

PLANNING APPLICATION NUMBER:P07/0127

Type of approval sought	Full Planning Permission
Ward	Wollaston & Stourbridge Town
Applicant	Kier Partnership Homes
Location:	QUEENS ROAD, STOURBRIDGE, WEST MIDLANDS
Proposal	ERECTION OF 6 NO. DWELLINGS
Recommendation Summary:	APPROVE SUBJECT TO A 106 AGREEMENT

SITE AND SURROUNDINGS

1. The application site consists of a roughly rectangular area of open land, located between Queens Road and Turney Road to the north-west of Stourbridge town centre. The site is surrounded to the north, south and west by circa 1950's semi-detached houses. To the east the site fronts Queens Road (a small cul-de-sac at the end of Bradley Road) and the ring road which separates this residential area from the town centre. The site slopes significantly upwards from north to south. It has an unkempt appearance.

PROPOSAL

2. Permission is sought to erect 6no. 3-bed 'eco friendly' houses at the site. The proposed development consists of two house types which have been designed to provide a specific, contextually sensitive response to the issues of the topography of the site and applicant's request for an environmentally 'exemplar' form of development for the site. The buildings would all have solar panels and be set out in a 'chevron' arrangement, principally to improve the environmental performance of the buildings in terms of solar gain benefits. The buildings would be timber clad at

first floor and predominantly brick at ground floor. Each of the plots would be provided with an area within the rear garden for harvesting rainwater.

3. Five of the six plots would be accessed via Turney Road to the west of the site. Plots 1 and 2 show parking provision for two cars in the rear garden area, whilst plot 3 could accommodate 1 car in the garden. Plots 4 and 5 have one parking space each, in a dedicated area at the head of the Turney Road cul-de-sac. Plot 6 is shown accessed via Queens Road and has 1 parking space available off-street in front of the building.

HISTORY

4. None.

PUBLIC CONSULTATION

5. No response received to neighbour consultation.

OTHER CONSULTATION

6. **The Group Engineer (Development):** no objection to the proposal, subject to the proposed parking spaces for plots 4 and 5 being provided within their rear garden areas instead of being at the head of the cul-de-sac.
7. **The Head of Environmental Protection:** no objection to the proposal subject to the submission of a noise mitigation scheme in respect of noise from the ring road.

RELEVANT PLANNING POLICY

8. Adopted Unitary Development Plan (2005)
Policy DD4 (Development in Residential Areas)
Policy DD8 (Provision of Open Space, Sport and Recreation Facilities)

ASSESSMENT

9. 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 or highway safety.
10. This application provides the opportunity to develop this site with obvious benefits for the visual quality of the environment. The design of the proposed buildings is innovative and will make a positive contribution to the character of the area. There is a regular change in level between each of the buildings which ensures that the development responds satisfactorily to the topography of the site. A unique house type is proposed at the southern end of the site to ensure that the development responds to the building line and elevation of the existing adjacent properties on Turney Road. With regard to potential impact on residential amenity, the buildings have been orientated to minimise overlooking into rear gardens of existing properties on Queens Road and Turney Road.
11. Parking provision for each of the dwellings is considered to be acceptable – although four of the dwellings only have one parking space the site is within walking distance of Stourbridge town centre and is therefore in a sustainable location where a reduction in parking provision is wholly justified. The applicant has been advised of the comments of the Group Engineer - Members will be advised in the pre-Committee note of the submission of any amended plans with expected amendments, garden lengths will meet, or are in excess of, supplementary planning guidance standards.
12. Policy DD8 of the UDP requires that new developments (above 5 units) 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 proposed development would not have any adverse impact on the character of the area, highway safety or residential amenity and is therefore in compliance with Policies.

RECOMMENDATION

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

Reason For Approval

The proposed development would not have adverse impact on the character of the area, highway safety or residential amenity and is therefore in compliance with Policies.

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. None of the dwellings hereby approved shall be occupied until the parking spaces shown on the approved plans have been provided. The spaces shall thereafter be retained in perpetuity and used for no other purpose than the parking of vehicles.
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. The development shall proceed in accordance with the approved details.
4. 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.
5. 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.
6. Development shall not begin until a scheme for protecting the proposed buildings from road traffic noise on Bath Road has been submitted to and approved by the local planning authority, and all works which form part of the scheme shall be completed before the buildings are occupied.