

PLANNING APPLICATION NUMBER: P05/1976

Type of approval sought	FULL PLANNING PERMISSION
Ward	WOLLASTON & STOURBRIDGE TOWN
Applicant	MR P BURBOROUGH & MS L WILLIAMS
Location:	15, BOWLING GREEN ROAD, STOURBRIDGE, DY8 3TT
Proposal:	SINGLE STOREY BUILDING IN REAR GARDEN TO PROVIDE ACCOMMODATION FOR DISABLED RELATIVE.
Recommendation summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. No.15 Bowling Green Road is a detached house with an established residential area. The property has a long rear garden which is screened on all sides by mature trees both within the site and also within the gardens of adjacent properties. Immediately to the rear of the site is a school playing field. The rear gardens of properties on Fox Covert to the west abut the site towards the bottom of the garden.

PROPOSAL

2. Permission is sought to erect a 1-bed bungalow in the rear garden of the property, approximately 41m from the rear of the existing house at the site. The bungalow is to provide accommodation for a disabled relative of the applicant. No separate access is to be provided for the bungalow ie access to it would be gained from the existing property only.

HISTORY

3. None.

PUBLIC CONSULTATION

4. No response received following neighbour consultation.

OTHER CONSULTATION

5. Head of Traffic – No objection subject to occupation by family member.

RELEVANT PLANNING POLICY

6. DD4 – Development in Residential Areas of the adopted Unitary Development Plan Planning Guidance Note No. 3 (New Housing Development) which sets out criteria for assessing applications for residential development in terms of design and layout.

ASSESSMENT

7. The key issues in the determination of this application are:
 - Impact on the character of the area;
 - Impact on residential amenity & compliance with UDP standards.
8. A precedent for 'backland' development in this area has been set by the development of houses on Fox Covert immediately to the west of the site (a residential cul-de-sac of 25 houses to the rear of no.s 17-31 Bowling Green Road). The proposed bungalow would therefore not be out of keeping with the existing form of development in the wider area.
10. The bungalow would be well screened by the existing trees on the site such that there would be little view of it from surrounding properties. The development would not lead to any unacceptable loss of privacy at those properties.
11. In terms of compliance with standards, the bungalow would be in excess of the UDP minimum requirement of 22 metres from the rear elevation of the existing house at the site. The garden length is 2m less than the required standard, but this is acceptable given the type of accommodation being proposed.

CONCLUSION

13. The scheme complies with UDP Policy DD4 and the advice given in PGN3.

RECOMMENDATION

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

Conditions and/or reasons:

1. A05A Commencement within 3 years - Full
2. No development shall commence until samples of the materials to be used in the development have been submitted to and approved in writing by the Local Planning Authority.
3. The development hereby approved shall be occupied by a member of the family unit occupying the main dwelling on the site, for the life of the development.