

PLANNING APPLICATION NUMBER: P04/0626

Type of approval sought	FULL PLANNING PERMISSION
Ward	SEDGLEY
Applicant	JONES
Location:	LAND AT SCHOOL STREET, ADJACENT, 40, BILSTON STREET, SEDGLEY, WEST MIDLANDS
Proposal:	A TWO STOREY BUILDING TO PROVIDE 5 NO. 1 BEDROOM APARTMENTS WITH 7 NO. PARKING SPACES AND AMENITY AREA (RESUBMISSION OF WITHDRAWN APPLICATION P03/1688)
Recommendation summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The site comprises a shallow, roughly rectangular piece of land with a frontage of 47m to School Street. It has been used as a storage yard for many years and is bounded by an old brick wall approximately 1.7m high with two sets of access gates.
2. It is adjoined to the south and west by the Queen Victoria First School Nursery Unit and Hartills Stonemasons premises. Adjoining to the north is a recently-completed three-storey block of flats which stands on the corner of School Street and Bilston Street.

On the other side of School Street facing the site are Victorian terraced houses situated close to the back of the footway and the Sedgley Working Men's Club.

PROPOSAL

3. It is proposed to erect a block of five, one-bedroomed flats with two on the ground floor, two of the first floor and one in the roofspace. The block would be roughly square-shaped and located in the middle of the site with an area of amenity space on its north side and a car park for 7 cars to the south accessed from School Street.
4. Each flat would have its own independent access, three in the north-facing elevation and two in the south-facing elevation. The block would be similar in appearance to the adjoining development on the corner of School Street and Bilston Street which is in the same ownership.

HISTORY

5.

APPLICATION No.	PROPOSAL	DECISION	DATE
P02/0230	Residential Development (Outline)	Approved	08-07-02
P03/1688	Erection of three-storey building to provide 7 one-bedroomed flats	Withdrawn	

PUBLIC CONSULTATION

6. Notification letters were sent to 27 properties, mostly dwellings but also the Nursery and Primary Schools, the Working Men's Club and the Full Gospel Church. A site notice was also posted.
7. Only one letter was received in response to the publicity from a resident of Bilston Street who did not object to the proposals but was concerned about the length of time it was taking to construct the block of the corner site which was causing noise and dust nuisance.

OTHER CONSULTATION

8. The Head of Public Protection raises no objection subject to noise insulation against noise from the stonemasons and the submission of a contamination report.
9. The Head of Traffic and Road Safety raises no objections and considers the access and level of parking provided to be satisfactory.
10. The Environment Agency raise no objection subject to drainage and contamination conditions.

RELEVANT PLANNING POLICY

11. Policies 39, 85, 99, DD4.

ASSESSMENT

12. As outline permission has already been granted, the principle of residential development of the site has been established.
13. The original submission showed the block closer to the new development on the adjoining corner site and splitting the amenity space into two smaller areas either side of the building. To ensure a better spacing between the two buildings, the block has since been moved more to the middle of the site. This also has the advantage of providing a single, more usable amenity area.
14. The elevational treatment has also been revised to provide more windows in the three main elevations (i.e. north, south and east) in the interests of improved surveillance of the area around the building and the streetscene.
15. The height and proportions of the block would be similar to the corner building. This development was refused permission by the Committee following a site visit but was subsequently granted permission by an Inspector on appeal. The Inspector did not consider the building to be out-of-scale or character with its surroundings. The building now proposed is in a less prominent position and in the light of this decision, is considered acceptable in terms of the streetscene.
16. Because of the shallow nature of the site, the façade of the building which contains a number of windows would only be between 1.5m and 3m behind the pavement. As previously stated, there are Victorian dwellings opposite also close to the road. However, the building only overlaps with the end house in the terrace adjacent to which is the club premises, and is also angled slightly away from the houses. As no objections have been received from the occupiers of the existing houses, it is considered that the relationship between the buildings is satisfactory and that no loss of amenity would result.
17. The flats are one-bedroomed and would be suitable for single persons or couples. The site is on the fringe of Sedgley centre where such accommodation would be appropriate. The density of development is approximately 80 dwellings per hectare. However, the level of parking meets the Council's standard and the amenity space marginally exceeds the standard.

CONCLUSION

18. Despite the high density, the development is not considered to be over-intensive for the site. The building would not be dissimilar in height to the adjoining building and no objections have been received from local residents, some of whom may welcome the removal of a longstanding open storage use.

RECOMMENDATION

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

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. H01E Details of materials to be approved
3. J02A Landscaping scheme to be submitted
4. J03A * Implementation of landscaping
5. C05A Details of roads & drainage
6. C09B Contaminated Land
7. L01B * Noise protection scheme
8. G02D * Revised plan
9. The existing wall on the boundary with School Street shall be removed and replaced with a new wall not more than 1.0m high as indicated on the layout plan hereby approved. Such wall shall be constructed prior to the occupation of any of the apartments and maintained at such height for the life of the development.