiary gables on the frontage, and a canopy above a ground floor bay window.
- 11 The plots at the rear of the site (plots 3 and 4) are shown with pyramid hip roofs, and split-level (single storey at the front and 2 storey at the rear) to account for the change in levels Enclosed steps are shown leading down from the level at the front of the site to the garden areas. A subsidiary gable is shown above the projecting bay on the frontage, and a markedly projecting canopy above the entrance.
- 12 The site area is 0.3 hectares. This gives a proposed net density of 13 dwellings per hectare.
- 13 Amended plans have been submitted to show:-
- a) the garage to Plot 2 to be constructed in materials to reflect those of the barn which is shown to be demolished;
 - b) that garage relocated away from the access drive;
 - c) the retention of the emergency access to Old Barn Cottage and Greenhill Cottages.
- The local community have been reconsulted on those amended plans.

HISTORY

14 Refer to a summary of the planning history below:-

APPLICATION No.	PROPOSAL	DECISION	DATE
HB/48/58	Erection of a bungalow.	Granted	1948
HB/65/45	Erection of 2 bungalows	Refused	1965
P04/0469	Outline – 2 dwellings	Withdrawn	2004
P04/2334	Outline – 4 dwellings	Granted	19.07.05

15 HB/ 65/45 was refused on the grounds that the proposal would constitute badly sited development, and inadequate means of access.

PUBLIC CONSULTATION

16 I have received 2 letters of objection on the scheme as originally submitted. Those representations in summary state:-

- The proposal will close off the legal right of way to Old Barn Cottage and to 2 Greenhill Cottages off Greenhill Road.

OTHER CONSULTATION

17 **Severn Trent Water**: no objections subject to a drainage condition.

18 **Head of Environmental Protection** – recommend conditions on contaminated land (soil gases). No adverse comments with regard to noise and air quality.

19 **Head of Traffic and Road Safety**: recommend that the garage to Plot 2 is repositioned 1 metre away from the access drive – *amended plans have been received which show this.*

The access is adequate for the size of the development. A condition is recommended to ensure that the access road and turning facility is retained for the life of the development.

RELEVANT PLANNING POLICY

- 20 The following Unitary Development Plan (UDP) (2005):-
- DD1 (urban design)
 - DD4 (development in residential areas)
 - DD6 (access and transport)
 - LR1 (open space)
 - HE6 (Listed Buildings).

ASSESSMENT

Principle of the development

- 21 The granting of the Outline permission (P04/2234) for the demolition of no. 19 Greenhill Road and the siting of 4 replacement dwellings dictates the acceptability of the principle of a development of the form and nature now proposed. In particular, given that that permission was granted as recently as last year, and despite the adoption of the Unitary Development Plan that there have been no significant changes in planning objectives or other material circumstances since then, it is considered unreasonable to review the principle of development.

The loss of the barn and pig stys

- 22 These buildings are considered to have a degree of conservation interest. They are not Listed nor on the Local List, however, they are part of the original farm complex and setting of Greenhill House (a Listed Building).
- 23 In the Outline scheme, the pig stys were shown to be demolished (they are in an advanced state of decay), but the barn retained and converted into a garage. This was despite that it had been radically altered internally.

24 In the current application, both the barn and the stys are shown to be demolished. While this will lead to the removal of a building of conservation interest, it is acknowledged that it has limited status as such and has been altered. It is also noted that the replacement garage is shown to be constructed out of old bricks and tiles to reflect those on the barn, and that the barn's removal allows for a wider and better arranged access into the site. On balance, it is considered that the removal of the barn to be acceptable.

The design of the development

25 The siting of the proposed plots closely reflects that siting which was previously approved as part of the Outline permission (P04/2234).

26 On that application, it is considered that over time infill housing development has eroded the openness around the Listed Building (Greenhill House), and that the proposed development continued that pattern of development. I also considered that the siting of the plots on the Greenhill Road frontage was acceptable as it roughly corresponded to the footprint of the existing house, and reflected the building line to the highway. Those views hold with the current scheme.

27 With regard to the external appearance of the dwellings, it is considered that in relation to the plots on the frontage of the site, the design of these dwellings adequately reflects that present in the streetscene. While the pyramid hip roofs shown on the plots at the rear of the site are an unusual feature in this location, the plots are divorced from the public realm, distanced from the Listed Building, and furthermore the resulting reduced massing allows for more unimpeded views across to the Green Wedge from the existing properties in Greenhill Gardens.

Access and parking

28 The plans show 2 spaces for each of the 3 bedroom dwellings and 4 spaces for each of the 4 bedroom dwellings. The access road width is shown as 5.5 metres reducing to 3.5 metres at the junction with Greenhill Road. This arrangement is considered acceptable by HTRS, subject to the proposed garage to plot 2 being set

further back from the access drive. Amended plans have been received to show this.

- 29 The objections from the local community were in connection with the closure of the existing emergency access off Greenhill Road to a number of properties in Greenhill Gardens. The scheme, as original submitted, showed this. Revised plans show that (gated) access to remain.
- 30 For clarity, no access is shown from the application site directly onto the turning head at the end of Greenhill Gardens: a pedestrian and emergency access was originally shown there as part of the Outline scheme, but deleted following concerns expressed by the local community, and a condition was attached to that permission requiring no access from this point.

Amenity of occupiers of adjoining dwellings

- 31 As previously stated, the siting of the proposed plots, and hence the spatial relationship with the adjoining dwellings, reflects that which was previously approved under the Outline permission.
- 32 In the assessment on the Outline proposal, it was considered that while the separation distance between plot 4 and 3 Greenhill Gardens at 18.5 metres was less than that normally required to prevent overlooking, given that the application site slopes away from the shared boundary (a screen wall), this was not considered to be significant. The same separation distance is shown with the current scheme. Furthermore, that Plot 4 is shown as a bungalow with a pyramid hip roof, further helps to reduce any overlooking and loss of outlook from the existing dwelling.

Amenity of future occupiers

- 33 The proposed plots are shown with rear garden lengths in of between 19 and 28 metres. Although there is a relatively severe slope at the rear of the plots 3 and 4, given that the garden lengths shown and that there will, to a degree, be views from the rear of those plots across open land, it is considered that an adequate level of

amenity will be provided for future occupiers both of those plots and those on the site's frontage.

RECOMMENDATION

34 Approval is recommended, subject to the conditions set out below.

Reason for approval

The Local Planning Authority consider that, the principle of the development on this site, and the siting of the plots as already been approved under the terms of Outline permission (P04/2234). This detailed application builds on that consent with the design and detailed layout considered acceptable in terms of the impact on the occupiers of existing dwellings, and the setting of the Listed Building (Greenhill House), while providing a sufficient level of amenity for future occupiers. There is therefore compliance with the development plan, in particular Unitary Development Plan policies DD4, DD6, LR1 and HE6.

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 the following plans: 05-250/101 B; 05-250/102; 05-250/103.
3. Unless otherwise agreed in writing by the Local Planning Authority, the access road, including turning facilities, as shown on approved layout drawing no. 05-250/101 B, shall be retained as approved throughout the life of the development.
4. Development shall not begin until all existing buildings shown to be removed on approved drawing 02-520101 B have been demolished and all rubble removed.
5. None of the dwellings shall be occupied until works for the disposal of foul and surface water drainage have been provided on the site to serve the development hereby permitted, in accordance with details to be submitted to and approved by the Local Planning Authority.
6. 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.

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. 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.
10. No development shall commence until details of the proposed boundary treatment for the site have been submitted to and approved in writing by the Local Planning Authority, with the approved details installed prior to the first occupation of the approved housing on the site.
11. Unless otherwise agreed in writing by the Local Planning Authority, 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 the landscaping as approved as part of the Reserved Matters 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.

