

PLANNING APPLICATION NUMBER: P05/2001

Type of approval sought	OUTLINE PLANNING PERMISSION
Ward	BRIERLEY HILL
Applicant	I RAZAK
Location:	11, CHURCH STREET, BRIERLEY HILL, DY5 3PT
Proposal:	OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT (ALL MATTERS RESERVED).
Recommendation summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. This is an existing locally listed double fronted 'cottage' style detached house and garage that face on to the classified Church Street. The property is vacant and in a state of disrepair. The rear of the site is overgrown and slopes down steeply to the rear highway in Derry Street. The plot of land is L-shaped with it's widest point being 34 metres fronting Church Street, narrowing to 10 metres in the centre of the site and tapering to 1 metre at the rear onto Derry Street.
2. There is a road junction with Seager's Lane opposite the site and the church Rectory, which is in an elevated position set behind a high brick wall. There is a mix of dwelling types and ages within close proximity to the site, some of which appear to be of modern design and construction (29a -35b Church Street).

PROPOSAL

3. This is an outline application for residential development (all matters reserved for subsequent approval) including the demolition of the existing building.

HISTORY

4. None relevant.

PUBLIC CONSULTATION

5. No response.

OTHER CONSULTATION

6. Traffic and Road Safety Officer – Retaining wall conditions and ground stability reports required. The principle of residential development is acceptable but needs to be the subject of conditions that require means of vehicular access/visibility splays to be agreed, on site turning for the classified road and on site parking in accordance with UDP standards. Parking off Derry Street would be unlikely to be acceptable due to levels and remoteness from development.
7. Environmental Protection Officer – The site is located in an Air Quality Management Area and is severely affected by road traffic noise. Therefore recommended use of noise protection and minimum distance from Church Street conditions.
8. Severn Trent Water – No objection. Recommended use of a drainage condition.
9. Policy Officer – No objections
10. Conservation Officer – This is a locally listed building and has been examined in some detail by the Council's Conservation Surveyor. The structural condition is such that its retention and refurbishment is not a feasible option in this instance. Therefore no objection to the demolition of the building and redevelopment of the plot.

RELEVANT PLANNING POLICY

11. *Adopted UDP*

Policy DD4 – Development in Residential Areas

DD6 - Access and Transport Infrastructure

HE5 – Buildings of Local Historic Importance

12. New Housing Development Guidance Note No 3.

13. PPG3 - Housing

ASSESSMENT

14. The key issues are whether the principle of residential development within the location would be acceptable with regard to policy guidelines, the character of the area and loss of a building of local historic importance.
15. The proposal would form infill development that would have direct road frontage.
16. The proposal would make effective use of land, existing infrastructure and services available within the area, this would support PPG3.
17. The proposal would not result in substantial loss of mature trees or wildlife.
18. The existing locally listed building is suffering from structural problems that means that it would not be feasible to retain and refurbish the building, therefore it's loss through demolition would not be a material planning issue. The character of the area is a mixture of open green areas and different design/age of dwellings. Open land to each side of the plot would remain and therefore new development would be in keeping with the character of the area, subject to submission of the design details.
19. Retaining wall condition and ground stability reports can be conditioned to be submitted with the reserved matters application. The principle of residential development is therefore acceptable.

CONCLUSION

20. The proposal accords with policy and any harm can be controlled through the reserved matters application.

RECOMMENDATION

21. It is recommended that the application be approved subject to the following conditions:

Conditions and/or reasons:

1. A01A Submission of reserved matters
2. A02A Details within 3 years
3. L01B
4. The distance of any residential building from the kerb of Church Street shall not be less than 5 metres.
5. Details of the proposed retaining walls within the site shall be submitted to and approved by the Local Planning Authority before development is commenced and the development shall not be occupied until the retaining walls have been constructed in accordance with the approved plans.
6. The development hereby permitted shall not commence until drainage works for the disposal of both surface water and foul sewage have been carried out in accordance with the details to be submitted to and approved by the local planning authority in writing.
7. The reserved matters application should include details of on-site turning provision, so that vehicles may enter and exit the site the site in a forward direction.