

# PLANNING APPLICATION NUMBER:P06/1872

Type of approval sought	Full Planning Permission
Ward	Wollaston & Stourbridge Town
Applicant	Trustees of New Road Methodist Church
Location:	<b>NEW ROAD METHODIST CHURCH, NEW ROAD, STOURBRIDGE, DY8 1PA</b>
Proposal	<b>PART DEMOLITION AND CONVERSION OF EXISTING CHURCH SCHOOL ROOM TO RESIDENTIAL APARTMENTS</b>
Recommendation Summary:	<b>APPROVE SUBJECT TO A 106 AGREEMENT</b>

## SITE AND SURROUNDINGS

- 1 The application property consists of a two storey church school room. The application site consists of a triangular shaped plot, situated on the southern side of the busy New Road in Stourbridge, which houses New Road Methodist Church and a detached Sunday school building, both of which are included on the Council's list of buildings of Local Historic Importance. Access to the site is via Worcester Street.
- 2 The main church is two storeys in scale, with a rear wing one storey in height, containing a vestry, guild room, kitchen and wc. There is also a two storey caretakers cottage adjacent to the church school room.
- 3 The south- eastern part of the site is bounded by a Public Right Of Way (Hanbury Pass) leading to Chapel Street, the opposite side of this PROW is lined with residential dwellings situated in Park Road.

## PROPOSAL

- 4 Permission is sought for the conversion and part demolition of the existing church schoolroom into residential apartments. The proposal is for six, self contained flats, consisting of 5 two bedroom flats and 1 one bedroom flat. It is proposed to leave as many of the architectural features of the building as possible with regards to

external brickwork features, door/ window openings and exposed section of the roof structure.

5. The scheme proposes to continue using the existing pedestrian and vehicular arrangements (but with some enhancements).
6. This application has been the subject of a number of amendments in order to address concerns raised by consultees. This is the amended version of the scheme and is therefore the scheme that is considered below.

## HISTORY

- 7 A summary of the planning history is set out below.

APPLICATION No.	PROPOSAL	DECISION	DATE
P06/0234	Single storey rear extension to create toilet and kitchen	Approved	28-Apr-2006

## PUBLIC CONSULTATION

- 8 The application was advertised by way of neighbour notification letters being sent to the occupiers of 12 neighbouring properties within close proximity to the application site. The latest date for comments was the 26<sup>th</sup> October 2006. No comments were received.

## OTHER CONSULTATION

- 9 **The Group Engineer** – Development has no objection to the proposal.
10. **The Head of Environmental Protection** the site experiences high levels of noise from traffic on St.John's Road and is therefore unsuitable for residential use.

## RELEVANT PLANNING POLICY

- 11 Unitary Development Plan UDP (2005)  
DD1 (Urban Design)  
DD4 (development in residential areas)  
DD6 (access and infrastructure)  
Policy AM14- Parking

Policy HE5- Buildings of Local Historic Importance  
Policy EP7 – Noise Pollution

- 12 Supplementary Planning Guidance Notes  
PGN 14- Car Parking Standards

## ASSESSMENT

- 13 The key issues in assessing the proposal are whether the intensity, layout, design and appearance of the proposed units are acceptable having regard to the character of the surrounding area and the designation of the application property as a building of Local Historical Importance. In addition, the impact of the proposed development upon neighbouring residential amenity must be assessed.
- 14 The principle of redeveloping the site for residential purposes is acceptable subject to the character and historic importance of the property remaining intact. Negotiations have taken place with the Council's Historic Environment Team who after obtaining a number of amendments to the scheme are satisfied that the proposed development is appropriate for the application property. The proposed development is therefore considered to be compliant with policy HE5 of the Unitary Development Plan (adopted, 2005).
- 15 PPG3 (Planning Policy Guidance) states that local planning authorities should promote such conversions, by taking a more flexible approach to development plan standards with regard to densities, car parking, amenity space and overlooking. It is considered that the proposed development would promote sustainable development in line with government guidance and that it would make effective use of existing infrastructure and services available within the area. PPG3 also states that conversions of housing and buildings formally in other uses can provide an important source of additional housing.
- 16 PGN 3 (Planning Guidance Note) states that there is a requirement for the provision of 30m<sup>2</sup> of amenity space per flat. Due to the location of the application property within a town centre, the provision of amenity space is not possible. However, by virtue of the proximity of the application property to local transportation links, local

facilities and amenities, this requirement is not deemed necessary. This is compliant with PPG3, which states that a more flexible approach regarding amenity space provision should be taken to promote such conversions.

17. There are 6 car parking spaces proposed to the rear of the site. This is considered to be adequate for a development of this size and in keeping with PGN – 14.
18. Policy EP7 of the UDP states that where development would be subject to high noise levels the Council will require the proposal to include measures to reduce noise intrusion to an acceptable level. In this case two of the proposed six apartments would be unduly affected by road traffic noise ( i.e. the two apartments on the St.John's Road elevation ). As such it is recommended that a condition be imposed requiring details to be submitted of noise mitigation measures to be incorporated into the development. Such measures will not eliminate the problems of road traffic noise but will help to create a better quality living environment for the occupants of the two flats most affected by road traffic noise. Notwithstanding the comments of the Head of Environmental Protection it is considered that the site is suitable for residential development in all other respects.

## CONCLUSION

19. The proposal is considered acceptable. This development utilises an existing urban site and increases the housing density within the area. It is sited in a very sustainable town centre location within close proximity to local transport linkages. The scheme ensures a sustainable future use for a potentially vulnerable locally listed building. There will be no loss of residential amenity to the area and there will be no impact upon neighbouring properties. For the reasons outlined above, the proposed development is recommended for approval, subject to conditions.

## RECOMMENDATION

20. 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 public open space and children's play 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 proposal is acceptable. It would have no material impact upon residential or visual amenities of the area and is therefore considered to be in keeping with the character of the area.

The decision to grant planning permission has been taken with regard to the policies and proposals in the adopted Dudley Unitary Development Plan (2005) and to all other relevant material considerations including supplementary planning guidance:

*Unitary Development Plan UDP (2005)*

DD1 (Urban Design)

DD4 (development in residential areas)

DD6 (access and infrastructure)

Policy AM14- Parking

Policy HE5- Buildings of Local Historic Importance

Policy EP7 – Noise Pollution

*Supplementary Planning Guidance Notes*

PGN 14- Car Parking Standards

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. Prior to the commencement of development details shall be submitted to and approved in writing by the Local Planning Authority of the proposed bin store. Following approval of the bin store it shall be implemented in accordance with the approved details prior to occupation and retained for the lifetime of the development.
3. Prior to the occupation of the dwellings hereby permitted the means of access and parking areas shown on Drawing No. 128706:2A shall be drained, levelled, surfaced and marked out and will be retained for no other purpose for the life of the development.
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. The landscaped areas shall be retained in the form shown on the approved plan throughout the life of the development and shall not be used for any other purpose unless otherwise agreed in writing with the Local Planning Authority.
7. The flats hereby permitted shall not be occupied until a scheme for providing sound insulation between the dwellings has been submitted to and approved by the local planning authority and all works which form part of the approved scheme have been completed.
8. Development shall not begin until a scheme for protecting the proposed dwellings from noise from traffic in New 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 any of the permitted dwellings is occupied.
9. Prior to the commencement of development the following shall be submitted to and approved in writing by the local planning authority:
  - Large scale architectural drawings, to a scale of not less than 1:5 of windows and doors, including drawings of sections and profiles of jambs, heads, cills and glazing bars together with their relationship to masonry apertures and inserted floor levels.
  - Details of the finish of the doors and windows.
  - Details of the stained glass windows to be retained.
  - Details of the type and location of secondary glazing.
  - Details of the type, texture, colour and bond of the brickwork to be used in the construction of the external walls.
  - Details of the type, texture and colour of the roofing tiles.

Such materials shall, unless otherwise agreed in writing by the local planning authority, closely match in type, texture and colour those of the existing building. The external windows, doors and associated features shall be in accordance with

the approved details and shall not be replaced, except in accordance with the same approved details.