

Windyridge Property Investments Ltd.	Proposed 5 no. 3 bed houses and 4 no. 2 bed flats with associated landscaping and infrastructure. Land to The Rear Vicarage Road/Ebrington Road/Arlington Road West Bromwich
--------------------------------------	---

Date Valid Application Received 19 February 2019

1. Recommendations

Approval is recommended subject to the following conditions: -

- i) Levels;
- ii) Submission of a desk based archaeological assessment;
- iii) Installation of sprinkler systems in all dwellings;
- iv) Provision and retention of parking spaces including parking for 129a Vicarage Road;
- v) Approval of bin storage and bin management;
- vi) Submission of details relating to additional evergreen conifer planting along the boundaries of the site and implementation of all landscaping;
- vii) Drainage including SuDs;
- viii) Approval of boundary treatment;
- ix) Approval of external lighting;
- x) Satisfactory surfacing of all hard surfaces;
- xi) Secure cycle parking provision;
- xii) Restrictions on construction work and delivery times to avoid school drop off and pick up times;
- xiii) Removal of permitted development rights for extensions, roof alterations/enlargements and outbuildings;
- xiv) Details of secure gated access;
- xv) Installation of vehicle charging points; and
- xvi) Installation of removable bollards as shown on the submitted plan for emergency purposes, prior to occupation.

2. Observations

Site Surrounding

The application refers to vacant land (0.17 hectares approx) that is bounded by the rear gardens of houses fronting Arlington Road, Ebrington Road and Vicarage Road. The application site is irregular in shape and has a gentle slope running approximately from north to south. Natural vegetation has established itself in recent years, although the site was cleared in October 2018. For many years there was a tennis court on the site. The site has suffered from unauthorised dumping of green and household waste. Access to the site is gained via two narrow access ways leading off Ebrington Road and Arlington Road. I am advised that neighbouring residents have a legal right to use the drive ways for access to the rear gardens.

Planning History

This is the ninth application submitted since July 2011 for the residential redevelopment of the application site. The most recent approval was for 3 dwellings in a flatted arrangement on the half of the site (DC/18/61609). The planning history is as follows: -

DC/18/61609	Proposed 3 No. dwellings (outline application for access).	Approved 12/6/18
DC/17/61238:	Outline application for 5 no. Dwelling (access only) (half of the site)	Approved 25/1/18
DC/16/60101:	Outline application for 4 no. Houses (access only)	Approved 15/3/17
DC/16/60100:	Outline application for 5 no. Houses (access only)	Approved 15/3/17
DC/16/59164:	Reserved Matters for 4 no. Bungalows (appearance, Layout, scale & landscaping)	Approved 16/4/16

DC/12/55465:	Outline application for 4 no. Bungalows (revision to DC/12/54875)	Approved 27/3/13
DC/12/54875:	Outline application for 3 no. Bungalows	Approved 31/10/12
DC/11/53351:	Outline application for 2 no. Bungalow	Refused 22/07/11 Allowed on appeal 27/06/12

I can advise your Committee that when DC/11/53351 was refused by Planning Committee, contrary to officer recommendation, it was allowed on appeal and the applicant was awarded substantial costs.

Current Proposals

This is a full planning application for nine dwellings comprising of five, three-bed houses and four, two-bed flats. The main differences between this application and previously approved submissions is that the originally divided site has now been submitted as one larger proposal site and that there would be a new vehicular access drive off Vicarage Road, added to the access drives off Arlington Road and Ebrington Road that were previously approved.

The five, two-storey houses would be located on the east side of the site and each dwelling would have private garden space with two parking spaces per dwelling. The four, two-storey flats would be located on the west side of the site in one block. One parking space would be provided per dwelling with an additional visitor space. Construction would be in brick and the design would be traditional.

The proposed access drive, off Vicarage Road would be formed between 129a and 131 Vicarage Road, utilising part of the front and rear gardens of 129a Vicarage Road. At its widest point (entrance to Vicarage Road) it would be 4.8m wide narrowing to 3.1m as it extends into the site. There would be sufficient room at the front of the drive for two vehicles to pass. Two parking spaces would be provided within the remaining front garden of 129a Vicarage Road to serve this dwelling.

A design and access statement, planning statement, coal mining risk assessment, and transport statement have been submitted with the application.

A landscaping scheme has also been submitted with the application identifying hedging as well as heavy standard Leylandii trees positioned along part of the boundaries.

In support of the application the applicant advises that this is an improvement over the previously consented schemes in terms of proposed access arrangements. In summary, the access would comprise a shared private driveway 4.8m wide at the junction with Vicarage Road then reducing to 3.1m in accordance with Sandwell Highway design standards. No separate pedestrian footpath is proposed along the accessway. The design has been prepared and agreed at pre-application stage.

Publicity

The application has been publicised by neighbour notification. I have received 11 objections summarised as follows: -

- (i) Loss of light and privacy.
- (ii) Vicarage Road is already too busy to accommodate another access point and that the transport statement does not reflect the hazards and issues present already on Vicarage Road.
- (iii) Likelihood of cars blocking drive ways.
- (iv) Access problems.
- (v) Problems for emergency access vehicles and that sprinkler systems may not be sufficient.
- (vi) One resident considers that the new drive width has been inaccurately measured suggesting that the 3.1m width is between 2.78m and 2.85m, narrower than shown on the plan and that the drive was never intended to serve anything other than 129 and 129A Vicarage Road.
- (vii) Devaluation of house prices.
- (viii) Impact on wildlife and loss of trees.
- (ix) The houses are out of character with the area and overdevelopment of the site.
- (x) The development would increase traffic movements on roads already congested with on-street parking and close to a school, with concerns about the safety of children;
- (xi) Concern about refuse collections.
- (xii) Concern about construction traffic/disruption.

A supporting letter has also been received advising that the site has been untidy for a long time, attracting anti-social behaviour and rubbish and that the proposed housing would ensure significant environmental improvement.

Consultation Responses

West Midlands Fire Service raised no objections to all previous applications subject to the installation of sprinkler systems in each dwelling because the access drives are too narrow for a fire engine to pass through.

West Midlands Ambulance Service did not respond to the previous application and were therefore not consulted on this application. However, upon determination of earlier applications the Ambulance Service confirmed that they had no objections regarding accessibility to the site.

The Head of Highways has no objections.

From a policy perspective the principle of residential development on this site has been accepted with previous approvals and therefore the site accords to Policy SAD H2 (Windfalls). Policy ENV5 (Sustainable drainage) is relevant and the site also falls within an area of potential archaeological importance. These issues can be controlled by condition. The proposal is liable to the Community Infrastructure Levy (CIL).

Responses to Objections

In response to the individual points raised I comment as follows: -

- (i) Spatially the proposed development would not compromise nearby residential amenity because the separation distances between the proposed dwellings and existing properties exceed the minimum standards set out in the Residential Design Guide of 14m between primary and secondary elevations and 21m between primary elevations. In this case the minimum distance between all elevations is 21m. Furthermore, it is suggested that additional evergreen trees are planted along the boundaries.
- (ii) Head of Highways has no objections following the introduction of a third access point off Vicarage Road.
- (iii) Refer to point (ii) above.

- (iv) Refer to point (ii) above.
- (v) West Midlands Fire Service and West Midlands Ambulance Service have no objections.
- (vi) The measurements identified by the objector have been put forward to the applicant for comments. However, if your Committee are minded to approve the application, the development including the access drive, would need to be built in accordance with the approved plans and measurements shown.
- (vii) Devaluation of house prices is not a material planning consideration.
- (viii) There is no doubt that while the site has been unused, vegetation has naturally grown along with an increase in wildlife, but the loss of this can be compensated for by new landscape planting. Furthermore, the existing trees on the site are unprotected.
- (ix) The proposals accord to the Council's adopted residential design guide in terms of living standards, spatial separation, amenity space and parking standards. Also, it is considered that the two-storey development would be in-keeping with surrounding property. The design of the development is of a traditional design that will be seen in isolation rather than in context to the adjoining street scene.
- (x) Refer to point (ii) above.
- (xi) Refuse storage arrangements can be controlled by planning condition. However, the applicant has advised that refuse collection would be undertaken by a private contractor.
- (xii) Construction hours/deliveries can be controlled by planning condition. Deliveries can be restricted to avoid school drop off/pick up times.

Determining Issues, Planning Policy and Other Material Considerations

The issues to be considered with this application are whether the proposal for 9 dwellings is acceptable and whether the additional access drive is acceptable.

With reference to the latter point, it has already been established that the site could accommodate 9 dwellings, agreed in previous planning application submissions. The suitability of the site for residential development has also been accepted by an appointed Planning Inspector, originally for 2 dwellings but where the Inspector concluded that the site could accommodate more than

the originally approved two dwellings without harm. I am satisfied that the design of the dwellings is acceptable, and that the development would not cause undue hardship to neighbouring residential property from loss of light, privacy or outlook.

With reference to access, under previous consents access arrangements were unsatisfactory from a Highway Safety view point but significant weight had to be attached to the views of the appointed Planning Inspector who deemed the two narrow access arrangements to be acceptable. However, with this fresh planning application pre-application discussions with Highways have taken place to provide a third, and in part wider, access drive which, used alongside the access points off Ebrington Road and Arlington Road, render the proposed access arrangements acceptable. Upon consideration of the appeal in 2011 The Inspector states "*Even if the scheme did result in more than four properties using either drive, personal safety would not be put at undue risk*".

Conclusion

The principle of residential development has already been accepted for nine dwellings on this site through a long and complicated planning history of an appeal decision and subsequent planning applications. The new access arrangements overcome earlier highway concerns. The redevelopment of the site is therefore supported.

3. Central Government Guidance

National Planning Policy Framework promotes sustainable development.

4. Development Plan Policy

BCCS:-

CSP4 - Place-Making
ENV1 - Nature Conservation
ENV3 - Design Quality

SADD:-

SAD H2 – Housing Windfalls
SAD HE5 – Archaeology and Development Proposals

5. Contact Officer

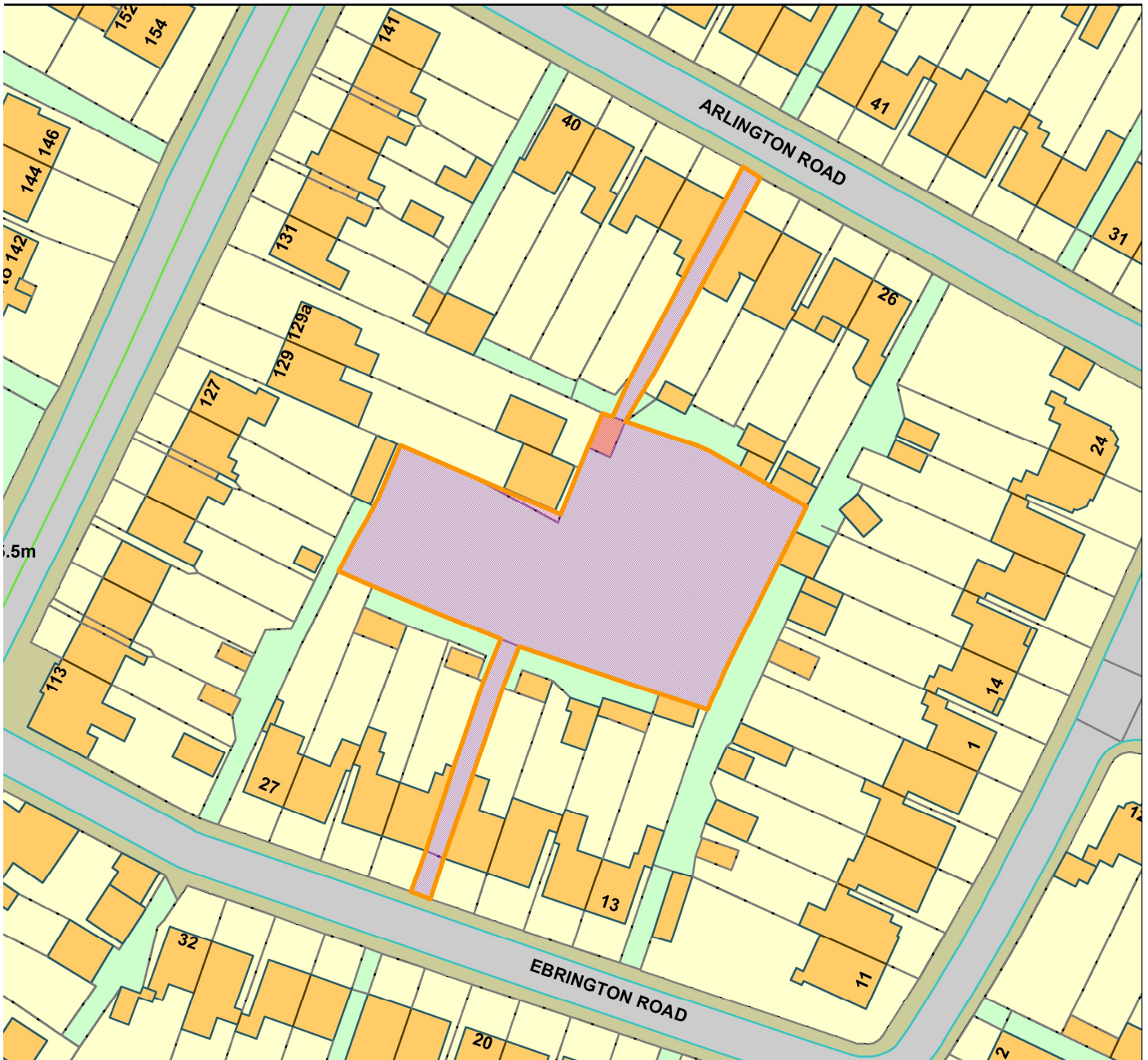
Mrs Christine Phillips

0121 569 4040

christine_phillips@sandwell.gov.uk

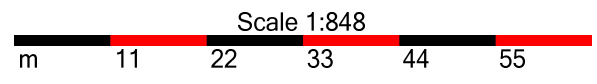
DC/19/62696

Land to the rear of Vicarage Road/Ebrington Road



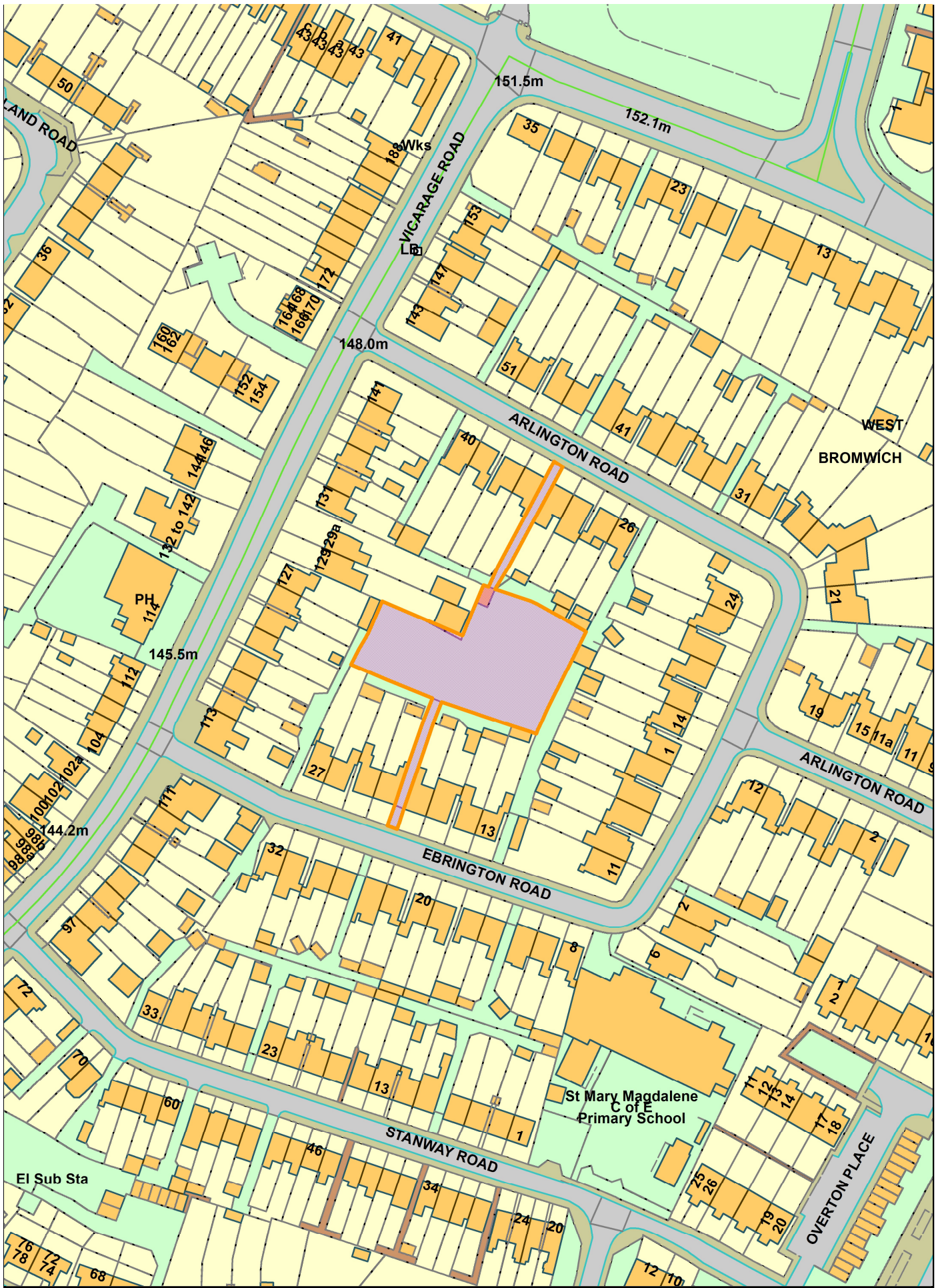
Legend

--



© Crown copyright and database rights 2019
Ordnance Survey Licence No 100023119

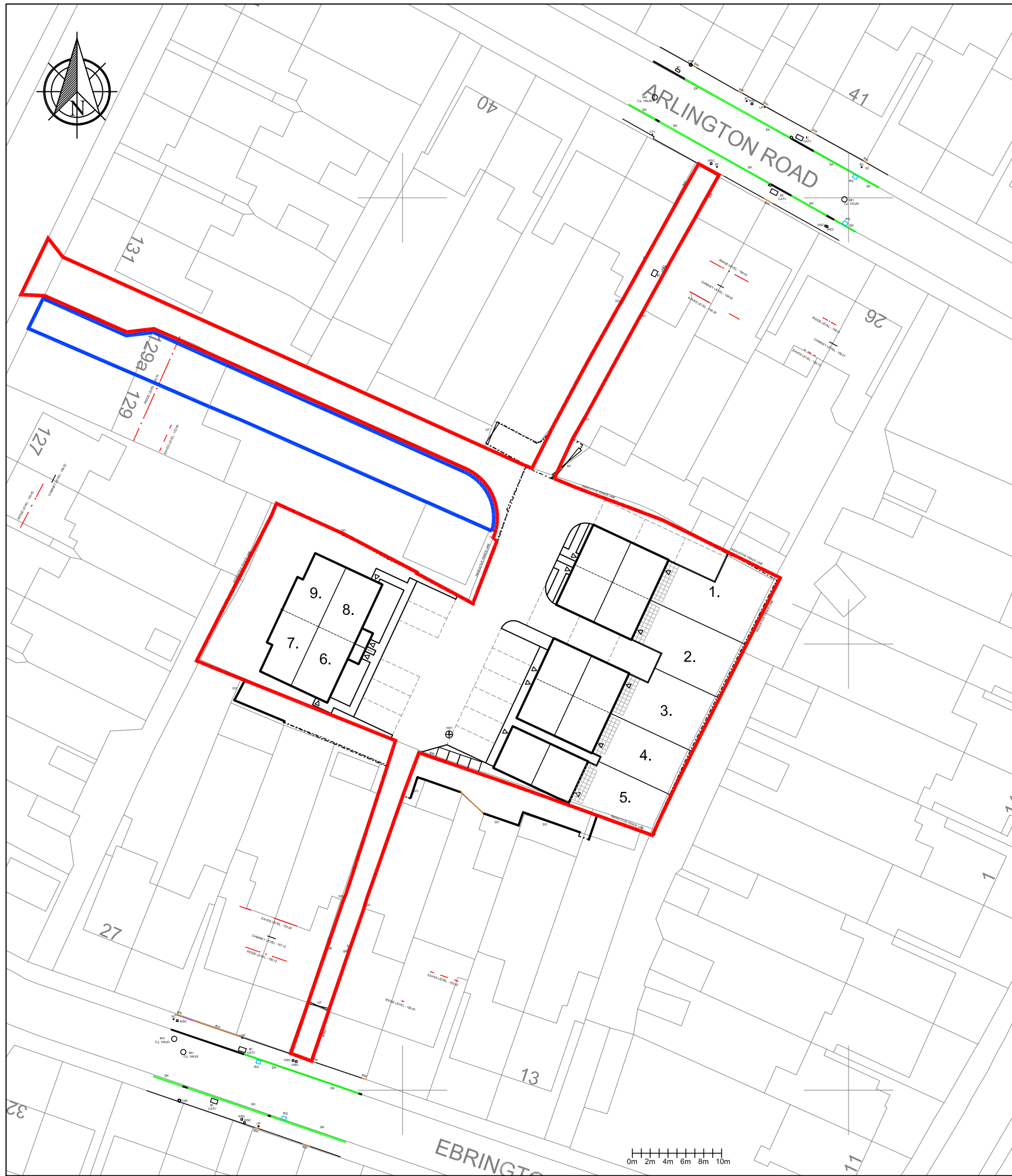
Organisation	Not Set
Department	Not Set
Comments	Not Set
Date	21 June 2019
OS Licence No	



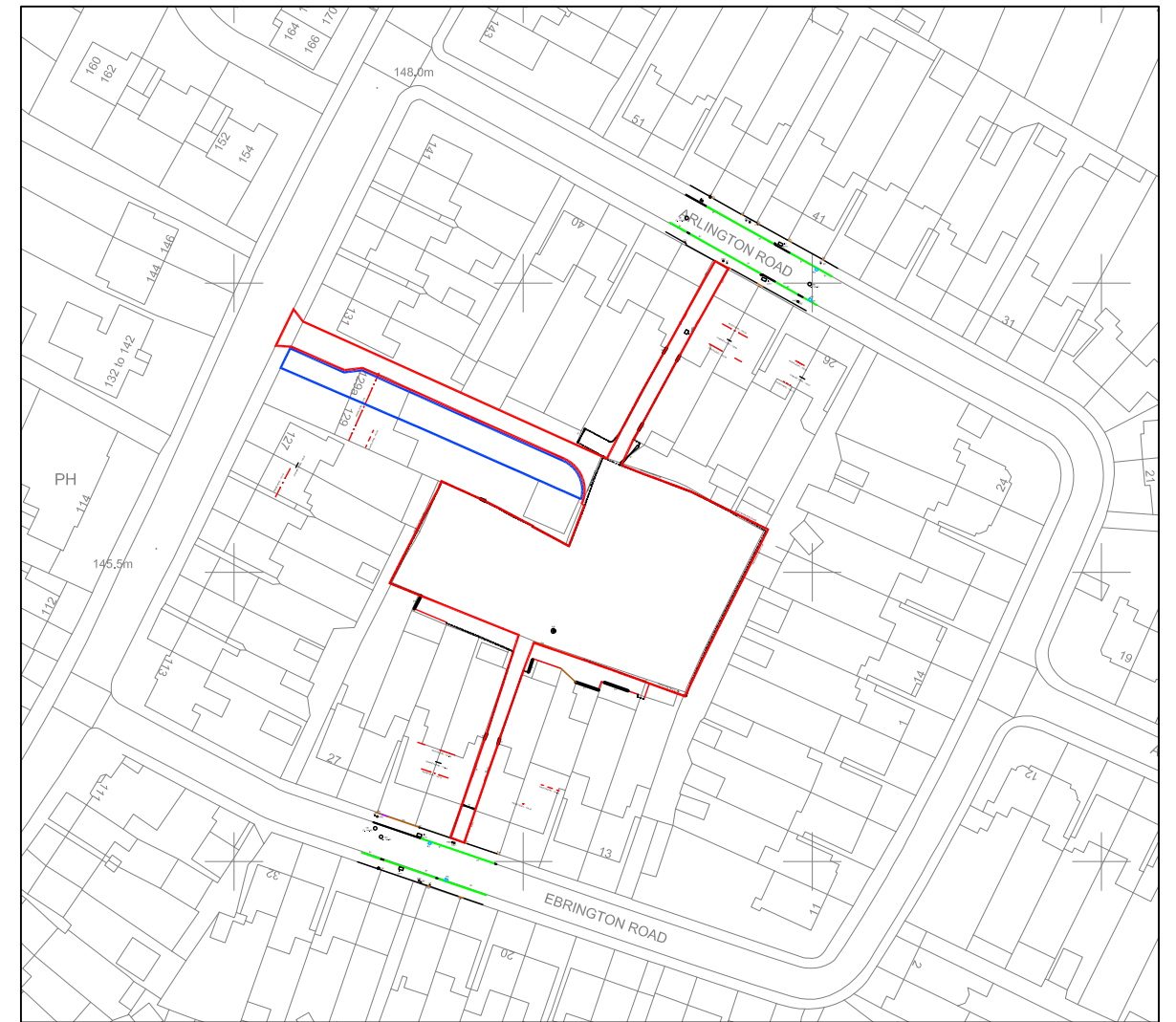
This map is based upon Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright.

Unauthorised reproduction infringes Crown Copyright and may lead to prosecution or civil proceedings. Sandwell MBC Licence No LA 076309 2013 2016





PROPOSED SITE PLAN @ 1:500



LOCATION PLAN @ 1:1250

REVISIONS

C	10/04/19	Updated as per Client Request
B	21/03/19	Updated as per Client Request
A	11/03/19	Revised boundary

neil boddison associates ltd



architecture planning land

POOL HOUSE, 30 DAM STREET, LICHFIELD, WS13 6AA
TEL: 01543 262444
WEB: WWW.NBA.CO.UK

CLIENT:
WINDYRIDGE PROPERTY LTD

PROJECT:
LAND TO THE REAR OF 14 - 27 EBRINGTON RD
WEST BROMWICH

DRAWING TITLE:
LOCATION PLAN AND PROPOSED SITE PLAN

PRELIMINARY

SCALE AS NOTED	SHEET A3
DATE AUG 2018	DRAWN BY JAB

DRAWING NO 30697	REV. 00	REV. C
---------------------	------------	-----------

The contractor is to check and verify all site and building dimensions, levels and sewer invert levels prior to commencement of the works.

The contractor must comply in full with all current building legislation, such as British Standard Specifications, Building Regulations etc., whether or not specifically stated on this drawing.

This drawing is not intended to show foundation details, ground conditions or ground contamination. The contractor must investigate each area of land relied upon to support any structure - a suitable method of foundation should be provided to allow for existing ground conditions. Any suspect fluid ground, contaminants on or within the ground, should be further investigated by a suitable expert. Any earthwork constructions shown indicate typical slopes for guidance only and should be further investigated by a suitable expert.

Where existing trees are shown to be retained they should be subject to a full Arboricultural Inspection for safety.

All trees are to be planted so as to ensure they are a minimum of 5 metres from buildings and 3 metres from drainage and services. A suitable method of foundation is to be provided in order to accommodate the proposed tree planting.

This drawing and the building works depicted are the copyright of Neil Boddison Associates Ltd and may not be amended or reproduced without written permission. No liability will be accepted for omissions or alterations made by others.

The contractor is to check and verify all site and building dimensions, levels and sewer invert levels prior to commencement of the works.

The contractor must comply in full with all current building legislation, such as British Standard Specifications, Building Regulations etc., whether or not specifically stated on this drawing.

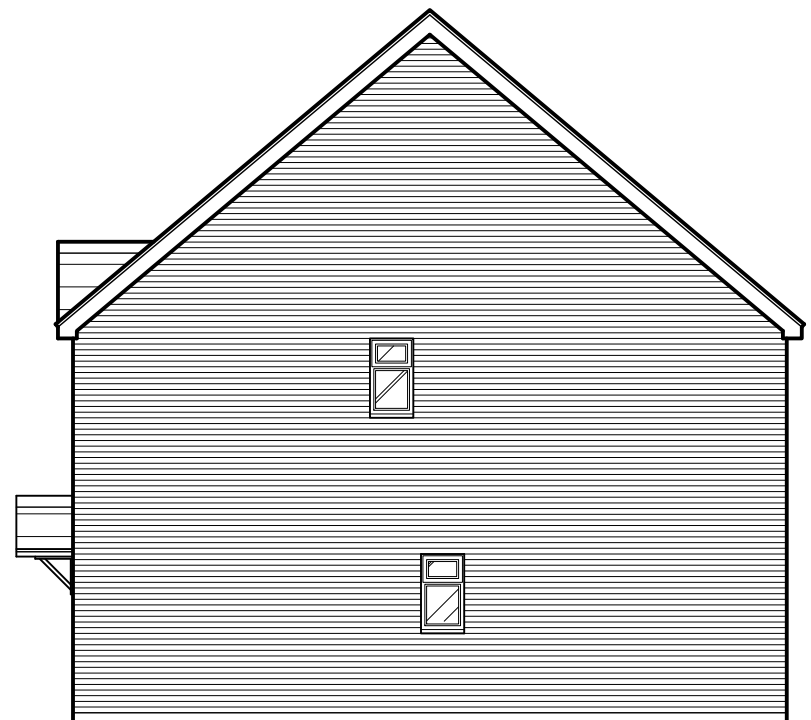
This drawing is not intended to show foundation details, ground conditions or ground contamination. The contractor must investigate each area of land relied upon to support any structure – a suitable method of foundation should be provided to allow for existing ground conditions. Any suspect fluid ground, contaminants on or within the ground, should be further investigated by a suitable expert. Any earthwork constructions shown indicate typical slopes for guidance only and should be further investigated by a suitable expert.

Where existing trees are shown to be retained they should be subject to a full Arboricultural inspection for safety.

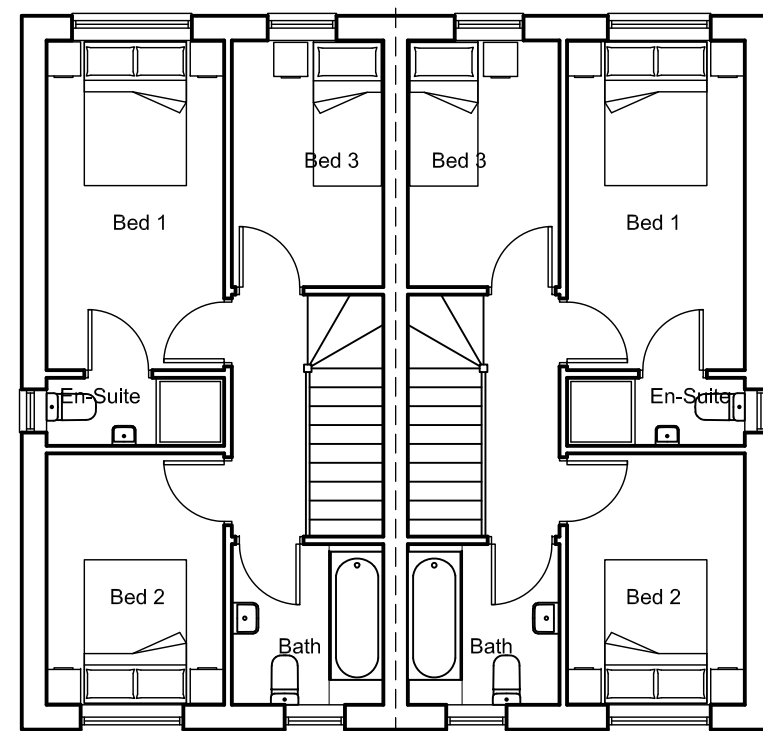
All trees are to be planted so as to ensure they are a minimum of 5 metres from buildings and 3 metres from drainage and services. A suitable method of foundation is to be provided in order to accommodate the proposed tree planting.



Proposed Front Elevation



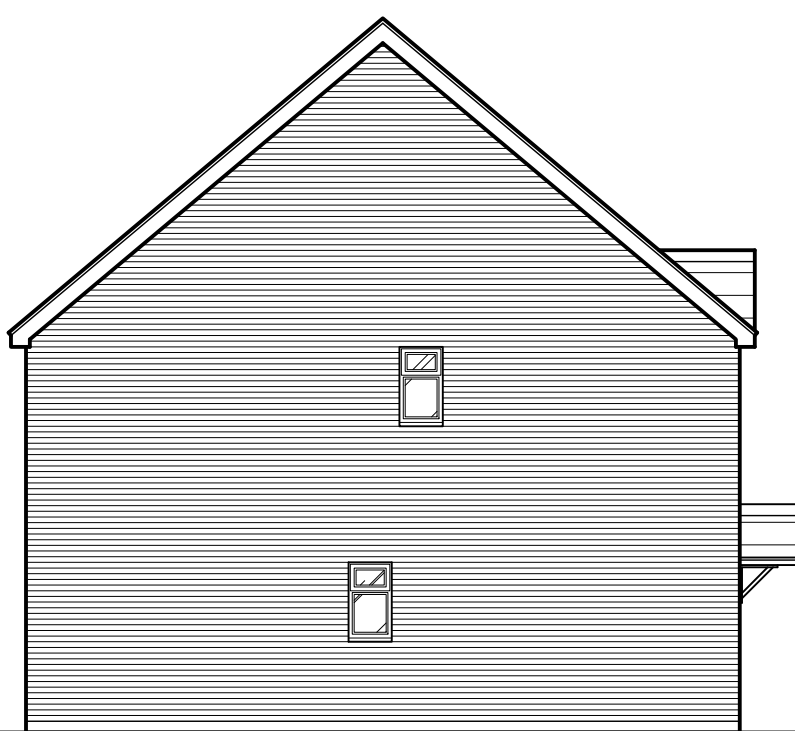
Proposed Side Elevation



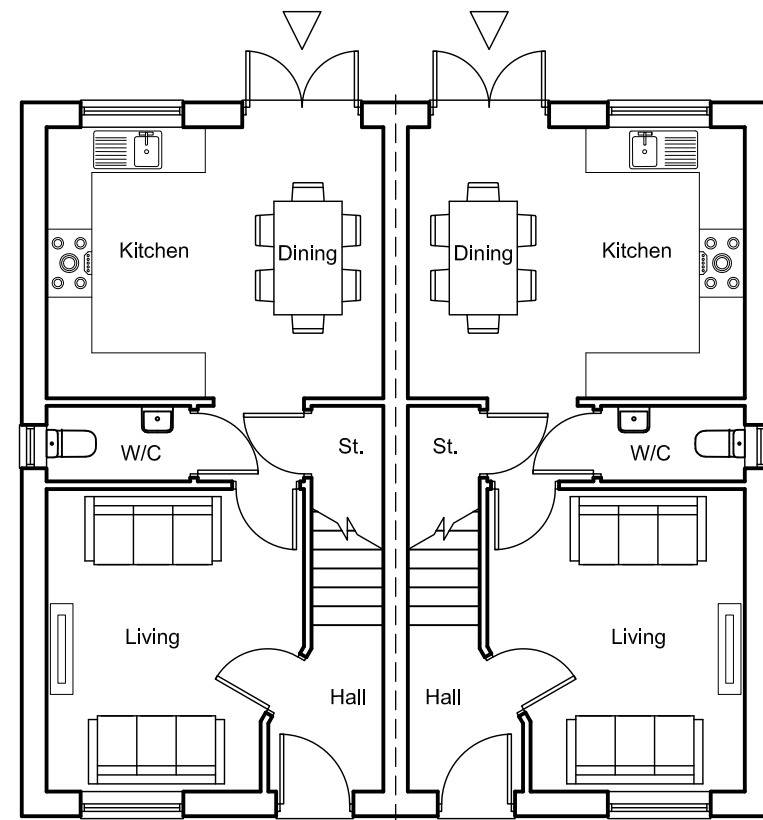
Proposed First Floor Plan



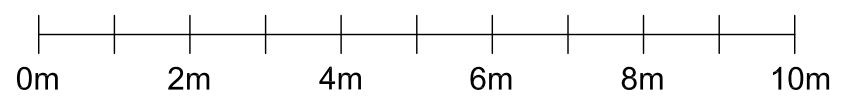
Proposed Rear Elevation



Proposed Side Elevation



Proposed Ground Floor Plan



REVISIONS

neil boddison associates ltd



architecture planning land

POOL HOUSE, 30 DAM STREET, LICHFIELD, WS13 6AA
TEL: 01543 262444
WEB: WWW.NBA-A.CO.UK

CLIENT:
WINDYRIDGE PROPERTY LTD

PROJECT:
LAND TO THE REAR OF 14 - 27 EBRINGTON RD
WEST BROMWICH

DRAWING TITLE:
PLOTS 1-4
PROPOSED FLOOR PLANS & ELEVATIONS

PRELIMINARY

SCALE 1:100	SHEET A3
DATE JAN 2019	DRAWN BY JAB

DRAWING.NO 30697	02	REV.
---------------------	----	------

© This drawing and the building works depicted are the copyright of Neil Boddison Associates Ltd and may not be amended or reproduced without written permission. No liability will be accepted for amendments or alterations made by others.

The contractor is to check and verify all site and building dimensions, levels and sewer invert levels prior to commencement of the works.

The contractor must comply in full with all current building legislation, such as British Standard Specifications, Building Regulations etc., whether or not specifically stated on this drawing.

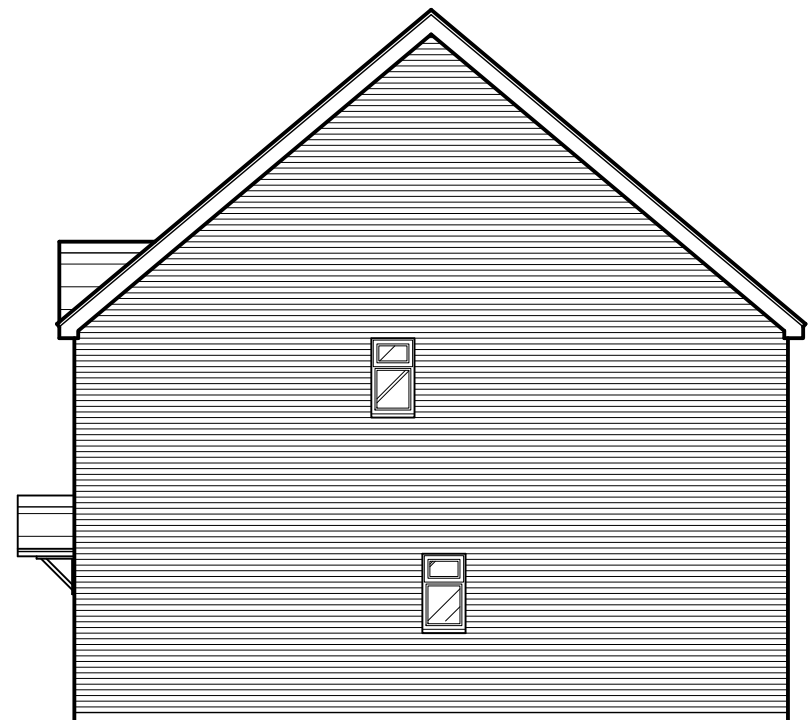
This drawing is not intended to show foundation details, ground conditions or ground contamination. The contractor must investigate each area of land relied upon to support any structure – a suitable method of foundation should be provided to allow for existing ground conditions. Any suspect fluid ground, contaminants on or within the ground, should be further investigated by a suitable expert. Any earthwork constructions shown indicate typical slopes for guidance only and should be further investigated by a suitable expert.

Where existing trees are shown to be retained they should be subject to a full Arboricultural inspection for safety.

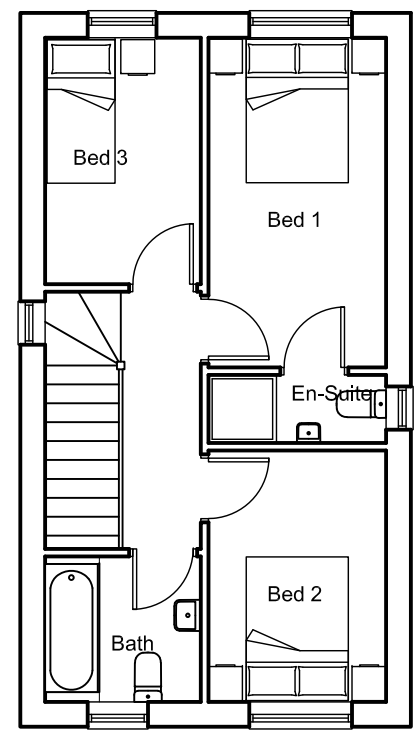
All trees are to be planted so as to ensure they are a minimum of 5 metres from buildings and 3 metres from drainage and services. A suitable method of foundation is to be provided in order to accommodate the proposed tree planting.



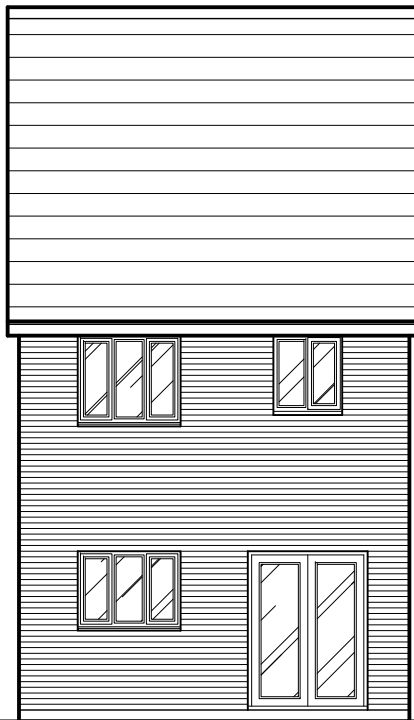
Proposed Front Elevation



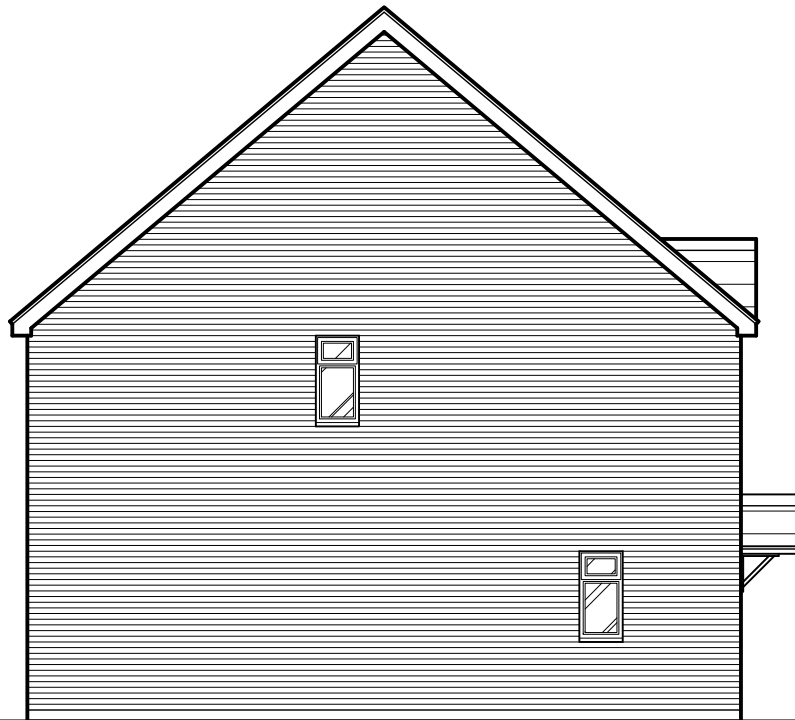
Proposed Side Elevation



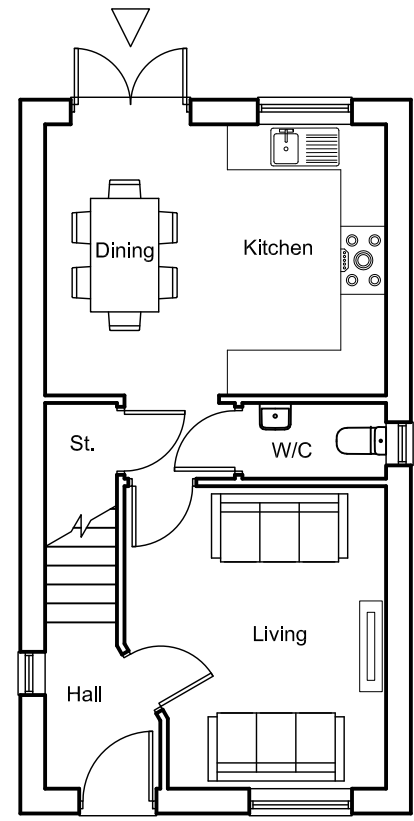
Proposed First Floor Plan



Proposed Rear Elevation



Proposed Side Elevation



Proposed Ground Floor Plan

REVISIONS

neil boddison associates ltd



architecture planning land

POOL HOUSE, 30 DAM STREET, LICHFIELD, WS13 6AA
TEL: 01543 262444
WEB: WWW.NBA-A.CO.UK

CLIENT:
WINDYRIDGE PROPERTY LTD

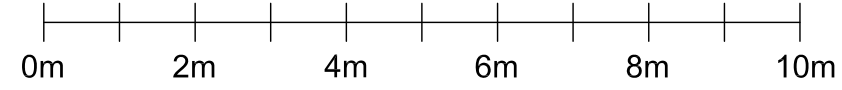
PROJECT:
LAND TO THE REAR OF 14 - 27 EBRINGTON RD
WEST BROMWICH

DRAWING TITLE:
PLOT 5
PROPOSED FLOOR PLANS & ELEVATIONS

PRELIMINARY

SCALE 1:100	SHEET A3
DATE JAN 2019	DRAWN BY JAB

DRAWING.NO 30697	03	REV.
---------------------	----	------



This drawing and the building works depicted are the copyright of Neil Boddison Associates Ltd and may not be amended or reproduced without written permission. No liability will be accepted for amendments or alterations made by others.

The contractor is to check and verify all site and building dimensions, levels and sewer invert levels prior to commencement of the works.

The contractor must comply in full with all current building legislation, such as British Standard Specifications, Building Regulations etc., whether or not specifically stated on this drawing.

This drawing is not intended to show foundation details, ground conditions or ground contamination. The contractor must investigate each area of land relied upon to support any structure - a suitable method of foundation should be provided to allow for existing ground conditions. Any suspect fluid ground, contaminants on or within the ground, should be further investigated by a suitable expert. Any earthwork constructions shown indicate typical slopes for guidance only and should be further investigated by a suitable expert.

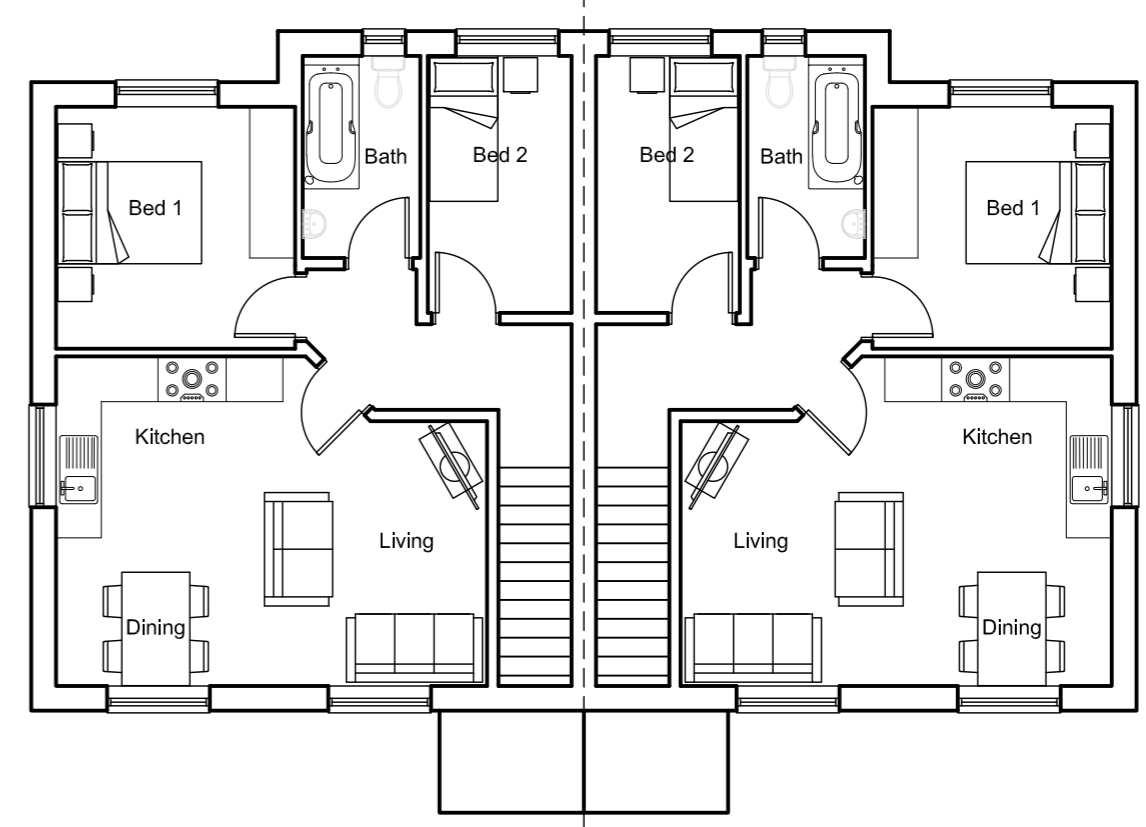
Where existing trees are shown to be retained they should be subject to a full Arboricultural inspection for safety.

All trees are to be planted so as to ensure they are a minimum of 5 metres from buildings and 3 metres from drainage and services. A suitable method of foundation is to be provided in order to accommodate the proposed tree planting.



Proposed Front Elevation

Proposed Side Elevation

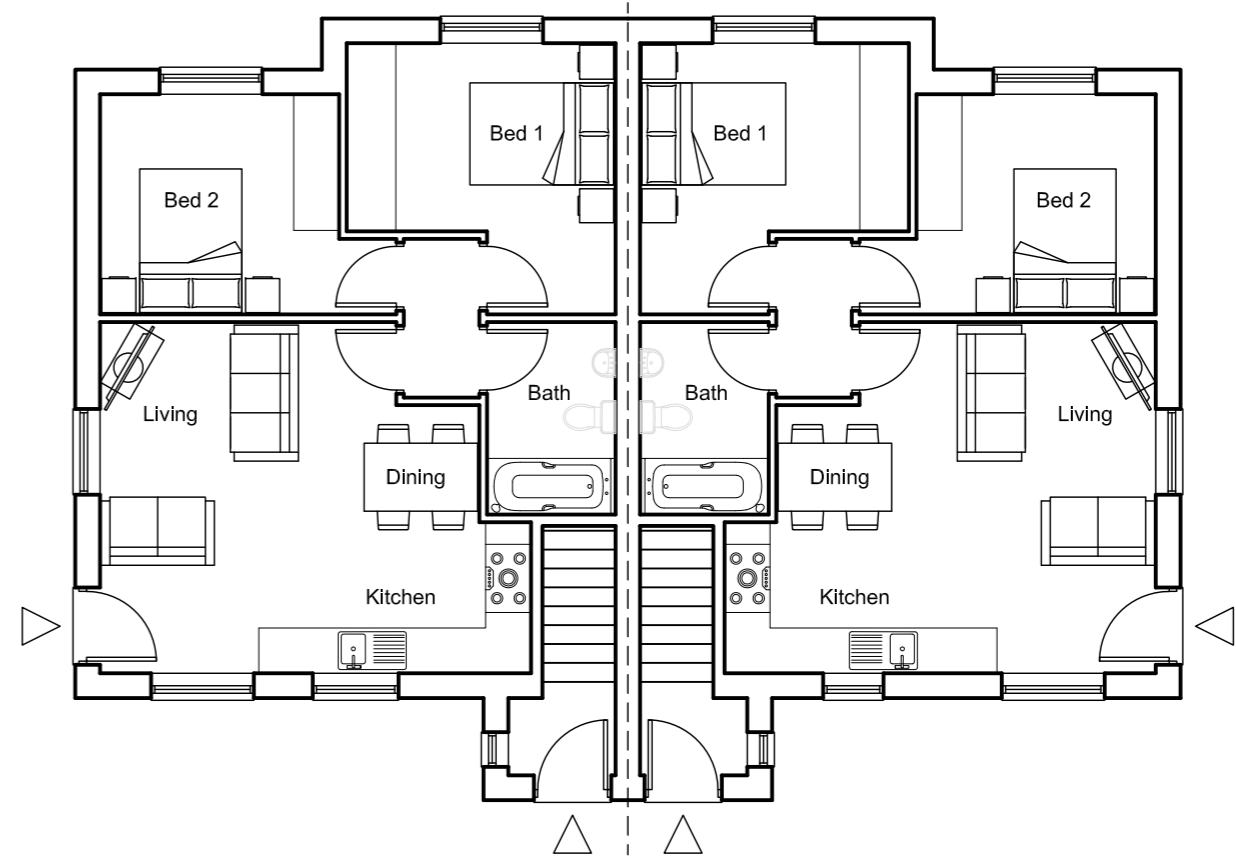


Proposed First Floor Plan



Proposed Rear Elevation

Proposed Side Elevation



Proposed Ground Floor Plan

REVISIONS

neil boddisson associates ltd



architecture planning land

POOL HOUSE, 30 DAM STREET, LICHFIELD, WS13 6AA
TEL: 01543 262444
WEB: WWW.N-B-A.CO.UK

CLIENT:
WINDYRIDGE PROPERTY LTD

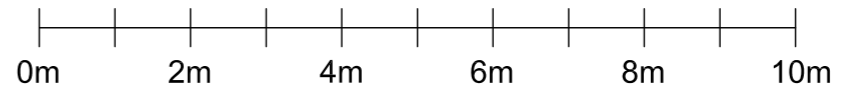
PROJECT:
LAND TO THE REAR OF 14 - 27 EBRINGTON RD
WEST BROMWICH

DRAWING TITLE:
PLOTS 6-9
PROPOSED FLOOR PLANS & ELEVATIONS

PRELIMINARY

SCALE 1:100	SHEET A2
DATE JAN 2019	DRAWN BY JAB

DRAWING.NO 30697	04	REV.
---------------------	----	------

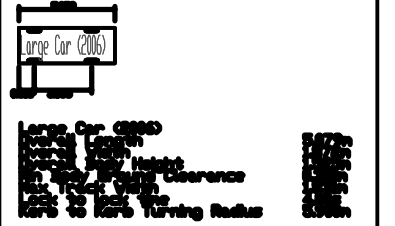


This drawing and the building works depicted are the copyright of Neil Boddisson Associates Ltd and may not be amended or reproduced without written permission. No liability will be accepted for amendments or alterations made by others.



- Notes**
1. Do not scale this drawing. All dimensions must be checked/ verified on site. If in doubt ask.
 2. This drawing is to be read in conjunction with all relevant architects, engineers and specialists drawings and specifications.
 3. All dimensions in millimetres unless noted otherwise. All levels in metres unless noted otherwise.
 4. Any discrepancies noted on site are to be reported to the engineer immediately.

Legend



Rev	Date	Details of issue / revision	Drw	Rev
P5	09.04.19	PRELIMINARY ISSUE	JF	LT
P4	09.04.19	PRELIMINARY ISSUE	JF	LT
P3	04.04.19	PRELIMINARY ISSUE	JF	LT
P2	27.03.19	PRELIMINARY ISSUE	JF	LT
P1	27.03.19	PRELIMINARY ISSUE	JF	LT

Issues & Revisions

BWB
CONSULTANCY | ENVIRONMENT
INFRASTRUCTURE | BUILDINGS

- Birmingham | 0121 233 3322
- Leeds | 0113 233 8000
- London | 020 7234 9122
- Manchester | 0161 233 4260
- Nottingham | 0115 924 1100

www.bwbconsulting.com

Client
DESIGN SYNTAX LTD

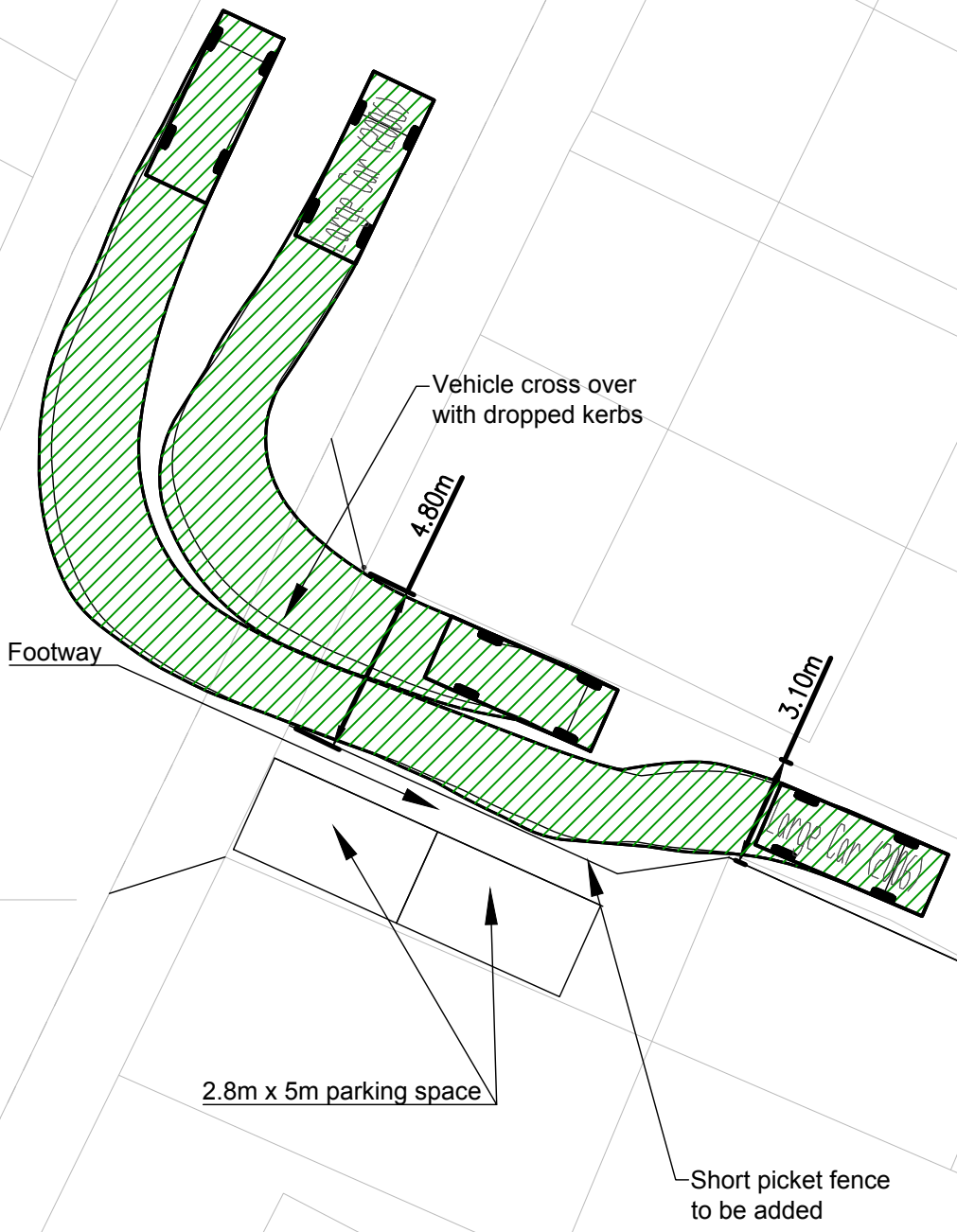
Project Title
**EBRINGTON ROAD,
WEST BROMWICH**

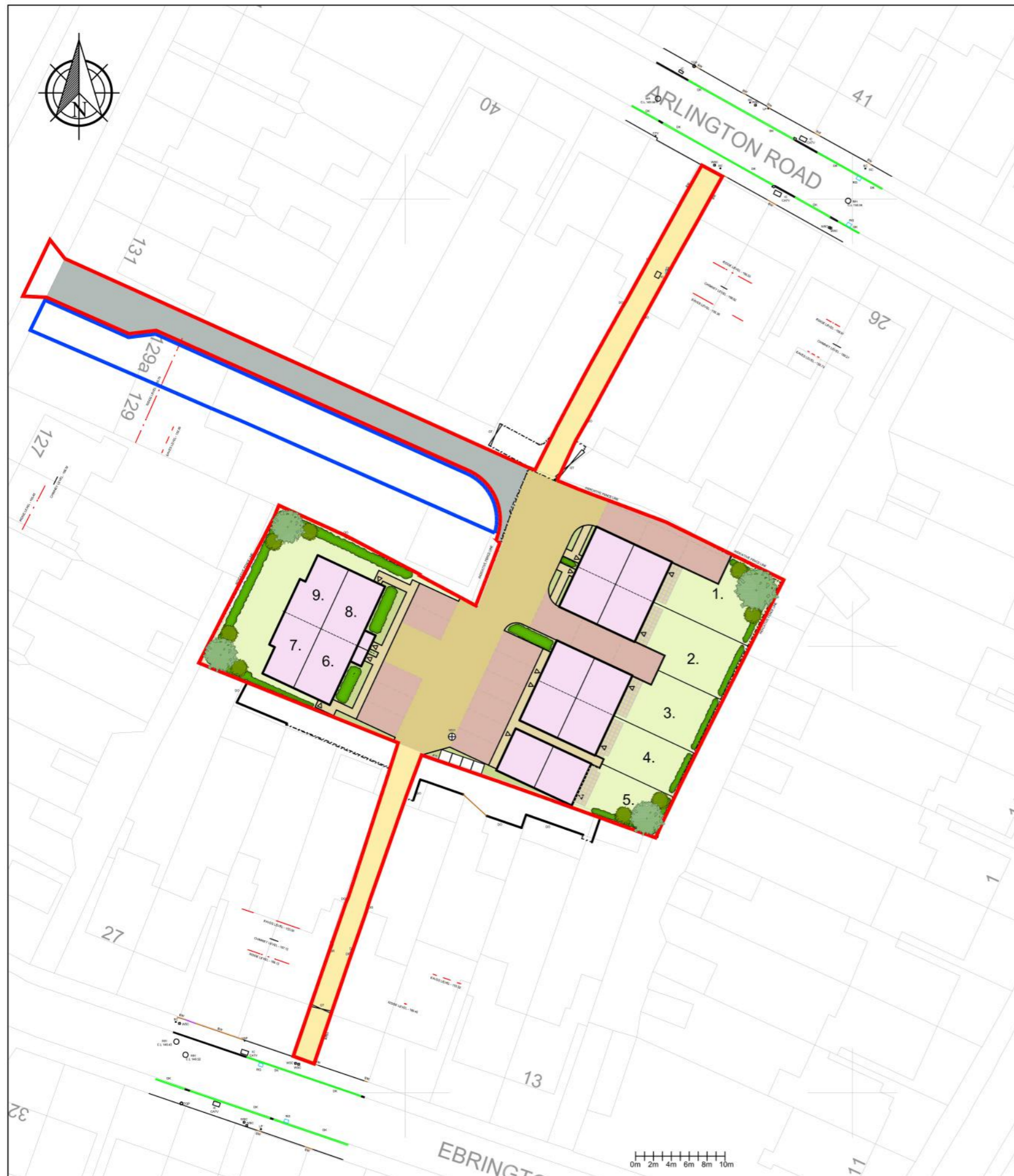
Drawing Title
**ALTERNATIVE PROPOSED
ACCESS ARRANGEMENTS**

Drawn:	J. Farrell	Reviewed:	L.Thomas
BWB Ref:	BMT 2279	Date:	27.03.19
Scale:	A3	1:200	

Drawing Status
PRELIMINARY

Project - Originator - Zone - Level - Type - Role - Number
ARL-BWB-GEN-XX-DR-TR-123 S2 P5





PROPOSED SITE PLAN @ 1:500

KEY

HARD LANDSCAPE KEY

	BUILDING		SLAB PAVING TO PATHS AND PATIOS		TARMAC
	COLOURED BLOCK PAVING SURFACING TO ROAD Colour to suit adjacent hard surface areas e.g. buff		PERMEABLE GRAVEL		
	BLOCK PAVING TO FRONT		FENCE		

SOFT LANDSCAPE KEY

	HEAVY STANDARD TREES Cupressusocyparis Laylandii 10-12cm girth 5L Pot
	SPECIMEN SHRUBS (300mm depth of topsoil)
	Species Supply Size Size
	Hamamelis mollis 600-800mm 10L
	Viburnum x burkwoodii 600-800mm 10L
	PROPOSED HEDGEROW (300mm depth of topsoil) NATIVE HEDGE Planted at 450mm centres in a double staggered row. Rows to be 400mm apart.
	% Species Supply Size Age Root
	100% Carpinus betulus 600-800mm 1+1 OG
	ORNAMENTAL HEDGE Planted at 400mm centres in a single row.
	% Species Supply Size Pot Size
	100% Escallonia 'Apple Blossom' 400-600mm 3L
	PROPOSED ORNAMENTAL PLANTING (300mm depth of topsoil)
	Species Supply Size Pot Size Spacing
	Anemone x hybrida 'Honore Jobert' Strong Clump 2L 500mm c/s
	Bergenia 'Silberlicht' Strong Clump 2L 400mm c/s
	Cornus alba 'Sibirica' 600-800mm 3L 600mm c/s
	Cornus stolonifera 'Kelsey' 400-600mm 3L 450mm c/s
	Geranium macrorrhizum 'Album' Strong Clump 2L 400mm c/s
	Helleborus orientalis Strong Clump 2L 400mm c/s
	Liriope muscari 'Big Blue' Strong Clump 2L 400mm c/s
	Lonicera pileata 300-400mm 2L 500mm c/s
	Pachysandara terminalis 150-200mm 2L 400mm c/s
	Persicaria affinis 'Darjeeling Red' Strong Clump 2L 300mm c/s
	Rosa 'Kent' 300-400mm 3L 450mm c/s
	Sarcococca hookeriana var. humilis 200-300mm 2L 400mm c/s
	Vinca minor 'Bowles Variety' 200-300mm 2L 400mm c/s

PROPOSED MOWN GRASS TO FRONT OF PRIVATE PROPERTY
(150mm depth of topsoil)

PROPOSED MOWN GRASS TO REAR OF PRIVATE PROPERTY
(150mm depth of topsoil)

SITE BOUNDARY

The contractor is to check and verify all site and building dimensions, levels and sewer invert levels prior to commencement of the works.

The contractor must comply in full with all current building legislation, such as British Standard Specifications, Building Regulations etc., whether or not specifically stated on this drawing.

This drawing is not intended to show foundation details, ground conditions or ground contamination. The contractor must investigate each area of land relied upon to support any structure - a suitable method of foundation should be provided to allow for existing ground conditions. Any suspect fluid ground, contaminants on or within the ground, should be further investigated by a suitable expert. Any earthwork constructions shown indicate typical slopes for guidance only and should be further investigated by a suitable expert.

Where existing trees are shown to be retained they should be subject to a full Arboricultural Inspection for safety.

All trees are to be planted so as to ensure they are a minimum of 5 metres from buildings and 3 metres from drainage and services. A suitable method of foundation is to be provided in order to accommodate the proposed tree planting.

REVISIONS

B	24/04/19	Materials updated
A	10/04/19	Revised to match site plan

neil boddisson associates ltd



architecture planning land

POOL HOUSE, 30 DAM STREET, LICHFIELD, WS13 6AA
TEL: 01543 262444
WEB: WWW.N-B-A.CO.UK

CLIENT:
WINDYRIDGE PROPERTY LTD

PROJECT:
LAND TO THE REAR OF 14 - 27 EBRINGTON RD
WEST BROMWICH

DRAWING TITLE:
LANDSCAPING PLAN

PRELIMINARY

SCALE AS NOTED	SHEET A3
DATE AUG 2018	DRAWN BY JAB

DRAWING.NO 30697	01	REV. B
---------------------	----	-----------

This drawing and the building works depicted are the copyright of Neil Boddisson Associates Ltd and may not be amended or reproduced without written permission. No liability will be accepted for omissions or alterations made by others.