

Mr C Brookes 57, Cole Street, Netherton, DY2 9PA	Proposed dwelling. 59, Compton Road, Cradley Heath, B64 5BB
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Date Valid Application Received: 5th June 2019

1. Recommendations

Approval is recommended subject to;

- i) External materials,
- ii) Levels,
- iii) Ground conditions,
- iv) Parking retention,
- v) Electric Vehicle Charging points,
- vi) Hard and soft landscaping,
- vii) Cycle storage,
- viii) Drainage,
- ix) PD rights removed (extensions, outbuildings, loft conversions),
- x) Off-street parking spaces, provision and retention,
- xi) Construction management plan, wheel cleaning, hours of constructions, etc

2. Observations

At your last committee, Members resolved to visit the site.

The Application Site

The application site relates to part of the former Rainbow Upholstery works on the northern side of Compton Road, Cradley Heath. The site currently has unrestricted business use within a now predominately residential area.

Planning History

This parcel of land has been subject to numerous enforcement cases over recent years. The applicant proposes to erect a detached dwelling on part of the site, in part, to resolve recent complaints.

Access to the industrial unit has always been through the proposed application site. The applicant's agent has confirmed that by building the proposal, the industrial unit would be *cut off* from Compton Road, meaning that the only access to the unit would be from Greenfield Avenue to the rear of the site.

Current Application

The applicant originally submitted plans for a detached three-bedroom dormer bungalow. However, following the initial consultation process amended plans have been received (including the change to the sites redline boundary).

The applicant is now proposing a two-bedroom detached dwelling, with parking to the side, in a tandem arrangement.

The proposed two-bedroom dwelling would measure 4.7m (W), a length of 8.8m, with a maximum height of 8.0m.

Publicity

The application has been publicised by neighbour notification letters with four objections being received on the original proposal. These objections can be summarised as;

- i) Loss of privacy to gardens in Rainbow Court,
- ii) Noise generated by the construction of the proposed property,
- iii) Concerns over the proposal being used as a HMO, and the end users using it for the sale and consumption of drugs,
- iv) Concerns over the lack of parking within the area.

Significant changes were made to the proposal following comments from residents, and the application was re-publicised. Since the second publicity period, no objections have been received.

Statutory Consultee Responses

Highways – Amended plans have been provided, reducing the number of bedrooms from three to two. Parking can now be accommodated to the side of the proposed property.

Planning Policy – No objections.

Healthy Urban Development Officer – Cycle parking and an electric vehicle charging point should be provided.

Responses to objections

I respond to the issues raised by objectors in turn;

- i) The proposal follows the building lines of the existing properties in Compton Road. The proposal would not overlook the gardens in Rainbow Court any more than the existing properties adjacent in Compton Road,
- ii) Construction noise is not a material planning consideration and is covered by other legislation, however, conditions can be attached to limit the construction hours in the evenings and at weekends,
- iii) The application is for a single-dwelling not an HMO, and there is no evidence to suggest the proposal would cause any anti-social issues,
- iv) The proposed development provides ample parking for the proposed development, the existing issues over parking in the area would remain regardless of this application.

Planning Policy and Other Material Considerations

The National Planning Policy Framework states that there is a *presumption in favour of sustainable development* where proposals comply with the Council's local plan. The site is unallocated and therefore can be classed as a housing windfall site (policy H2) and therefore the principal of residential in the area is acceptable. Furthermore, it is considered that the proposal complies with the adopted Black Country Core Strategy policy ENV3 (Design Quality), and the Council's Site Allocations Plan Document policy ESO9 (Urban Design Principals) as well as the Council's adopted Revised Residential Design Guide in that the proposed development is of satisfactory design, and complies with both the Council's internal space standard and the amount of off-street parking spaces proposed.

Conclusion

As well as the standard conditions associated with new residential dwellings, conditions over the construction times and site management plan should reduce some of the concerns of neighbours. To safeguard neighbour's privacy and to ensure the site can accommodate enough parking, conditions requiring the retention of these off-street parking spaces and the removal of certain permitted development rights will also be attached to any approval.

I therefore recommend the proposal for approval subject to conditions.

3. Relevant History

DC/14388 - Profile cutting – Grant Retrospective Approval – 10th February 1982

DC/04955 - Extension to Workshop - Grant Permission subject to Conditions – 11th May 1977

DC/04954 - Workshop for profile cutting - Grant Permission subject to Conditions – 11th May 1977

Recent Planning Enforcement Cases

ENF/11/7977 - second business being operated from property

ENF/12/8617 - Derelict factory and untidy land

GS/16/10201 - Untidy land

ENF/19/10858 - Unauthorised metal fencing

4. Central Government Guidance

National Planning Policy Framework promotes sustainable development

5. Development Plan Policy

DEL1 - Infrastructure Provision

HOU1 – Delivering Sustainable Housing Growth

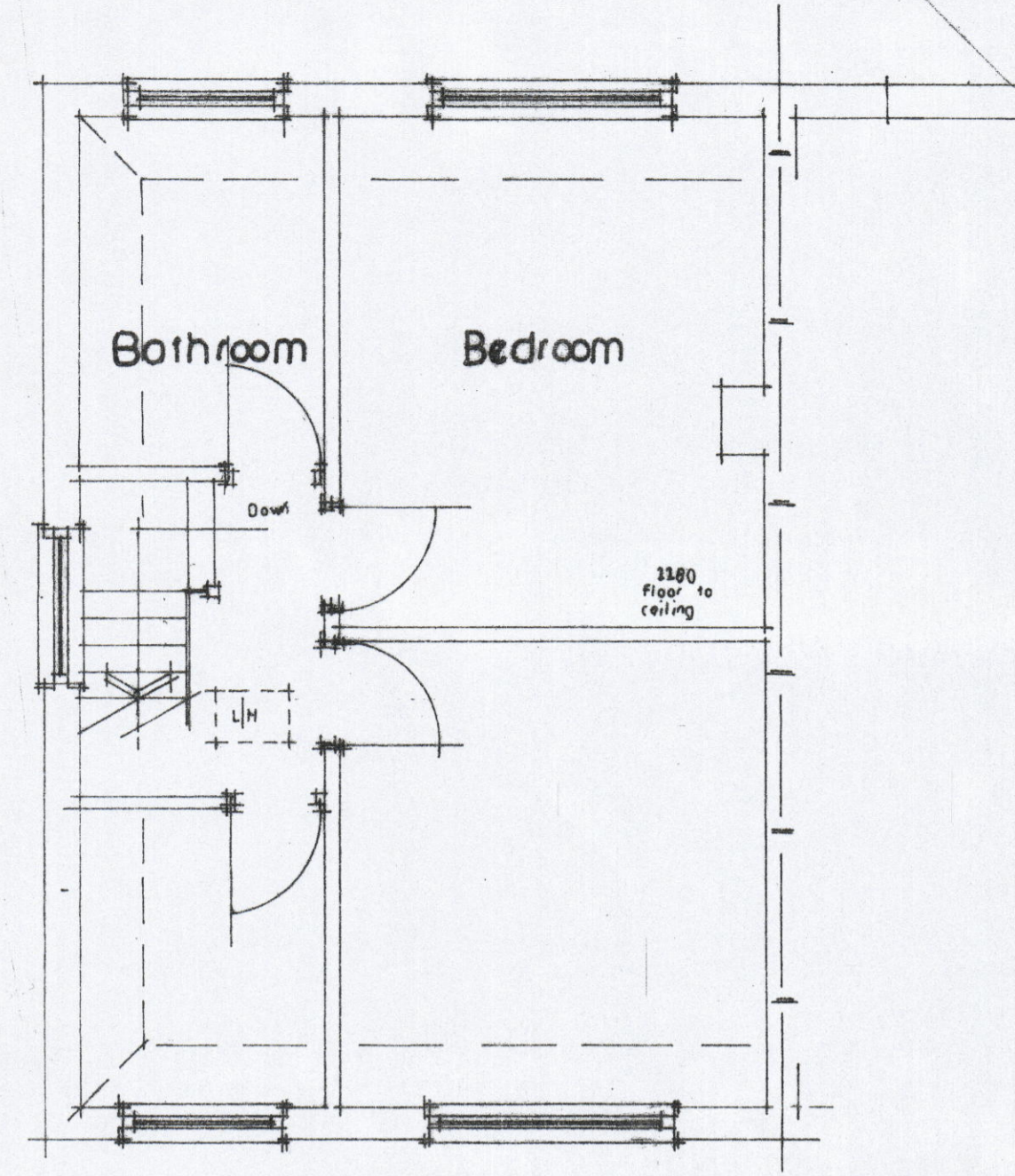
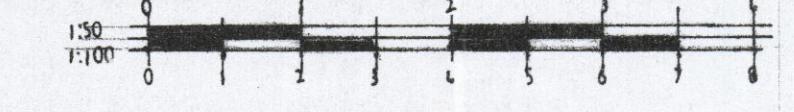
HOU2 – Housing Density, Type and Accessibility
ENV3 – Design Quality
ENV5 – Flood Risk, Sustainable Drainage Systems and Urban
Heat Island
ENV8 – Air Quality
EOS9 – Urban Design Principles
H2 – Windfall Sites

6. Contact Officer

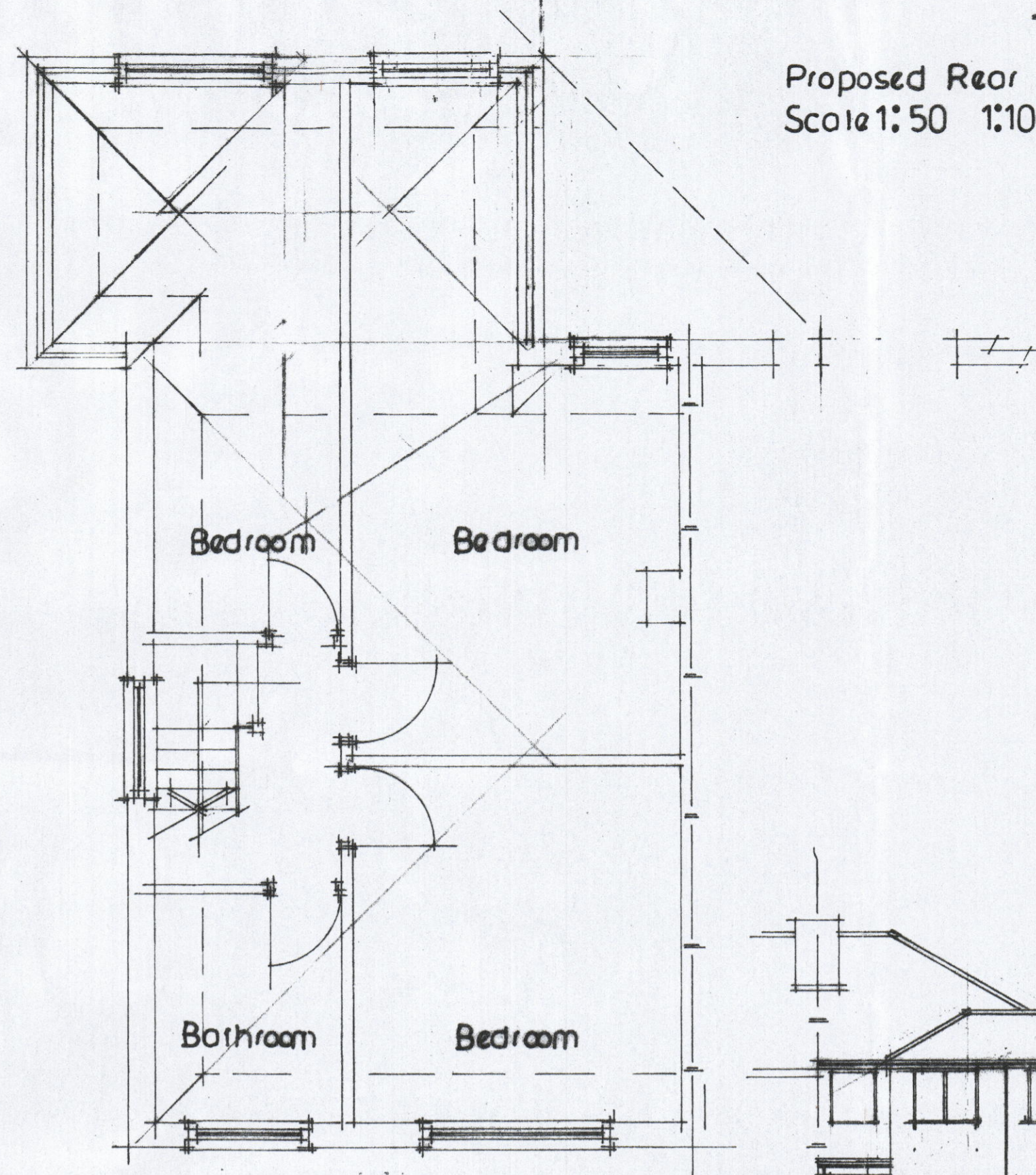
Mr William Stevens
0121 569 4897
William_stevens@sandwell.gov.uk

Proposed Rear First Floor Extension At 15 Farnham Close Great Barr

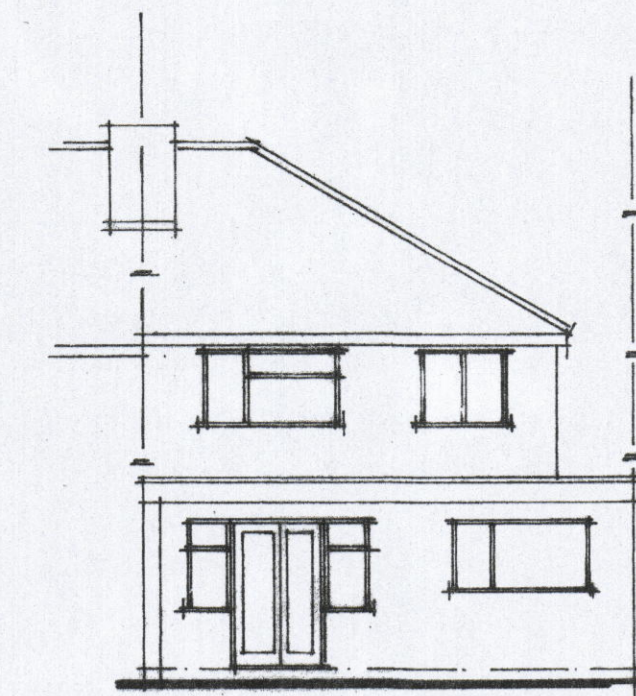
Scale 1:50 1:100 PARTY WALL ACT 1993 Building owner to serve notice of adjoining owner



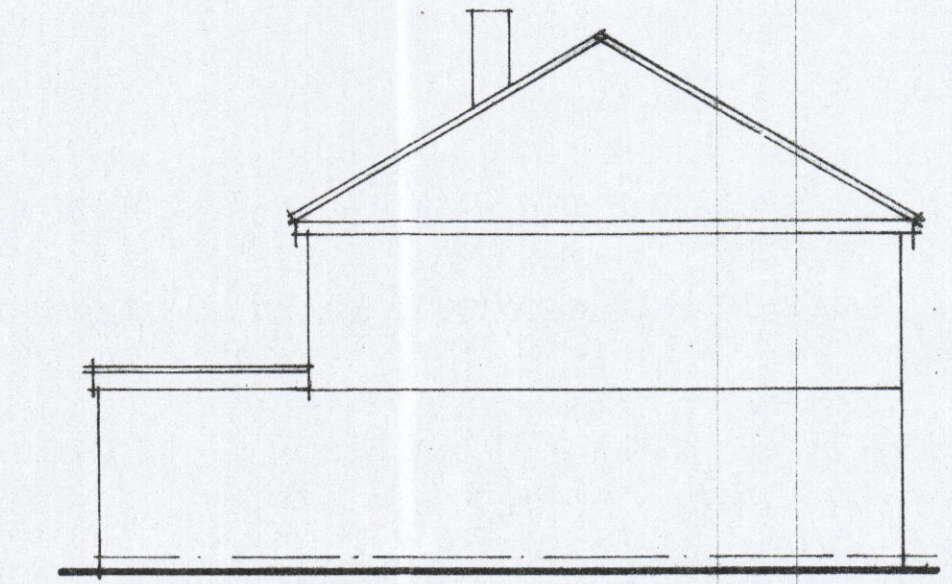
Existing First Floor



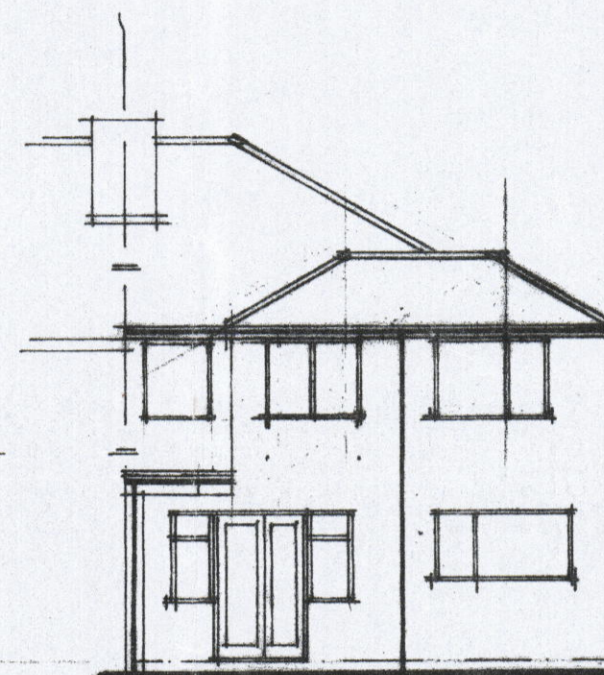
Proposed First Floor



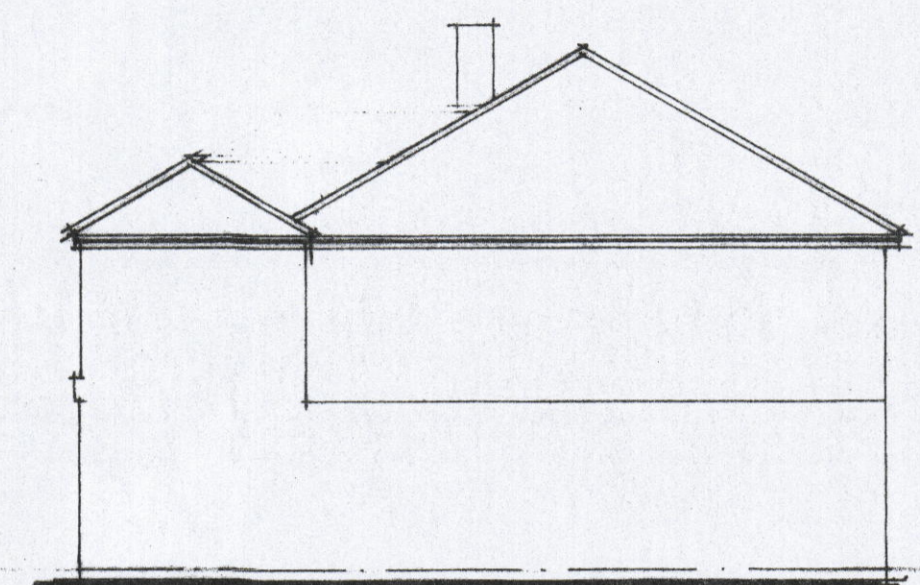
Existing Rear



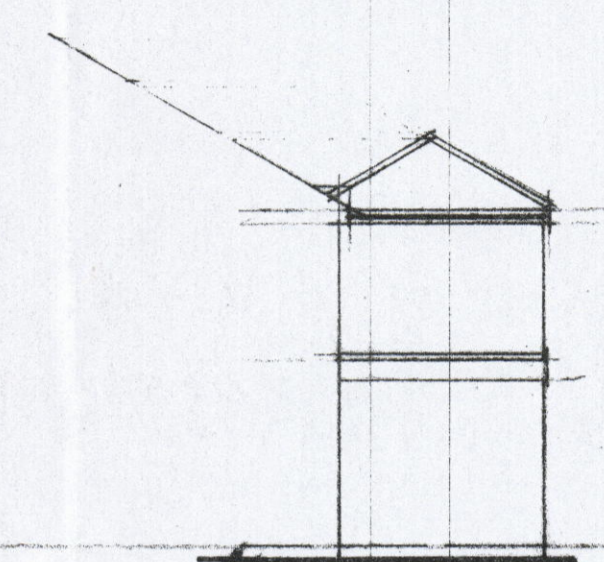
Existing Side



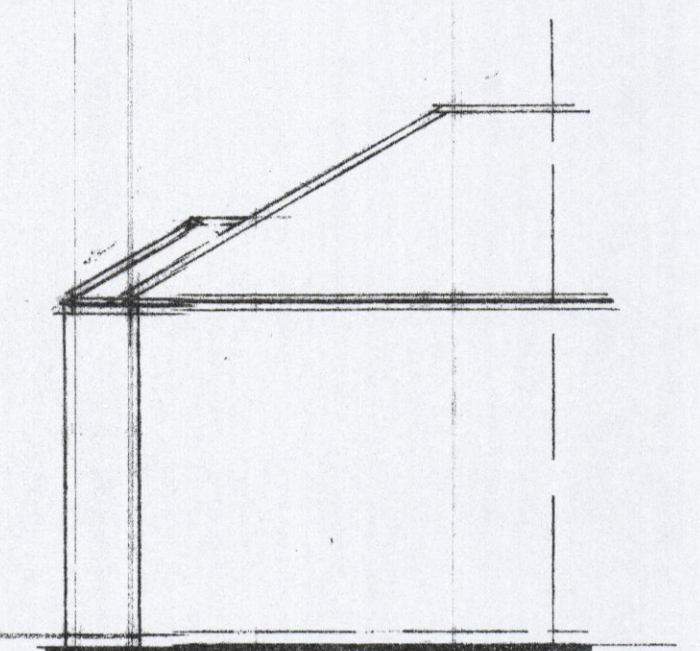
Proposed Rear



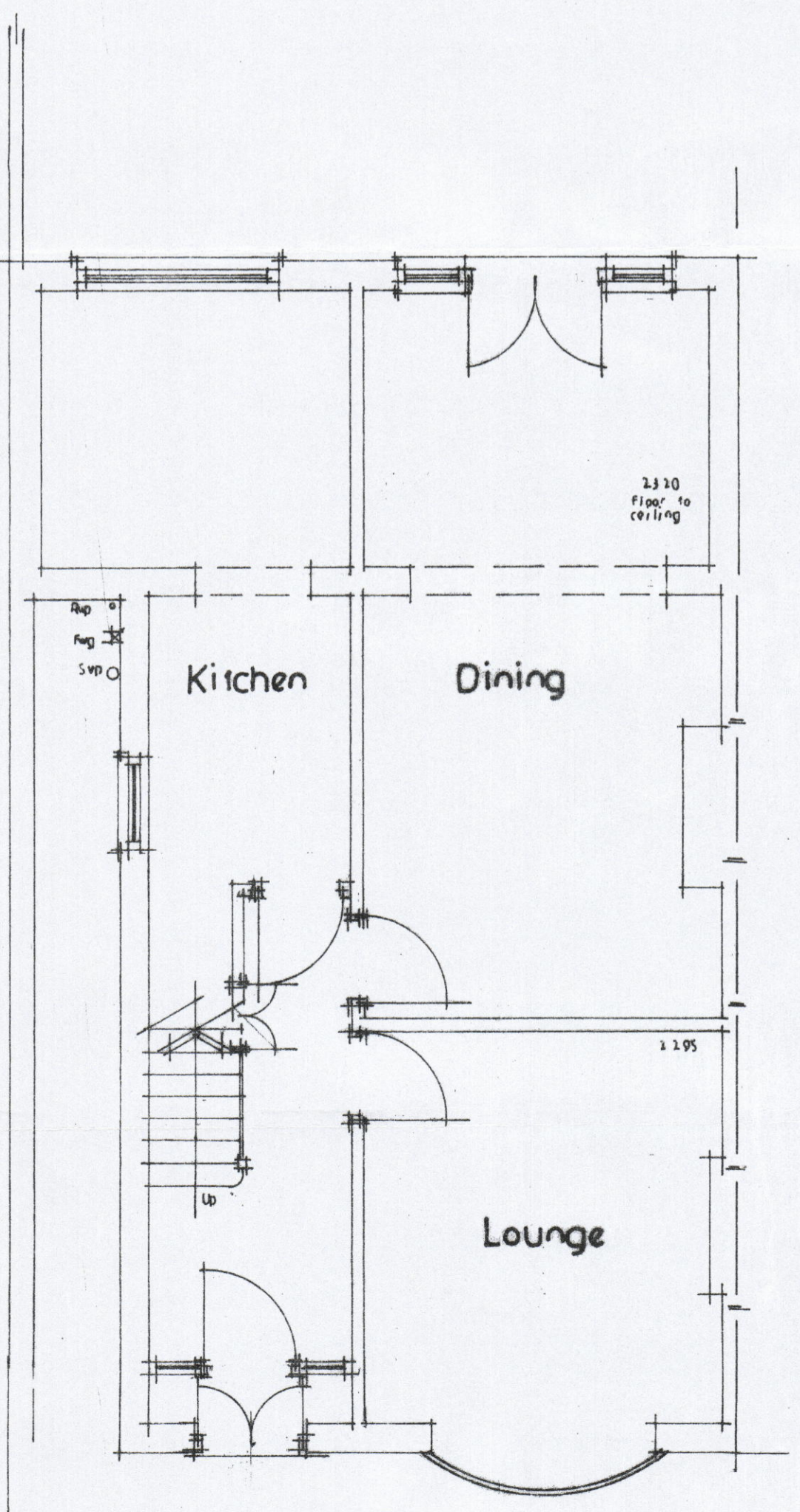
Proposed Side



Proposed Side



Proposed Front



Ground Floor

3A

DC/19/62958
 AMENDED PLANS
 RECEIVED 06/08/19



Revision History			
RevID	ChID	Change Name	Date

Company Title

PRIEST
 BUILDING DESIGN

Priest Building Design
 19 Hereward Rise,
 Halesowen,
 B62 8AN

Project Name

Status

05 Planned Status

Modified by

SP

Date 05/08/2019

Drawing Scale

1:50 @ A2

Layout Name

Proposed Plans

Layout ID

A.01.3

Revision

A

DC/19/62958

AMENDED
PLANS
RECEIVED
06/08/19



Adjacent Elevation

1:50



Rear Elevation

1:50



Front Elevation

1:50

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Drawing Scale
1:50 @ A2 Layout Name
Proposed Elevations

Layout ID
A.01.4 Revision
A