

Mr Jason Shaw C/o Anthony Hope MCIAT	Proposed 19 No. apartments and 2 No. houses (outline application for access, appearance, layout and scale). Land Adjacent Compton Grange Whitehall Road/St Annes Road Cradley Heath
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Date Valid Application Received: 5th March 2019

1. Recommendations

Refusal

- i) The proposal is of poor design, being out of scale and appearance with the existing area which forms part of an area of Townscape Value, and
- ii) The proposal due to its height and massing would have a detrimental effect on the amenities of adjacent residential properties by reason of loss of light and outlook,

2. Observations

This application has been brought to the attention of your Committee as the proposed scheme has received significant interest from residents, and at your last Committee, Members resolved to visit the site.

The Application Site

The application refers to a landscaping area immediately adjacent to the Cradley Heath By Pass at the junction with St. Annes Road. The former Cradley Heath Neighbourhood office (now a Day Nursery) is to the immediate north. Cradley Heath Town Centre also part bounds the site. The application site area is approximately 0.44 hectares.

The site is linear in nature, which has a close relationship to development behind. There are significant level changes across the whole site, with the land dropping significantly from the pavement edge towards Crompton Grange.

The site was marketed by the Council in conjunction with the adjacent neighbourhood office and a Development Brief was prepared indicating that elements of the site would be suitable for residential development with access being served from the neighbourhood office.

Planning History

In 2015 a planning application (DC/15/58467) was submitted for 20 No. apartments and 2 No. houses (outline application with access, appearance, layout and scale). This application was withdrawn. However, the recommendation at the time was for refusal for the following reasons;

- a) The proposal is of poor design, being out of scale and appearance with the existing area which forms part of an area of Townscape Value,
- b) The proposal due to its height and massing would have a detrimental effect on the amenities of adjacent residential properties by reason of loss of light and outlook, and
- c) The development would detract from the safety and convenience of users of the highway in that insufficient access, manoeuvring and parking provision has been provided within the development.

Current Application

This is a further outline application which includes access, appearance, layout and scale for the construction of 19 apartments and two houses. Only landscaping is reserved for later approval.

The apartment block would be a maximum four storeys tall (ground floor parking, with residential above). However, due to the level changes the scheme would have the impression of being only two stories in height when viewed from the five ways junction, and three to four stories when viewed from Compton Grange and Whitehall Road respectively.

The main changes from this application to the previously withdrawn one is that the number of apartments has been reduced from 20 to 19 (the top floor removed), parking and

manoeuvring has been resolved and the building has been sunk into the ground. The height of the building adjacent to the footpath would see a reduction in height of approximately 1.5m when compared to the 2015 application. However, by doing so, the proposed development is now 1.0m closer to Compton Grange.

Affordable housing

The applicant's agent has confirmed that the development will provided the 25% of affordable housing in line with the Council's adopted affordable housing policy.

Publicity

The application has been publicised by neighbour notification letters, and by site and press notice. In total, 14 objections have been received. The objections to the application are summarised below:-

- i) The proposal would increase parking demand within the area, where parking and access to properties is already a problem;
- ii) The site would generate extra vehicle movements that would add to the noise and pollution within the local area;
- iii) Increase in litter and refuse collections;
- iv) The height of the building would be an eye sore, especially when viewed from Crompton Grange;
- v) The size of the development would block views from Compton Grange and Macarthur Gardens, and would cause a significant amount of loss of light, and would be overlooked;
- vi) The removal of this space would erode what is left of the greenery in Cradley Heath Town Centre;
- vii) No outdoor space is provided for the two-bedroom flats,
- viii) Reduction in house prices;
- ix) Nothing has changed since the last application;
- x) Construction vehicles would have to use the already congested street;
- xi) The removal of trees in the area would have a detrimental impact on the existing wildlife, reports of foxes, badgers and birdlife have been seen, and
- xii) Over development of the site with 19 apartments proposed.

Statutory Consultee Responses

The Council's Transport Planner requires the applicant to provide cycle parking in line with the Council's adopted SPD.

The Council's Highways Department has raised no objections.

Environmental Health (Air Quality) requires that the developer provides electric vehicle charging points in line with policy requirements namely one point per house, and one space per ten parking spaces for flats.

Environmental Health (Air Pollution and Noise) team notes the submitted noise assessment report. Given the noise levels would be over the British Standards (noise exceeds 55db), they recommend the removal of the balconies that face onto Lower High Street.

The Council's Healthy Urban Development Officer has raised comments similar to some of those above.

The Council's Urban Design Team have raised concerns and these are summarised as;

- i) The proposal is over intensive for what is a highly constrained site, and it should be questioned whether the site is suitable for development at all,
- ii) The proposal would create a poor outlook to those residents of Compton Grange, this is exacerbated due to the changes in levels,
- iii) The roofline of the proposed building will be visible from Whitehall Lane which may create an inappropriate impact on the street scene,
- iv) The building fails to meet minimum separation distances between the proposed development and Crompton Grange,
- v) The flat roofs of the proposed houses are not characteristics of the street,

The Council's Planning Policy Team have confirmed that the site is CIL liable. Further information over SUDS, renewable energy, and archaeological surveys need to be submitted. The applicant's agent has been made aware of this, and this could potentially be covered by condition.

Severn Trent Water have raised no objections and recommended their standard conditions are attached to any approval.

The Lead Local Flood Authority has stated that the site has a low risk of flooding.

Responses to objections

Responses to the reasons for objecting to the application are addressed in turn;

- i) The Council's Highway Officer has raised no objections to the proposal,
- ii) Environmental Health have only raised concerns over the noise that the existing highway network would have on any future occupiers of the flats;
- iii) Adequate provision has been provided on site for the storage of waste associated with the development. The collection of said waste is a matter for the developer;
- iv) Whilst the applicant's agent has tried to break up the building by using different materials and architectural design, there is no escaping the size of the development that would have a negative impact on the residents of Compton Grange;
- v) The development has the potential to cause a loss of light to residents of Compton Grange during the early part of the day only;
- vi) A landscaping scheme would need to be submitted, however, the size of development would erode a large green space within Cradley Heath Town Centre;
- vii) The applicant has provided balconies where possible, for amenity purposes, however these conflict with advice received from Environmental Health;
- viii) The reduction in house prices is not a material planning consideration;
- ix) See the paragraph above titled "Current Application";
- x) The hours of construction can be conditioned to try and limit the congestion in the street;
- xi) As part of this development, the removal of any trees would require a habitat survey (which can be conditioned). However, as none of these trees have any TPO's they can be removed without any planning permission but maybe protected by other legislation;
- xii) The number of apartments proposed does not automatically mean the development is over-intensive,

however; in terms of the massing of the development and the proximity to Compton Grange and Lower High Street, there would be a sense of over-intensification in the area.

Planning Policy and Other Material Considerations

The principle of residential development in this location is clear, however; the scale and type of development needs to be carefully designed. Both national and local policy states that proposals should be refused when they do not achieve good design and are out of scale or incompatible with the area. The proposal as submitted shows a very dominant apartment block which will be situated on significantly higher ground than the existing residential properties in Whitehall Road, furthermore given that the area falls within an area of townscape value, the architectural language of the building does not respond to the local vernacular in terms of its appearance and building heights. In additional, limited cross sections have been provided that demonstrate that the outlook from existing residents would not be compromised. In the instance of this site, where such extreme changes in levels occur, it is considered that residential amenity of existing residents would be detrimentally affected.

In terms of noise, whilst a noise assessment has been provided, the design of the building has not been designed to reflect the findings of the report. For instance, balconies still open out onto Lower High Street. Therefore, this needs careful consideration and I consider it is too premature to accept the current layout.

Conclusion

Whilst the developer has address the parking issues on site, the two other reasons for recommending the application for refusal in 2015 remain.

The scheme as outlined is too intensive, does not respond to the local characteristics of the area and would have a detrimental effect on the amenity of existing residents by virtue of loss of light and outlook.

I therefore recommend this application for refusal.

3. Relevant History

DD/02/38945 - Construction of Cradley Heath by-pass and associated works – GC – 30.08.2002

DC/15/58467 – Proposed 20 no. apartments and 2 no. houses (outline application with access, appearance, layout and scale) – Withdrawn 10.11.2015

4. Central Government Guidance

National Planning Policy Framework promotes sustainable development

5. Development Plan Policy

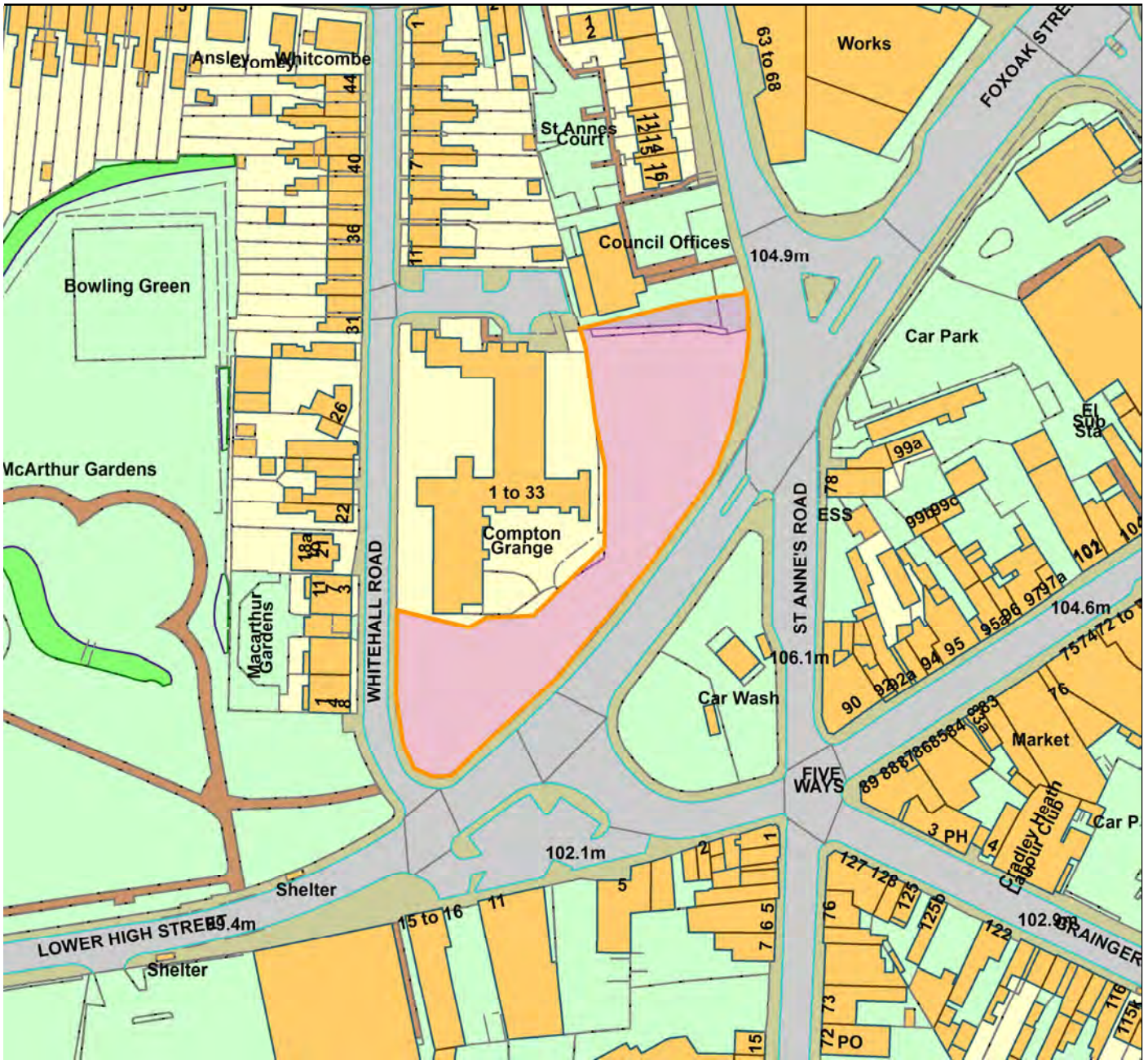
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CEN4 Regeneration of Town Centres,
ENV5 Flood Risk, Sustainable Drainage Systems and Urban Heat Island,
ENV7 Renewable Energy,
SAD H2 Housing Windfalls,
SAD H3 Affordable Housing,
SAD HE6 Area of Townscape Value,
SAD DM5 The Borough's Gateways,
SAD EOS 9 Urban Design Principles,
SAD HE 5 Areas of Potential Archaeological Importance,
SAD HE6 Area of Townscape Value.

6. Contact Officer

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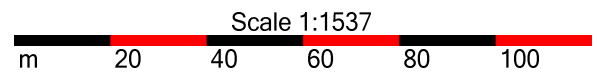
DC/19/62665

Land adjacent Compton Grange Whitehall Road



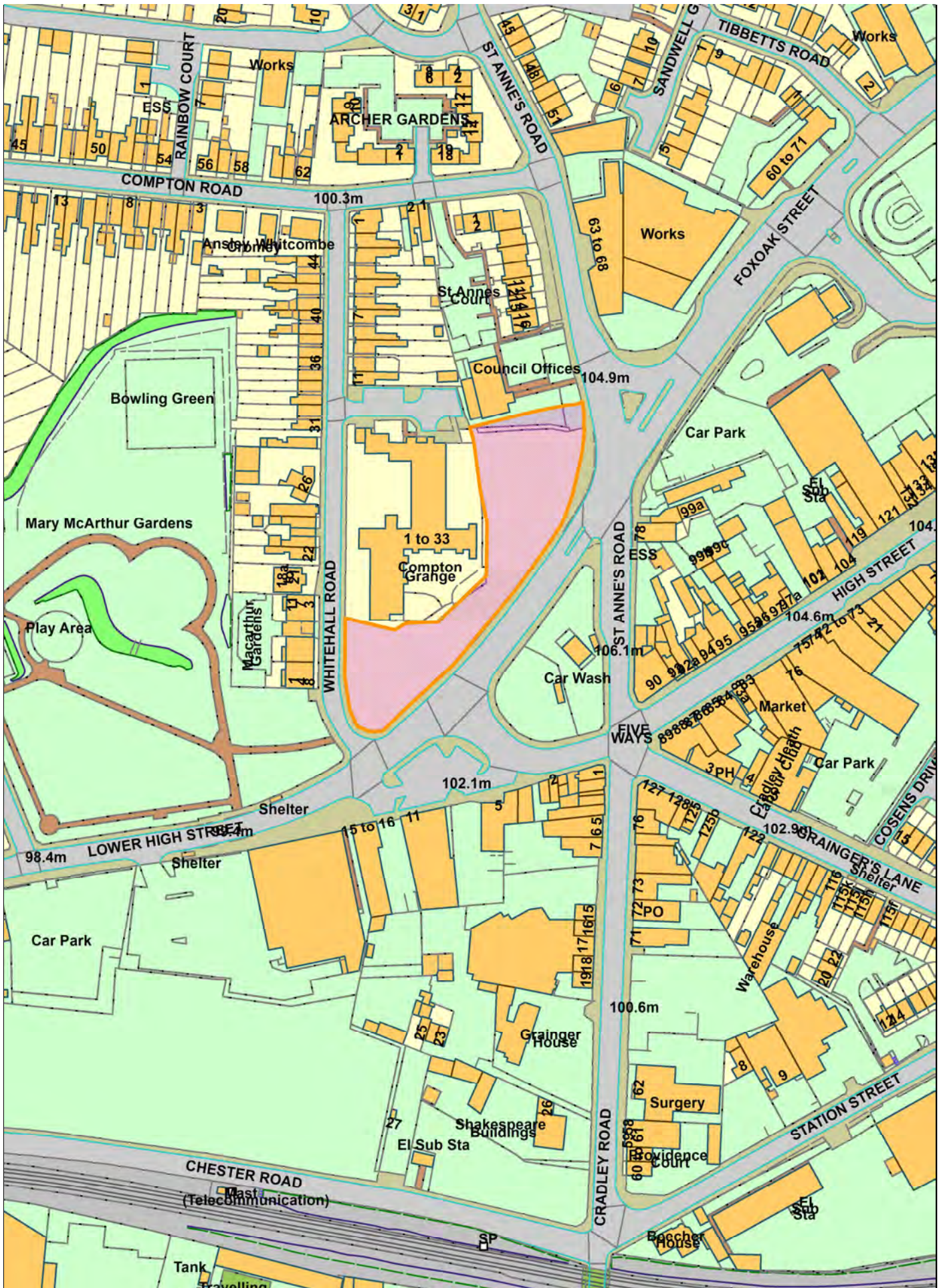
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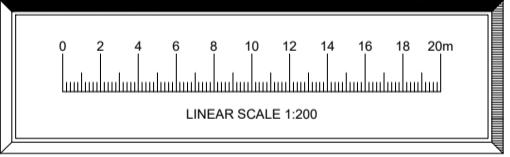
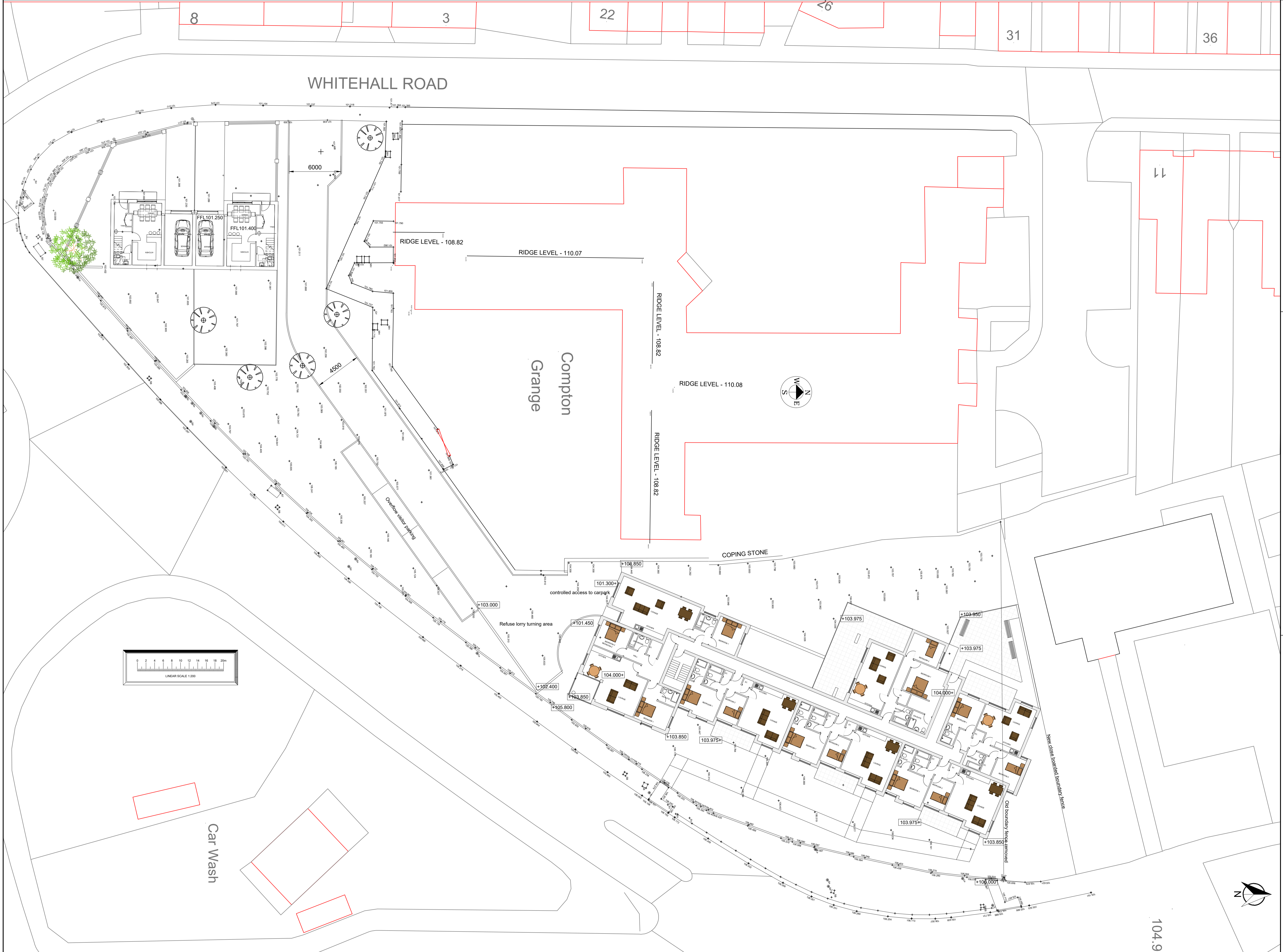
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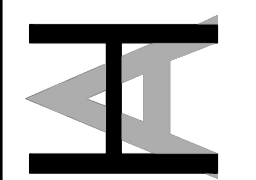


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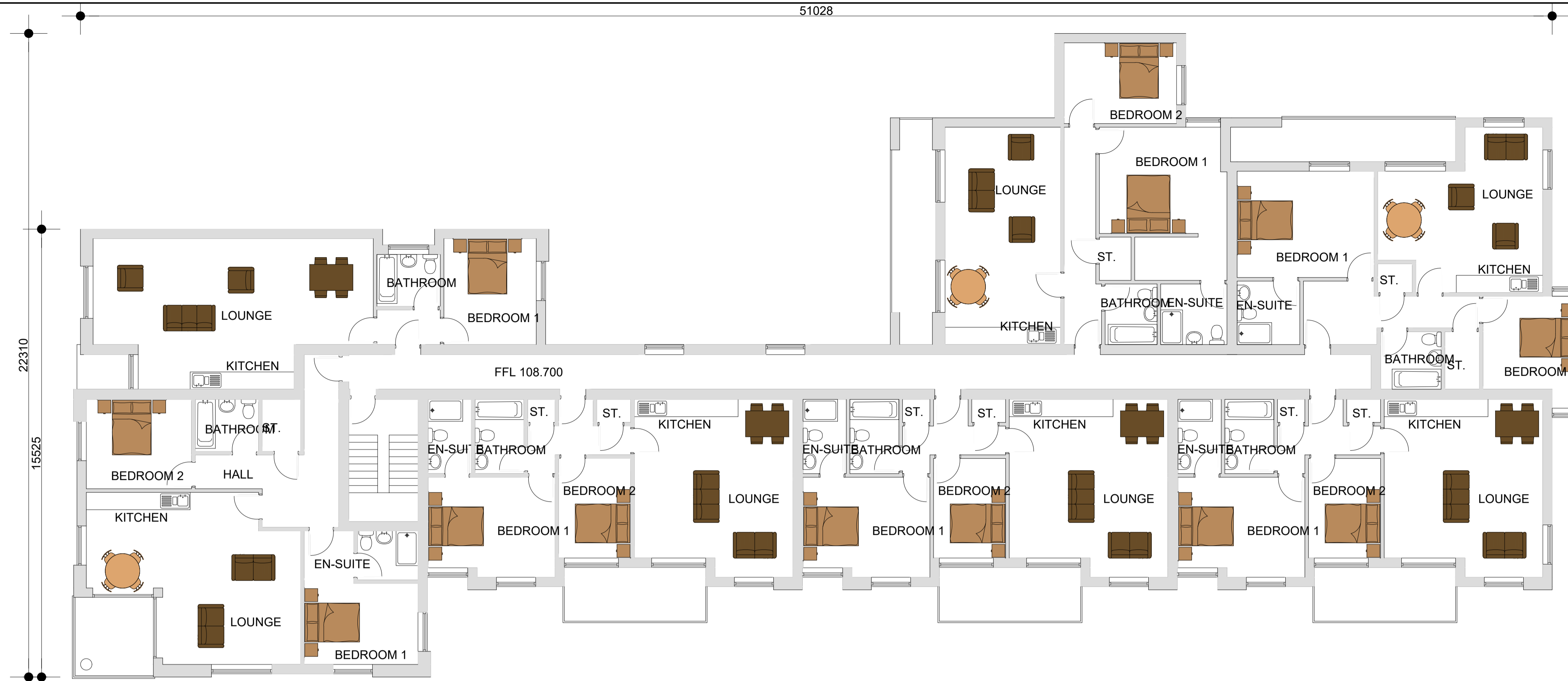
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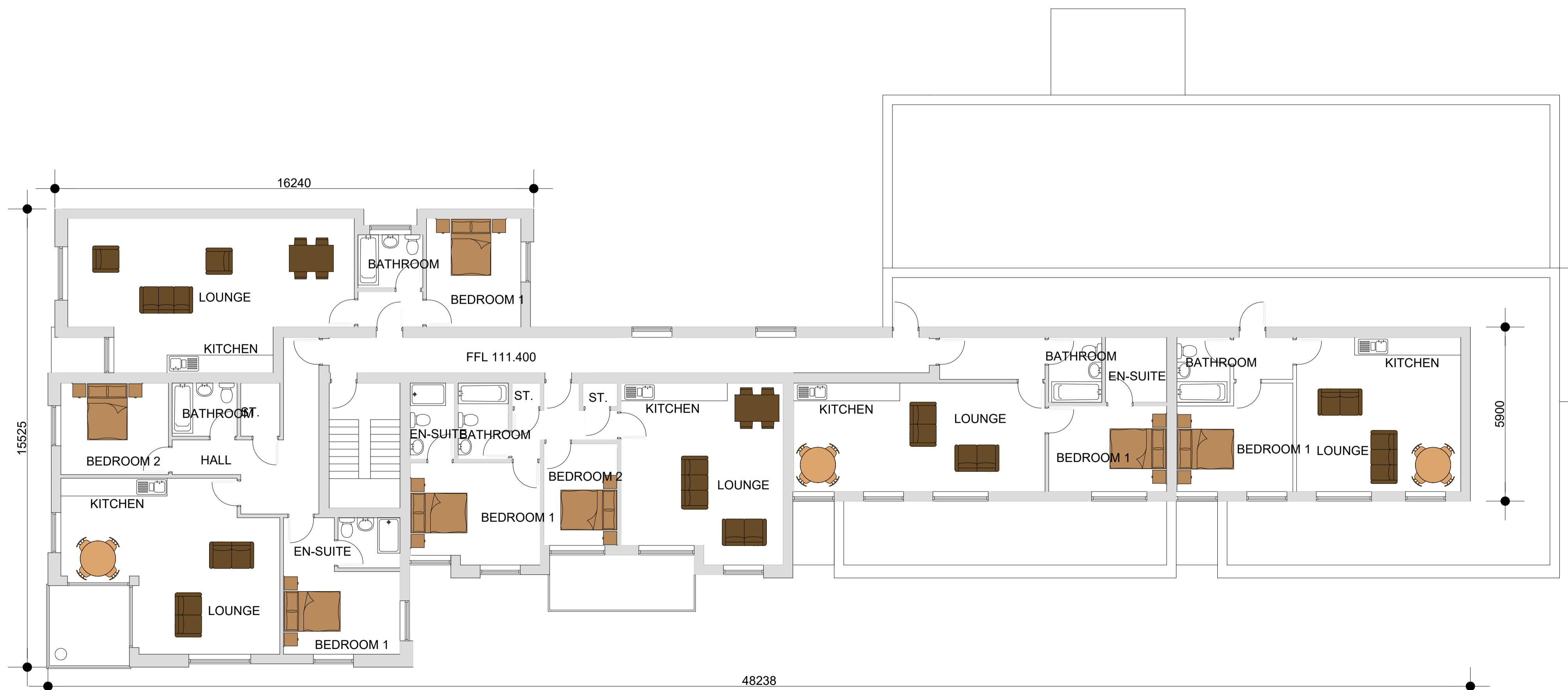


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 Anthony Hope MCIAT	13A Randall Close Kingswinford West Midlands DY6 8QJ T: 01384 404057 m: 07966405087 e: enquiries@anthony-hope.com	Rev: Date: Drawn: Check: Description:
Architectural Consultation • Space Planning • Photo Realistic Visualisations •	Scales @ A1: 1:200	Drawing No: 1.14.117

All dimensions to be checked on site and not scaled from drawing. Report any conflicts before commencing works on site.



1:100 Proposed First Floor Plan



1:100 Proposed Second Floor Plan

Drawing Title: Proposed First and Second Floor Plans

Project: St Annes Road, Cradley Heath

Client: Mr Jason Shaw

Anthony Hope
MCIAT

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Drawing No: 1.14.119

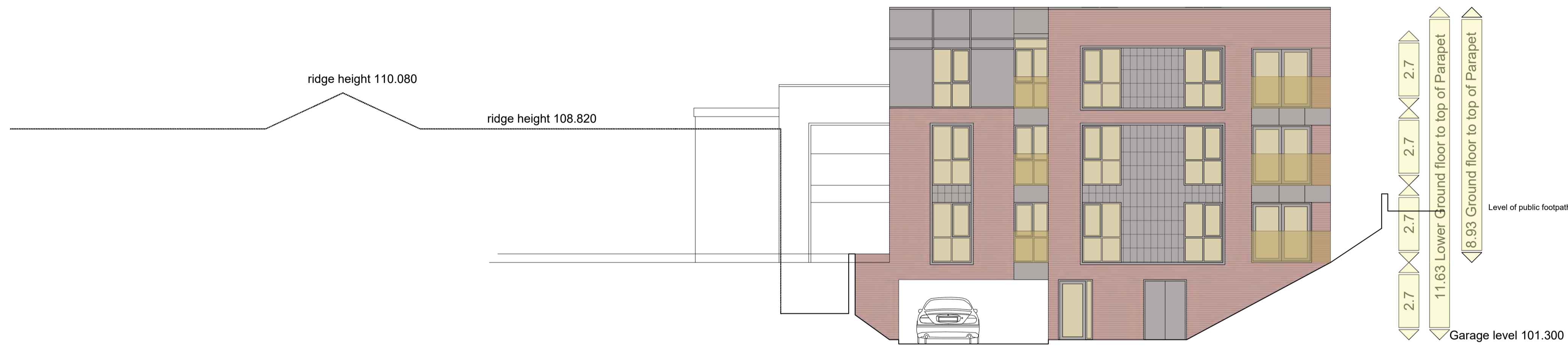
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Windows added to corridors to suit elevations



1:100 Proposed East Elevation



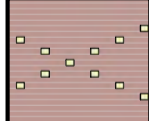
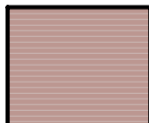
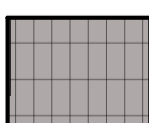




1:100 Proposed South Elevation



1:100 Proposed West Elevation



1:100 Proposed North Elevation

-  BUFF/CREAM BRICK HEADERS TO FORM FEATURE. BRICKS TO BE PROUD OF SURROUNDING BRICKWORK
-  RED BRICKWORK WITH RECESSED MORTAR JOINTS LAID STRETCHER PATTERN
-  TERRACOTTA RAINSCREEN FACADE CLADDING IN GREY COLOUR TO MATCH CURTAIN WALLING
-  TERRACEAREAS WALLS TO HAVE METAL COPINGS TO MATCH ALL CLADDINGS AND GLASS BALUSTRADING TO MATCH BALCONIES
-  BALCONIES CLAD TO MATCH CURTAIN WALLING AND HAVING BRONZE TINTED BALCONY GLAZED BALUSTRADING.
-  CURTAIN WALLING SYSTEM WITH BRISE SOLEIL TO MATCH HAVING WINDOWS AND DOORS INCORPORATED
-  ALUMINIUM WINDOWS WITH BRONZED TINT SOLAR GLASS. DEEP APERTURES TO INCORPORATE EDGE TRIM AS SHOWN COLOURED TO MATCH FRAMES AND CLADDINGS

Drawing Title: Proposed Elevations

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Drawing No: 1.14.120

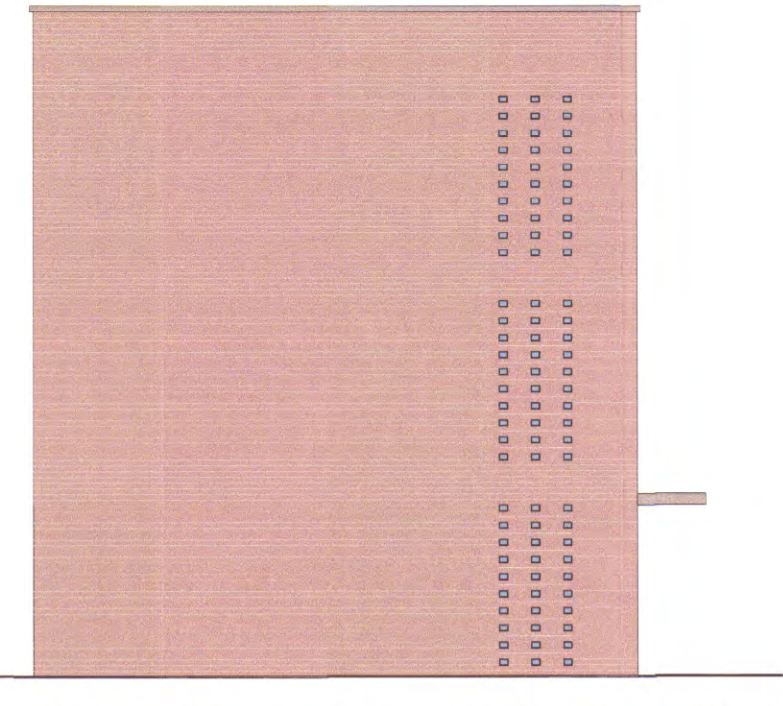
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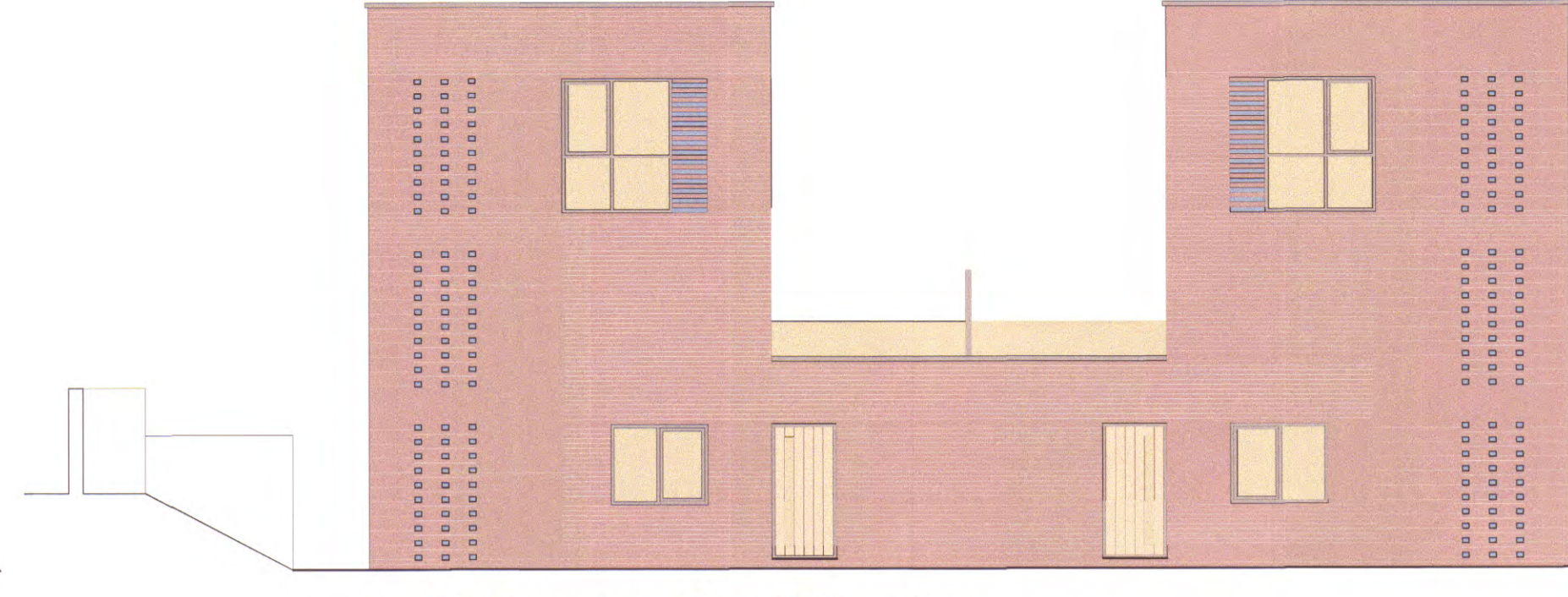
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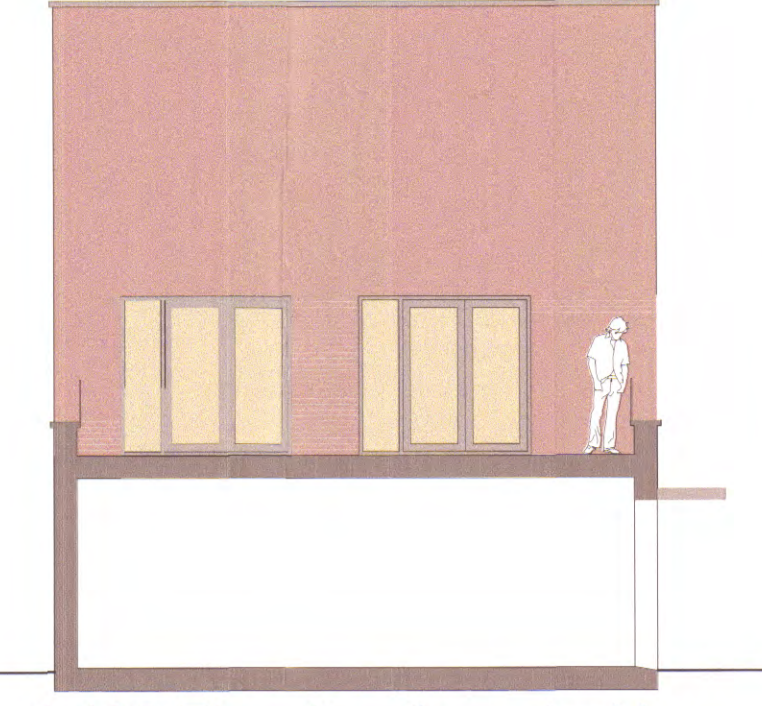
1:100 Proposed West Elevation



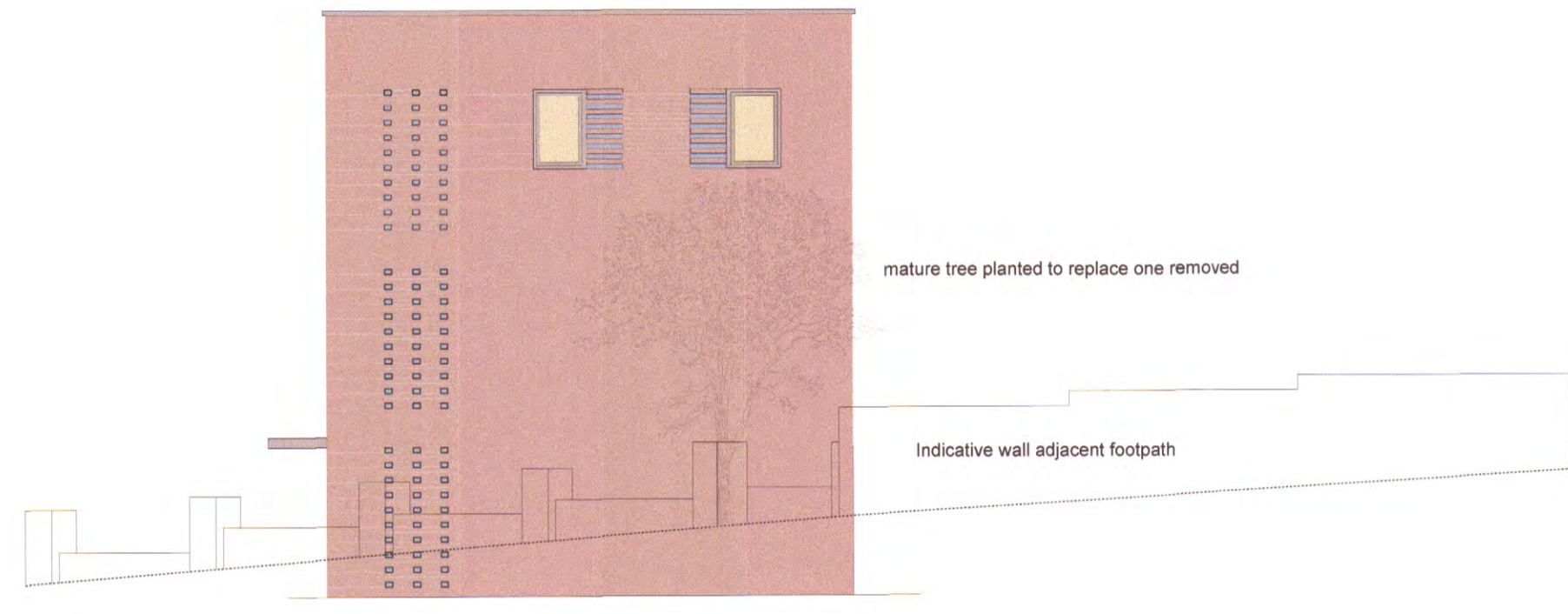
1:100 Proposed North Elevation



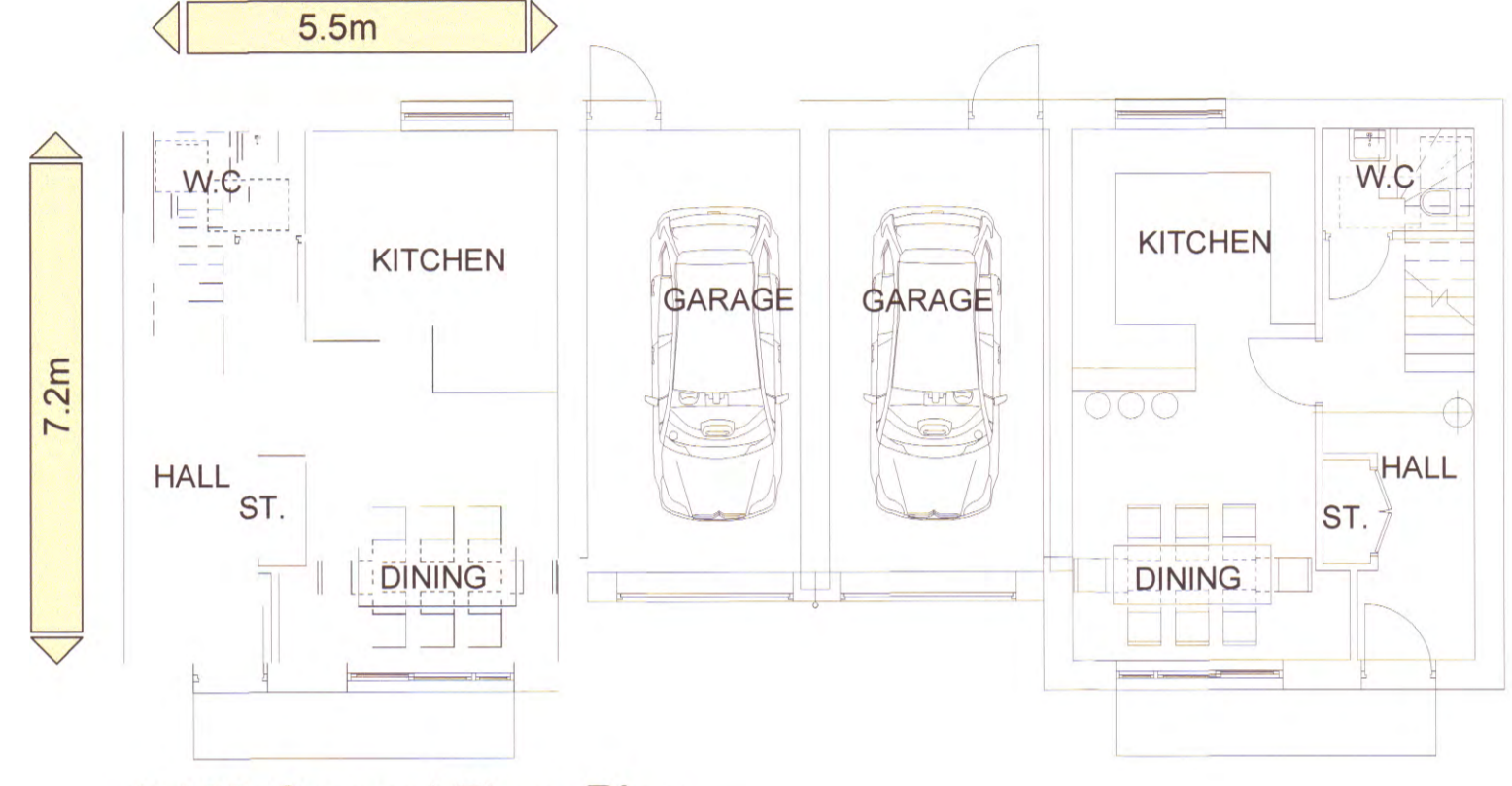
1:100 Proposed East Elevation



1:100 Elevation from decking



1:100 Proposed South Elevation



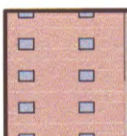

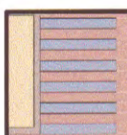
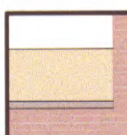

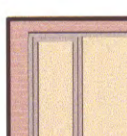
1:100 Ground Floor Plan



1:100 First Floor Plan



1:100 Second Floor Plan

-  BLUE ENGINEERING BRICK HEADERS TO FORM FEATURE. BRICKS TO BE PROUD OF SURROUNDING BRICKWORK
-  RED BRICKWORK WITH RECESSED MORTAR JOINTS LAID STRETCHER PATTERN
-  BLUE ENGINEERING BRICK COURSES TO FORM FEATURE. BRICKS TO BE PROUD OF SURROUNDING BRICKWORK
-  TERRACE AREAS WALLS TO HAVE METAL COPINGS TO MATCH ALL CLADDINGS AND GLASS BALUSTRADING TO MATCH
-  CANOPY TO FRONTAGE IN FINISH TO MATCH WINDOW FRAMES
-  ALUMINIUM WINDOWS WITH BRONZED TINT SOLAR GLASS.

Client: Mr Jason Shaw

Project: St Annes Road, Cradley Heath

Drawing Title: Proposed House Plan and Elevations

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 A Done and windows adjusted

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KEY

4 BEDROOM DWELLING	x 3
3 BEDROOM DWELLING	x 4
2 BEDROOM DWELLING	x 3
2 BEDROOM FLAT ABOVE GARAGE	x 1
TOTAL NUMBER OF DWELLINGS	11

NOT TO SCALE

NORTH

Indicative Layout for development with houses.



KEY

23 X 2 BEDROOM APARTMENTS

NOT TO SCALE

NORTH

Indicative Layout for development with apartments.