

PLANNING APPLICATION NUMBER:P13/0394

Type of approval sought	Full Planning Permission
Ward	St Thomas's
Applicant	Mr R. Norton, DMBC Greencare
Location:	LISTER ROAD DEPOT (ENVIRONMENTAL MANAGEMENT DIVISION, LISTER ROAD, DUDLEY, DY2 8JW
Proposal	PROVISION OF A CANOPY TO EXISTING STORAGE BUILDING TO PROVIDE COVER FOR HORTICULTURAL MACHINERY
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The application site is a Local Authority depot associated with the Directorate of the Urban Environment. Several local authority functions, primarily relating to environmental management, are carried out at the site. Services such as waste recycling, green care and highway maintenance are based at the depot, with large areas of the site providing parking facilities for the vehicles required by these services.
2. The site is situated in a mixed use area, being bordered to the west by industrial uses, to the north by public open space, and to the east and south by residential housing estates.
3. Towards the south-east of the site, approximately 88 metres from the public highway in Lister Road, and 34m from Baptist End Road, there is a storage building accommodating horticultural equipment used by the Dudley MBC Greencare team across the borough. In front of this store is concrete hardstanding used for machinery awaiting repair or service. This area is largely separated from residential dwellings by a mature tree belt.

PROPOSAL

4. It is proposed to erect a canopy to the existing storage building to provide coverage of horticultural machinery. This would be constructed in steel sheeting powder coated grey to match the existing. It is shown to measure 9.7m deep by 7.3m wide and up to 3.5m high.

RECENT HISTORY

5. None relevant.

PUBLIC CONSULTATION

6. Direct notification was carried out to all adjoining and adjacent premises and a site notice was posted with an expiry date of 1st May 2013, as a result of which no representation has been received.

OTHER CONSULTATION

7. None required

RELEVANT PLANNING POLICY

8. National Planning Policy Framework
9. BCCS Policies (2011)
 - CSP2 – Development outside the Growth Network
 - CSP4 – Place Making
 - ENV3 – Design Quality
10. Saved UDP (2005)
 - DD1 – Urban Design
 - DD4 – Development in Residential Areas

ASSESSMENT

11. The key issue in determination of this application is the principle of development and impact upon;
- character and appearance of the surrounding area
 - residential amenity

Character and appearance

12. The external canopy would be attached to an existing store facing within the site. It would be appropriate in position, scale and appearance, and due to the presence of the mature tree belt would not be visible from Baptist End Road and Lister Road, or nearby properties.
13. It would not therefore have a detrimental impact to the character or appearance of the wider area. It would therefore comply with BCCS Policies CSP4 and ENV3, and Saved UDP Policies DD1 and DD4.

Residential amenity

14. Nearest residents are at least 45m away (97 Baptist End Road). The canopy would enclose an area already used for storage of machinery, given that it would be hidden by the tree belt, residential amenity would not be harmed in this regard. The proposal would comply with Saved UDP Policy DD4.

CONCLUSION

15. The proposal would not harm the character and appearance of the area or residential amenity. It would therefore comply with the National Planning Policy Framework, BCCS Policies (2011) CSP2 – Development outside the Growth Network, CSP4 – Place Making, ENV3 – Design Quality, Saved UDP (2005) policies DD1 – Urban Design and DD4 – Development in Residential Areas.

RECOMMENDATION

16. It is recommended that this application be approved subject to conditions:

REASON FOR THE GRANT OF PLANNING PERMISSION

The proposal would not harm the character and appearance of the area or residential amenity. It would therefore comply with the National Planning Policy Framework, BCCS Policies (2011) CSP2 – Development outside the Growth Network, CSP4 – Place Making, ENV3 – Design Quality, Saved UDP (2005) policies DD1 – Urban Design and DD4 – Development in Residential Areas.

The decision to grant planning permission has been taken with regard to the policies and proposals in the adopted Black Country Core Strategy (2011), the Saved UDP (2011) and to all other relevant material considerations.

The above is intended as a summary of the reasons for the grant of planning permission. For further detail on the decision please see the application report.

APPROVAL STATEMENT INFORMATIVE

In dealing with this application the local planning authority have worked with the applicant in a positive and proactive manner, seeking solutions to problems arising in relation to dealing with the application, by seeking to help the applicant resolve technical detail issues where required and maintaining the delivery of sustainable development. The development would improve the economic, social and environmental concerns of the area and thereby being in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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. The development hereby permitted shall be carried out in accordance with the following approved plans: 847/1
3. No materials other than those indicated on the approved plan and application form shall be used without the approval in writing of the local planning authority.



