

PLANNING APPLICATION NUMBER: P05/2272

Type of approval sought	OUTLINE PLANNING PERMISSION
Ward	WORDSLEY
Applicant	MS D. PICKETT
Location:	66, BELLE VUE, WORDSLEY, STOURBRIDGE, WEST MIDLANDS
Proposal:	OUTLINE APPLICATION FOR TWO DWELLINGS (ALL MATTERS RESERVED FOR SUBSEQUENT APPROVAL).
Recommendation summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

- 1 This is a narrow residential street to the rear of King George V Park in Wordsley. The area is characterised by a variety of sizes, ages and styles of housing, mostly without any off street parking.

PROPOSAL

- 2 Outline application seeking permission for the erection of two dwellings on the site following the demolition of the existing, with all matters of detail reserved for subsequent approval. Therefore the application falls to be considered on the basis of the principle of the development.
- 3 The form states that the applicant intends to erect a four bedroomed house and a two bedroomed bungalow on the site, however there are no details of these for consideration at this stage, and therefore such details are reserved for a future application.

HISTORY

- 4 None relevant

PUBLIC CONSULTATION

5 Eight letters of objection have been received, three in representation of the two adjacent properties. The following concerns are raised:

- Impact on residential amenity
- Loss of privacy
- Backland development out of character
- Insufficient detail provided
- Noise disturbance from additional traffic
- Increase in traffic movements
- Damage to the environment
- Precedent
- Proposal does not following existing building line

OTHER CONSULTATION

6 **Traffic and Road Safety:** No objection received subject to satisfactory on-site parking being provided.

7 **Environmental Protection:** No objection subject to conditions

8 **Severn Trent:** No objection subject to condition

RELEVANT PLANNING POLICY

DD1 Urban design

DD4 Development in residential areas

DD6 Access and transport infrastructure

H1 New housing development

H3 Housing assessment criteria

H6 housing density

PPG3 Housing

ASSESSMENT

Principle

- 10 The principle of development is considered to be acceptable on this site, as it lies within an established housing area and is currently used for residential purposes. Details of the proposed development would be submitted at a later date for consideration against all relevant planning policies, and therefore can be controlled through this process.
- 11 Details such as size, height etc will all be considered at reserved matters stage and therefore the applicant's suggestion of a house and a bungalow (both detached) cannot be afforded any weight at this stage.
- 12 Concerns have been raised about possible backland development, however this of itself is not contrary to policy. However, it is likely that a proposed dwelling in the rear of the site would be unacceptable due to the likely impacts it would have on the residential amenities of the adjacent properties. However, a pair of semis to the front of the site, set back sufficiently to allow off street parking, would be more likely to be considered favourably. There is no uniform building line to follow along this part of the street.

Density

- 13 The proposal for two dwellings on this site would result in development at a density of 33dph, which is at the lower end of the recommended band in PPG3 and is also considered to be acceptable and appropriate on this site, as it is similar to the surrounding pattern and character of development.

Other issues

- 14 The objections raised all relate to the details of the proposal, of which there are none for consideration at this stage. None of them raise objections to the principle of the development, and they make assumptions about the future details of the scheme which are unfounded. Therefore, significant weight cannot be afforded to these objections at this stage as they relate to matters that do not fall to be considered.

- 15 Due to the quantity of on street parking existing in this street, a condition is recommended requiring that the reserved matters application include sufficient off-street parking to comply with adopted policy.
- 16 The condition requested by the water authority is not considered necessary, as it relates to works that they can control themselves through separate legislation.

CONCLUSION

- 17 The proposal, in its outline form, conforms with all relevant planning policy, and any assessment of harm can be made at the reserved matters stage when the details of the proposal would be submitted. The principle of the development is considered both appropriate for the site and compliant with policy.

RECOMMENDATION

- 18 The application should be approved subject to the following conditions:

Conditions and/or reasons:

1. Prior to the commencement of development, approval of the details of the siting, design and external appearance of the building(s), the means of access thereto and the landscaping of the site (hereinafter called 'the reserved matters') shall be obtained from the LPA in writing.
2. Application for the approval of the reserved matters shall be made to the local planning authority before the expiration of three years from the date of this permission.
3. The development hereby permitted shall be begun either before the expiration of three years from the date of this permission, or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.
4. C10C Contaminated Land (Soil Gases)
5. The reserved matters details shall include off-street parking provision in accordance with the adopted standards of the time.