

PLANNING APPLICATION NUMBER: P05/1174

Type of approval sought	FULL PLANNING PERMISSION
Ward	HAYLEY GREEN & CRADLEY SOUTH
Applicant	ARTHUR MORGAN & SON LTD
Location:	53A & 55, ALMA STREET, COLLEY GATE, HALESOWEN, WEST MIDLANDS, B63 2JD
Proposal:	ERECTION OF 16 NO BUNGALOWS AND HOUSES AND ASSOCIATED ACCESS ROAD AND LANDSCAPING.
Recommendation summary:	APPROVE SUBJECT TO A 106 AGREEMENT

SITE AND SURROUNDINGS

1. The application site (0.4ha in area) lies to the south of Alma Street, and consists of:
 - no.53a Alma Street (a late fifties detached bungalow);
 - no.55 Alma St (a detached house);
 - the rear gardens of both properties;
 - an unused block of prefabricated garages;
 - an overgrown area of land previously used as a plant nursery.
2. The site is bounded on all side by the rear gardens of dwellings on Alma Street, Fatherless Barn Crescent and Meres Road. Existing housing in the surrounding area is extremely varied in terms of type and age, ranging from cottages, Victorian terraced and detached houses, post war semi-detached and detached houses and detached bungalows.

PROPOSAL

3. Permission is sought to erect 16 dwellings at the site, at a density of 40 dwellings per hectare. The development is to be accessed via a driveway off Alma Street. The proposal involves the demolition of no.53a and the garages at the site. No.55 is to be retained, with a detached house and bungalow to be erected either side of it. The remainder of the development consists of a pair of semi-detached houses, a terrace of 8no.houses (2no. of which are three storey), and 4no.detached bungalows. Parking is provided in the form of garages, driveways, and communal parking areas (providing 11no.parking spaces).

HISTORY

4. None.

PUBLIC CONSULTATION

5. The occupant of no.57 Alma Street originally objected to the proposal on the grounds that the proposed new house adjacent his property would block light reaching his kitchen. Amended plans have been submitted to address this concern.
6. The occupant of no.33 Alma Street welcomes the development because of the overgrown state of the majority of the application site.
7. The occupants of no.s 3 and 5 Fatherless Barn Crescent consider that the development is overintensive, and have raised concerns over loss of privacy and noise from a pumping station at the site.
8. Councillor Turner objects to the proposal on the grounds of overdevelopment, loss of privacy at existing properties, and 'environmental damage'.

OTHER CONSULTATION

9. The HTRS has no objection to the development, subject to the layout being able to accommodate an emergency vehicle.
10. The HEP has no objection to the development.

RELEVANT PLANNING POLICY

11. Policies DD1, DD4, and H6 of the Revised Deposit UDP.
12. PPG3 (Housing)

ASSESSMENT

13. PPG3 advises that new residential development should ideally be located on previously-developed sites within the urban area and be of a density of between 30 – 50 dwellings per hectare. Policy H6 of the Revised Deposit UDP encourages the highest possible density for residential developments taking into account factors including the requirement to make full and efficient use of land, the local context, and the principles of good residential design. The proposed development is consistent with the aims of this advice in respect of its density. In the context of the surrounding area the density proposed is entirely acceptable. The remaining issues for consideration are the detailed layout and design, conformity with UDP standards for residential development, and impact on amenity of nearby residents.
14. The development proposes a variety of house types. This is in accordance with PPG3 advice that local planning authorities should provide wider housing opportunity and

choice and a better mix in the size, type and location of housing and should seek to create mixed communities. In terms of the layout of the site, a well-planned development has been proposed which conforms to the principles of good urban design and therefore complies with the requirements of Policy DD1 of the Revised Deposit UDP.

15. The development provides garden lengths/amenity space for each of the dwellings in accordance with the minimum standards set out in the UDP. Parking provision is also in accordance with UDP requirements.
16. Although the development will change the outlook from existing properties surrounding the site, any visual impacts arising from the development would not be sufficient to warrant refusal of the application. With regard to potential privacy impacts, distances from habitable room windows at the proposed dwellings to windows at existing surrounding properties generally meet, or are in excess of, minimum UDP requirements.
17. The applicant has addressed the concerns of the occupant of no.57 Alma Street by re-siting the proposed adjacent dwelling further away from the site boundary. The occupant of no.57 has confirmed verbally that he has no objection to the amended siting. With regard to the objections received from Fatherless Barn Crescent in respect of noise from a proposed pumping station at the site, the applicant has removed the station from the scheme and has proposed alternative methods of drainage.

CONCLUSION

18. The proposed development complies with Policies DD1, DD4, and H6 of the Revised Deposit UDP and the advice given in PPG3.

RECOMMENDATION

19. It is recommended that the application is approved subject to a) the applicant entering into a Section 106 Agreement for a contribution to off-site recreational public open space enhancement, and b) the following conditions with delegated powers to the Director of the Urban Environment to make amendments to these as necessary:

Conditions and/or reasons:

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

2. No dwelling shall be occupied until the parking spaces(s) allocated to it have been surfaced and marked out. The space(s) shall thereafter be retained and used for no other purpose other than the parking of vehicles.
3. No side facing windows, other than those shown on the approved plans, shall be installed on plots 1,2,3 and 5 unless approved in writing by the Local Planning Authority.
4. This permission related to plan drawing no.s 1025.305A, 1029/4, 1026/1, 1026/2, 1027/1, 1027/2, 1028/1, 1028/2, 1029/1, 1029/2, 1030/1, 1030/2,1031/1, 1031/2, 1032/1 and 1032/2.
5. H01E Details of materials to be approved
6. No development shall commence until details of the proposed boundary treatment of the site have been submitted to and approved in writing by the Local Planning Authority.
7. J02A Landscaping scheme to be submitted
8. C02A Foul & surface water drainage
9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order) no tank for the storage of oils, fuels or chemicals shall be erected within the curtilage of a dwellinghouse unless it is sited on an impervious base and surrounded by impervious bund walls. The volume of the bunded compound shall be at least equivalent to the capacity of the tank plus 10%. All filling points, vents, gauges and sight glasses must be located within the bund. The drainage system of the bund shall be sealed with no discharge to any watercourse, land or underground strata. Associated pipework should be located above ground and protected from accidental damage.