

PLANNING APPLICATION NUMBER:P06/0141

Type of approval sought	Full Planning Permission
Ward	Amblecote
Applicant	R. Daley C/O Wulfrun Homes
Location:	LAND AT, 55, PLATTS CRESCENT, AMBLECOTE, STOURBRIDGE, WEST MIDLANDS
Proposal	DEMOLITION OF EXISTING DWELLING AND ERECTION OF 2 NO. DWELLINGS WITH INTEGRAL GARAGES.
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The application property is an end-terrace two storey house, the attached buildings being substantial Victorian-era houses with dormers on the front elevation. Surrounding properties on Platts Crescent vary in terms of age and type, and include two and three storey storey terraced houses to modern detached houses and bungalows, although the street is predominantly Victorian in character.

PROPOSAL

2. Permission is sought to demolish the existing house at the site and to erect a pair of 3-bed semi-detached houses, with room in the roof space to accommodate bedrooms. Each of the properties has a 20m long rear garden and an integral garage and car port to provide 2-off street car parking spaces.

HISTORY

3. None.

PUBLIC CONSULTATION

4. Two letters of objection have been received (one of which claims to have been submitted on behalf of 'residents of Platts Crescent who will be affected by the proposed development'). The following issues, relevant to the determination of the application, have been raised:
 - The proposal constitutes over-development of the site;
 - The proposed buildings are out of keeping with existing properties in the area;
 - Loss of privacy and daylight at neighbouring properties;

- Lack of parking provision may result in additional on-street parking;
- The development will result in the loss of existing on-street parking available in the immediate vicinity of the site;
- Increased volume of traffic along Platts Crescent.

OTHER CONSULTATION

5. The Head of Environmental Protection has no objection to the proposal.
6. The Head of Traffic and Road Safety originally requested that amendments be made to the scheme so that satisfactory visibility splays could be achieved and a minimum of 5.5m be provided between the garage doors and the highway. The applicant has submitted plans showing the requested amendments, and no objection is therefore raised.

RELEVANT PLANNING POLICY

7. Policies DD1 (Urban Design) and DD4 (Development in Residential Areas) of the UDP.

8. National policy advice on new housing development is contained in PPG3 (Housing).

ASSESSMENT

9. Policy DD1 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.
10. The proposed houses would differ in terms of design and siting (the main part of the dwellings being set back significantly behind the build line of adjacent properties) from the predominantly Victorian-era properties along this part of Platts Crescent. This is a street which has changed over time in terms of the type of housing it has, with some of the older housing stock being removed to accommodate more modern development. These newer houses have been satisfactorily assimilated into the street scene and on the whole contribute positively to the character of the street. The proposed scheme follows this trend of new housing development along Platts Crescent. The design and appearance of the houses cannot be considered to have a significantly detrimental impact on the

visual amenities of the wider area sufficient to warrant refusal of the application. A scheme of this nature also helps to raise housing densities in urban areas as required by PPG3, to a level compatible with existing development in the area.

11. With regard to the potential impact on residential amenity at neighbouring properties, the siting of the proposed buildings would not lead to any significant loss of privacy or daylight.
12. The provision of 2 off-street parking spaces is considered to be sufficient to serve the proposed dwellings and ensure that the development would not result in on-street parking. The additional volume of traffic likely to be generated by the development would be minimal and unlikely to adversely affect the free flow of traffic along Platts Crescent.
13. Amenity space provision at the properties is to an acceptable standard which matches that of existing houses in the vicinity.

CONCLUSION

14. The proposal is consistent with the aims of Policies DD1 and DD4 of the UDP and the advice given in PPG3.

RECOMMENDATION

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

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. None of the dwellings hereby approved shall be occupied until the parking spaces shown on the approved plan have been provided. The spaces shall be retained for the lifetime of the development and used for no other purpose than the parking of vehicles
4. Notwithstanding the provisions of the Town and Country Planning General Development Order 1988 (or any order revoking and re-enacting that order), no development referred to in Part 1 Class A.1(a) of Schedule 2 to that order shall be carried out.

5. 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.
6. 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