

PLANNING APPLICATION NUMBER:P07/0157

Type of approval sought	Reserved Matters
Ward	Wollaston & Stourbridge Town
Applicant	P. Davis
Location:	LAND ADJ TO, 172, VICARAGE ROAD, WOLLASTON, STOURBRIDGE, WEST MIDLANDS
Proposal	RESERVED MATTERS APPROVAL FOLLOWING OUTLINE APPROVAL P05/1367 FOR ERECTION OF 1 NO. DWELLING.
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The application site is rectangular plot of land measuring 12m wide by between 45m and 60m deep, formerly used as extended amenity area for no. 168 Vicarage Road opposite, and accessed via a cul-de-sac section of Vicarage Road.
2. No's 1 to 4 Twickenham Court are situated along the north-western boundary, these bungalows being set at a slightly lower level than the application site, with an evergreen hedge providing the boundary feature between these sites.
3. No. 172, which is also a bungalow, is located to the south-eastern boundary, this property is slightly elevated to the application site, a 1m fence is located to this boundary.
4. To the rear of the site of the site, a section of land rises some 1m high, to the main vehicular highway on Vicarage Road, currently a 1m high fence provides boundary treatment.

PROPOSAL

5. Following the grant of outline planning permission on this site for 1 residential dwelling (P05/1367), this application seeks approval of all reserved matters for the erection of one 3-bed dormer bungalow.

6. This is shown to include bedroom 1, bathroom, study, living room, kitchen, garage and conservatory on the ground floor with bedroom 2 (with en-suite) and 3 on the first floor. Two dormer windows in the side elevation face toward 172 Vicarage Road.
7. The overall depth of the dwelling is shown to be 21m by 11m wide and 6.2m high.

HISTORY

APPLICATION No.	PROPOSAL	DECISION	DATE
P06/1856	Erection of a 2 No. detached bungalows with detached garages and associated access	Refused	28/11/2006
P06/0330	Erection of 2 No. detached bungalows with garages and associated access	Refused	19/07/2006
P05/1367	Outline application for residential dwelling (All matters reserved for subsequent approval)	Approved with Conditions	25/08/2005
85/51036	ERECTION OF BUNGALOW AND GARAGE.	Approved with Conditions	11/07/85

8. Planning Application P06/1856 was refused on the following ground;
 - The proposed erection of two bungalows would constitute overdevelopment of the site, thereby detrimentally impacting on the character of the area. The

proposal is therefore contrary to Policy DD4 of the Unitary Development Plan.

9. Planning Application P06/0330 was refused on three grounds;
- The development proposed would be prejudicial to the safety of pedestrians and free flow of traffic on B4537 Vicarage Road in that it does not provide sufficient and suitable space for manoeuvring within the site so as to permit vehicles to enter the highway in a forward direction contrary to Policy DD6 UDP.
 - The proposed vehicular access point to Vicarage Road is in close proximity to Twickenham Court and would be likely to result in confusion to the prejudice of public safety from turning traffic contrary to Policy DD6.
 - The proposed vehicular access to Vicarage Road is badly sited just after a bend and would create a hazard to following traffic not having adequate forward visibility of turning traffic contrary to Policy DD6 of the UDP.

PUBLIC CONSULTATION

10. Neighbour notification was carried out to all adjoining and adjacent neighbours as a result of which 3 letters (2 from the same address) of objection have been received, concerns can be summarised as follows;
- Complete eyesore
 - Loss of privacy
 - Over-development of site, not in keeping with surrounding plot layout, which consists of smaller bungalows for elderly
 - Soakaway would need to be adequate to stop flooding.
 - No measurements on plan
 - Retaining wall is required along boundary with 3 Twickenham Court
11. Non-material objections include;
- Property would be de-valued by overshadowing

OTHER CONSULTATION

12. **The Head of Environmental Protection:** no objections to this proposal.
13. **The Group Engineer, Development:** no objections subject to relevant conditions

RELEVANT PLANNING POLICY

14. Adopted UDP

Policy DD1 – Urban Design

Policy DD4 – Development in Residential Areas

Policy DD6 – Access and Transport Infrastructure

Policy H3 – Housing Assessment Criteria

Policy H6 – Housing Density

15. Supplementary Planning Guidance

PGN3 – New Housing Development

PGN14 – Car Parking Standards

ASSESSMENT

16. The main considerations in determination of this application is whether the bungalow will have an adverse impact of the character of the area and/or whether residential amenity will be adversely affected.

Character & Appearance

17. Policy DD4 – Development in Residential Areas, seeks to ensure that residential development will be allowed where,
 - *there would be no adverse effect on the character of the area or upon residential amenity*

- *the scale, nature and intensity of the use of the proposed development would be in keeping with the surrounding area.*

18. The principle of allowing residential development on this plot of land has been established by the recently approved outline application (P05/1367). This application differed from the 2 previously refused applications (P06/0330 and P06/1856), as it sought approval of only one dwelling with access from the cul-de-sac section of Vicarage Road.
19. In terms of character and plot layout, as already mentioned above there are modern constructed detached bungalows that exist within the cul-de-sac. These have been constructed in a variety of styles, which include both gable and hipped roof's. On entrance to the cul-de-sac there is even a two-storey dwelling, adding further variety to this location.
20. Whilst the introduction of dormer features is reasonably new within the streetscene (with only the nearby 168 Vicarage Road having a side dormer feature), these are sympathetic in scale and relatively discreet in relation to the roof expanse, indeed a large expanse of the dormers is screened by the existing gable roof of 172 Vicarage Road. The overall design and appearance of the dwelling is considered to be compatible within the immediate locality and street scene given the variety of the surrounding bungalows positioned along this section of Vicarage Road. Given that the character is not adversely affected, the proposed bungalow adheres with the principles of Policy DD4 of the adopted UDP.
21. It is also consistent with policies H3 and H6 of the UDP as the proposal makes efficient use of the land in this urban area, utilising the amenity area of an existing residence.

Residential Amenity

22. Mature planting to the north-western boundary is shown to be retained as part of this development, This is considered necessary to retain to prevent any loss of

privacy or outlook to the occupiers of 2 and 3 Twickenham Court, where there are habitable rooms situated along the rear elevation of the said properties.

23. With regard to concerns expressed by neighbours about loss of daylight and outlook, it is not considered that such a negative impact would occur to these residents. The height up to the eaves of the proposed dwelling is 2.5m, above which the main roof expanse slopes away from these properties. Indeed the nearest element to these dwellings is the single storey flat roof garage. Even with the slight difference in land levels, it is not anticipated that such an adverse impact would arise.
24. It should also be added, that no dormer windows are shown facing these dwellings, and therefore objections about increased overlooking cannot be sustained.
25. Whilst windows are situated in the side elevation of 172 Vicarage, these belong to non-habitable rooms. The en-suite and bathroom on the ground floor of the proposal will look toward this dwelling, both of which would be obscured, with the kitchen facing the side garage. The first floor dormer to bedroom 3 would be facing non-habitable rooms and therefore no loss of privacy or outlook will arise for occupiers of no. 172.
26. With regard to the proposed siting of this dwelling, whilst it does project approximately 4.5m past the rear elevation of 172 Vicarage Road, 2.5m of which is the conservatory. A garage at 172 projects rearwards to already block views from the nearest habitable room toward the proposed dwelling, and given that a 2m fence will obscure a majority of the conservatory, it is not considered that any adverse impact upon residential amenity would occur.
27. A minimum 22m separation is maintained between the proposed bungalow and the property directly opposite at 168 Vicarage Road, therefore adverse impact upon these occupiers would occur.

28. In all respects, this proposal is not considered to have an adverse impact upon residential amenities of nearby occupiers, and therefore Policy DD4 of the adopted UDP is complied with.

Amenity Space.

29. PGN 3 New Housing Development indicates the private rear amenity or garden area that the LPA will be seeking for new properties. All new residential development should have a reasonable amount private amenity space around them to maintain a minimum amount of privacy and an appropriate standard for the type of accommodation proposed commensurate with the area as a whole.
30. PGN3 requires that for 3 bedroom houses, a minimum 11m long garden with 65m² area is provided. This development easily achieves this, as a 25m (minimum) deep garden with a total area over 300m² is provided.

Highway Safety & Parking

31. The GED is concerned to ensure that the development can accommodate 2 parking spaces without obstruction of the side main entrance door.

CONCLUSION

33. The external design of the proposed bungalow does not have an adverse impact upon the character and appearance of the existing street scene. No harm will arise upon the residential amenities of the adjacent neighbours or highway safety. Having taken regard for the Councils policies controlling such development and other material considerations, for the reasons set out above it is considered that the proposed development would satisfy Policies DD4 (Development in Residential Areas), DD1 (Urban Design), DD6 – Access and Transport Infrastructure, Policy H3 – Housing Assessment Criteria and Policy H6 – Housing Density of the adopted Dudley Unitary Development Plan.

RECOMMENDATION

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

REASON FOR GRANT OF PLANNING PERMISSION

The external design of the proposed bungalow does not have an adverse impact upon the character and appearance of the existing street scene, without harming the residential amenities of the adjacent neighbours and does not have an adverse impact upon highway safety. Having taken regard for the Councils policies controlling such development and other material considerations, for the reasons set out above it is considered that the proposed development would satisfy Policies DD4 (Development in Residential Areas), DD1 (Urban Design), DD6 – Access and Transport Infrastructure, Policy H3 – Housing Assessment Criteria and Policy H6 – Housing Density of the adopted Dudley Unitary Development Plan.

INFORMATIVE

For the avoidance of doubt, this permission relates to drawing number 06:106: 02A and shall be implemented in strict accordance with this plan unless otherwise agreed in writing with the LPA.

Conditions and/or reasons:

1. 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.
2. No development shall take place until there has been submitted to and approved in writing by the local planning authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the dwelling is occupied and shall be carried out in accordance with the approved details.
3. Prior to first occupation of the dwelling the means of access, visibility splays and details of car parking areas shall be provided in accordance with the details to be submitted to and approved in writing by the Local Planning Authority which shall not be used thereafter for any other purpose for the life of the development.
4. Before any dwelling hereby approved is first occupied the parking area and access thereto shall be paved with a suitable hard impervious material, and drained.

5. 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.
6. All planting, seeding or turfing comprised in the details of landscaping approved in accordance with condition 5 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.
7. 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.
8. 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 Classes A,B,D and E of Schedule 2 to that order shall be carried out.