

PLANNING APPLICATION NUMBER:P06/2315

Type of approval sought	Full Planning Permission
Ward	Coseley East
Applicant	Mr K.S. Grewal
Location:	24, PICKRELL ROAD, BILSTON, WEST MIDLANDS, WV14 9QW
Proposal	DEMOLITION OF DWELLING AND ERECTION OF NEW DWELLING (RETROSPECTIVE)
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

- 1 The application site is at the junction of Pickrell Road with the Birmingham New Road. It is irregular in shape, measuring roughly 20 by 25m. The applicant is intending to acquire a small adjoining plot of land plot which is currently open space. This land is currently the subject of an application for change of use to residential garden which is reported elsewhere on this agenda (P06/1771).
- 2 Pickrell Road is a residential road which lies to the west of the Birmingham New Road. It is characterised by a mixture of two storey housing of differing types: Detached and semi detached houses and small terraces are all in evidence. Most properties have hipped roofs however there are examples of gable ended houses immediately opposite the application site.

PROPOSAL

- 3 Retrospective planning permission is sought for the demolition of a house and the erection of a seven bedroom new dwelling.

- 4 The new dwelling measures 14.2m wide by 12.4m deep at the maximum distance between elevations. It is a two storey house with two dormer windows in the front roof plane of its half-hipped roof. It has a front canopy over two modest ground floor bay windows and has a projecting entrance porch in the side elevation facing the Birmingham New Road.
- 5 A section of its western elevation is formed by a remnant of the previous dwelling. This remnant is of a red/brown colour and contrasts with the light buff coloured bricks used for the replacement dwelling. The roof is finished with red roofing tiles.
- 6 The property is set back by 11m relative to the neighbouring no.25 Pickrell Road; its position being identical to that of the building that it has replaced.

HISTORY

APPLICATION No.	PROPOSAL	DECISION	DATE
P04/1365	Two storey extensions to create garage cloakroom family room hall and laundry with ensuite bedrooms and bathroom over	Approved with Conditions	04/10/2004

- 7 P04/1365 granted planning permission for a substantial extension to the original two storey hipped roofed detached house that stood on the site.
- 8 The second of the above applications - P06/1963 - was registered on 18 October 2006. It sought planning permission for the dormer windows that are evident in the application property's front roof plane. This application was then made invalid as it was apparent that the development that stood on the site was different from that approved following the former application; it had no planning permission and thus was an unauthorised structure.

- 9 This application seeks planning permission for the existing building to regularise the situation.

PUBLIC CONSULTATION

- 10 Sixteen letters of neighbour consultation were sent. Representations have been received from nos. 26, 27 & 29 Pickrell Road and no.470 Birmingham New Road. Areas of concern relate to:

- The structure differing from the originally approved application and a perceived contravention of planning regulations.
- The existence of a window overlooking gardens in Pickrell Road.
- Parking problems related to the size of the building.
- Harm caused to the character of the area.
- Building materials differing from the original house.

An additional e-mail objecting to the application was received on 19/01/07. The message reiterated some concerns related to the above issues but added some that appeared to be related to the separate application for the change of use for the parcel of land.

OTHER CONSULTATION

- 11 **Group Engineer - Development:** No objections.
- 12 **Environmental Protection:** No objection, subject to a condition.

RELEVANT PLANNING POLICY

- 13 Adopted Unitary Development Plan (2005)
Policy AM14 – Parking
Policy DD1 – Urban Design
Policy DD4 – Development in Residential Areas

ASSESSMENT

- 14 The fact that a structure has been erected without planning permission is not a material consideration when assessing retrospective applications, and therefore this retrospective application will be considered on its own merits.
- 15 The key issue to be considered is the effect of the development on the character and appearance of the area.
- 16 Had the application been received prior to the erection of the house, the materials could have been controlled by the use of planning conditions. It might be considered that the materials used have led to a sub-optimal appearance in the streetscene particularly as it contrasts with the red brick, neighbouring no.25 which features a hipped slate roof, however a variety of materials are evident in the immediate vicinity; notably the gable ended properties immediately opposite which are constructed from bricks of a hue similar to the application property.
- 17 The half hipped roof design is unique in Pickrell Road. Notwithstanding this, whilst hipped roofs are the predominant design style, many properties – including those immediately to the front and rear of the application property have gable ended roofs and use concrete roofing tiles similar to those used to roof the application property. On balance it is considered that the design of the dwelling is not inappropriate given the varied character of the area.
- 18 With regard to concerns raised regarding parking, following consultation, no objection has been raised by The Group Engineer (Development) consequently it is considered that the development is satisfactory in this respect and is compliant with Policy AM14.

- 19 The replacement building which stands on the site is similar in location and marginally smaller in length, width and height to the proposed development that was given approval in 2004: It is therefore considered to be acceptable in these respects. For the same reason, it is considered that it would not overshadow or have an overbearing effect upon neighbouring properties in Pickrell Road, as it is smaller than the approved development would have been.
- 20 The existence of a clear glazed, opening window in the property's western side elevation could result in overlooking, thereby harming amenity, however it is considered that this could be reasonably controlled by the use of a planning condition ensuring that the window remain non opening and obscure glazed.

CONCLUSION

- 21 It is considered that the proposed development is acceptable in terms of scale and appearance and would have no adverse impact on residential amenity. It would not have a detrimental impact on the streetscene and is compliant with Policy.

RECOMMENDATION

- 22 It is recommended that the application be approved subject to the following conditions:

Reason for determination of planning permission

It is considered that the proposed development is acceptable in terms of scale and appearance and would have no adverse impact on residential amenity. It would not have a detrimental impact on the streetscene and is compliant with Policy.

Policy AM14 – Parking – Adopted UDP (2005)

Policy DD1 – Urban Design – Adopted UDP (2005)

Policy DD4 – Development in Residential Areas – Adopted UDP (2005)

Policy DD6 – Access and Transport Infrastructure – Adopted UDP (2005)

Supplementary Planning Guidance Note 3 – New Housing Development

The above is intended as a summary of the reasons for the grant of planning permission. For further detail on the decision please see the application report.

Conditions and/or reasons:

1. The window installed in the western elevation of the side extension hereby approved shall be fitted with obscure glass and non opening lights shall be at high level and top hinged. The obscuring glass shall be maintained in the said window throughout the life of the development.
2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any order revoking and re-enacting that order), no additional openings shall be inserted in the western side elevation at (first floor level or above) throughout the life of the development.
3. The dwelling shall not be occupied until a scheme for protecting the proposed dwelling from the Birmingham 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 the dwelling is occupied.

