

PLANNING APPLICATION NUMBER:P06/2328

Type of approval sought	Full Planning Permission
Ward	Norton
Applicant	Billingham & Kite Ltd
Location:	LAND OFF, GLEN ROAD, NORTON, DUDLEY, WEST MIDLANDS
Proposal	ERECTION OF 5 NO DETACHED HOUSES WITH ASSOCIATED ACCESS
Recommendation Summary:	APPROVE SUBJECT TO A 106 AGREEMENT

SITE AND SURROUNDINGS

1. The application site is an approximately 0.3 hectare parcel of overgrown land which once formed part of the rear gardens of properties on Lea Vale Road. The site is bounded to the north, east and west by the gardens of dwellings on Stanley Road, Lea Vale Road and Glen Road. To the west is an uninterrupted hedgerow which separates the site from Swinford Common.

PROPOSAL

2. Permission is sought to erect 5no. 4-bed houses at the site in a staggered row adjacent no.11 Glen Road. Access to the properties is to be via a driveway extending off the end of Glen Road. Each of the properties has a garage and sufficient off-street parking space available to accommodate at least 2 cars. Garden lengths vary between 13.5m to 19m.
3. An ecological survey and assessment has been submitted as part of the application.

HISTORY

4. Permission was granted in July 2004 for the erection of 2no.houses on part of the site (application P04/1120).

PUBLIC CONSULTATION

5. The occupant of no.5 Glen Road objects to the proposal on the grounds of increased traffic in the area as a result of the development and loss of wildlife habitat at the site.

OTHER CONSULTATION

6. **The Group Engineer – Development:** has requested the provision of 3 parking spaces for each of the dwellings in addition to other minor amendments to the submitted layout.

RELEVANT PLANNING POLICY

7. Adopted Unitary Development Plan (2005)
Policies DD4 (Development in Residential Areas)
H3 (Housing Assessment Criteria)
DD8 (Provision of Open Space, Sport and Recreation Facilities)
NC6 (Wildlife Species) of the UDP
DD7 (Planning Obligations)
AM14 (Parking)
DD1 (Urban Design)

ASSESSMENT

8. Policy H3 of the UDP advises that in order to achieve the aims of sustainable forms of development new housing development should be located on previously-developed land within the urban area, and should result in the productive use of vacant sites within the urban area which are not allocated for another use. This is a vacant site which can be classed as previously-developed - the proposal is in compliance with the aims of this policy and is therefore acceptable in principle.

9. Policy DD4 states that new development in residential areas will only be allowed where there would be no adverse effect on the character of the area or residential amenity and where the scale and intensity of the proposed development would be in keeping with the surrounding area. The proposed houses are of an acceptable design and would contribute positively to the character of the area. The site layout, in terms of plot widths, garden lengths, siting of the buildings and overall density of development, is appropriate in the context of the existing form of development in the surrounding area. With regard to potential impact on existing residential amenity, the proposed buildings are to be sited at sufficient distance from nearby dwellings to ensure that there would not be any adverse privacy implications for occupants of those properties (the nearest dwelling on Lea Vale Road is approximately 37m from the rear of the proposed dwellings).
10. Sufficient parking space is provided at each of the properties (in the form of garages and driveways) to accommodate at least 2 cars. This amount of off-street parking provided is considered to be appropriate for a development of this scale. The amendments to the layout requested by the Group Engineer had not been received at the time of producing this report. An update on this matter will be provided in the pre-committee notes.
11. Policy NC6 of the UDP states that development will only be permitted where it can be demonstrated that measures to protect wildlife species are proposed as part of the scheme. The submitted ecological survey concludes that there is no evidence of the site being used by any protected species. It is recommended that existing hedgerows at the site should be retained as they will almost certainly be used by certain wildlife species. In addition an area for wildlife should be set aside as part of the development – this could be provided in the landscaped area at the western end of the site on the boundary with Swinford Common.
12. Policy DD8 of the UDP requires that new developments (of 5 units or more) 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

13. The proposal constitutes the redevelopment for housing of previously-developed land in an urban area and is therefore acceptable in principle. The development would not have any adverse impact on the character of the area or residential amenity. Measures can be incorporated into the development to protect existing wildlife species at the site. The proposed scheme is therefore considered to be in compliance with the development plan, in particular Policies DD4, H3 and NC6.

RECOMMENDATION

14. It is recommended that the application is approved subject to:
 - a) the applicant entering into a Section 106 Obligation for a contribution to off-site public open space enhancement;
 - b) in the event that the Obligation is not entered into/completed within two months of the resolution to grant approval. The application will be refused if appropriate;
 - c) the following conditions, with delegated powers to the Director of the Urban Environment to make amendments to these as necessary.

Reason for Approval

The proposal constitutes the redevelopment for housing of previously-developed land in an urban area and is therefore acceptable in principle. The development would not have any adverse impact on the character of the area or residential amenity. Measures can be incorporated into the development to protect existing wildlife species at the site. The proposed scheme is therefore considered to be in compliance with the development plan, in particular Policies DD4, H3 and NC6.

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 approved shall only take place in accordance with the recommendations of the ecological survey dated November 2006 commissioned by Worcestershire Wildlife Consultancy.
3. 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.
4. No development shall take place until a detailed landscaping scheme, to include the retention of existing trees and hedgerow on the site's western boundary, have been submitted to and approved by the local planning authority.
5. Development shall not begin until all existing trees to be retained on the site have been marked in such a manner as shall be clearly visible until completion of building operations.
6. Development shall not begin until barriers have been erected around existing trees to be retained on the site and the barriers shall remain in position until completion of building operations.
7. All planting, seeding or turfing comprised in the details of landscaping approved in accordance with condition 4 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.
8. 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.
9. No side facing windows shall be installed at first floor level in the building on plot 1 (other than those shown on the approved plans) without the prior approval of the local planning authority.

