

**20/00788/FUL
NON-MAJOR**

**South Staffordshire Housing
Association**

**KINVER
Cllr Brian Edwards
Cllr Lin Hingley
Cllr Henry Williams**

18 Hillboro Rise Kinver STOURBRIDGE DY7 6BS

Construction of a detached bungalow

1. SITE DESCRIPTION AND PLANNING HISTORY

1.1 Site description

1.1.1 The site occupies a municipal housing association garage court in the northeastern corner of Hillsboro Rise within the main service village of Kinver. The site area is 657 sqm. There are currently a number of flat roofed block of garages and a large amount of hardstanding on the site.

1.1.2 The site is bounded by residential development on all sides bar the north which backs on to open fields. Hillsboro Rise is characterised by a mix of privately owned and housing association dwellings; some with off road parking available, some of which have to park on the road, particularly numbers 23 to 19 which have very limited space to provide off road.

1.2 Planning History

1.2.1 None

1.3 Pre-application Discussions

1.3.1 Discussions have taken place.

2. APPLICATION DETAILS

2.1 Proposal

2.1.1 The application proposes to demolish the existing garage block and to replace it with a detached four bed bungalow. The proposed bungalow is approximately 13.9m wide including the side carport and 11.5m deep, with a ridge height of 5.7m. There will be open plan living accommodation, 2 x double bedrooms and 2 x singles bedrooms, together with a family bathroom and WC.

2.1.2 There will be off road parking and private amenity area to the side and rear and two off road parking for visitors and other residents of Hillsboro Rise.

2.2 Agents Submission

Design and Access statement
Drainage strategy
Tree report

3. POLICY CONTEXT

3.1 Within the Development Boundary

3.2 Core Strategy

Strategic Objective 8: To ensure the delivery of a minimum of 644 decent homes for members of the community including the provision of affordable homes which match in type, tenure and size the needs of the residents of South Staffordshire and to meet the needs of an ageing population

EQ4 Protecting and Enhancing the Character and Appearance of the Landscape

Core Policy 3: Sustainable Development and Climate Change

EQ5: Sustainable Resources and Energy Efficiency

EQ9: Protecting Residential Amenity

Core Policy 4: Promoting High Quality Design

EQ11: Wider Design Considerations

EQ12: Landscaping

Core Policy 6: Housing Delivery

Policy H1: Achieving a Balanced Housing Mix

Policy H2: Provision of Affordable Housing

Policy H4: Delivering Affordable Housing

Core Policy 11: Sustainable Transport

EV12: Parking Provision

Space about Dwellings

Design Guide

3.3 National Planning Policy Framework

4. CONSULTATION RESPONSES

Councillor L Hingley called the application to committee on the grounds of highway concerns

Kinver Parish Council (received 17/11/2020) Recommend Refusal on the grounds that:-

' The area was originally designed with limited parking in front of properties and the garages were provided for this reason, in allowing the removal of the garages this has a major impact on the original ethos of the area.

' It will totally change the street scene.

' The loss of parking is unacceptable, as the car park / garage area is used to get cars safely parked away from being parked on the pavement. Although the other garage area is to remain, for those living at the top of the road, this will not be helpful. It was noted that residents from Enville Road also park in this street as they have no off-street parking.

' Highways need to visit the site (at an appropriate time) to look at the impact that this development would have to the existing residents.

' A plan is attached showing the residents that have parking (as appendix 4 to these minutes).

The Clerk to contact the Housing Association to discuss the concerns of the Council and local residents over the loss of parking in this area.

County Highways (02/11/2020) No objections subject to conditions
Notes to Planning Officer.

i) The proposed development of a detached bungalow is to be constructed on land used as a garage parking area. this is situated at the end of a cul-de-sac with existing residential properties with limited off-street parking. Although it is recognised that many objections have been submitted with regards to the loss of a parking facility, as can be seen within the Design and Access Statement the use of the garages are considerably reduced and could be removed at any time regardless of the construction of the bungalow.

ii) This site was visited on Thursday 29th October 2020.

Tree officer (received 26/11/2020) No objections subject to conditions

Severn Trent Water (received 12/10/2020) No objections

41 **neighbours** have sent in objections regarding lack of parking and subsequent impact the removal of this parking provision will have

Site Notice (expired 26/10/2020)

5. APPRAISAL

5.1 Councillor Lin Hingley called the application to Committee on highways grounds.

5.2 Key Issues

- Principle of development
- Design and Impact on character of the area
- Impact on Neighbours
- Space about Dwellings and parking
- Loss of garages

5.1 Principle of development

5.1.1 The site is situated within the Development Boundary where the principle of new development is considered acceptable subject to the development not having an adverse impact on the character of the surrounding area, or the amenity of neighbouring residents. The redevelopment of a brownfield site in a sustainable location, in a village identified for growth, close to a good level of facilities and services and with good transport links meets the aims of policies CP1 CP3, EQ11 and CP6. Provision of affordable housing is a high priority for the Council and the proposed bungalow will contribute to meeting identified housing needs - policies H1, H2 and H4. The Council is committed to providing 644 decent homes in the district for members of the community including the provision of affordable homes. Housing Plus is looking to provide the bungalow for a specific resident who requires specialist housing accommodation to meet their needs.

5.2 Design and Impact on character of the area

5.2.1 Policy EQ11 requires that new development:

respects local character and distinctiveness, including that of the surrounding development and landscape [...] by enhancing the positive attributes whilst mitigating the negative aspects[.]

In terms of scale, [design] and materials, development should contribute positively to the street scene and surrounding buildings, whilst respecting the scale of spaces and buildings in the local area.

5.2.2 The 2018 Design Guide (page 40) recommends that

developers take care to ensure that the form of buildings fit well into their surrounding environment. The shape of buildings could take inspiration from the surrounding buildings or features, or the landscape, and this can improve the appearance of places. Incorporating traditional designs and construction techniques alongside modern development can help to tie buildings to their local place.

5.2.3 The character of Hillsboro Rise is typical of its time and provides standard municipal designed properties. The bungalow is functional with a simple design. The replacement of the ugly garage blocks can only be a good thing in design terms. Overall, I consider it to be in accordance with the aims of EQ11 of the Design Guide.

5.3 Impact on Neighbours

5.3.1 In order to comply with Policy EQ9 of the Core Strategy any new development should avoid harming the amenity of neighbouring properties. A number of objection letters have been received from neighbours relating to the loss of parking spaces, loss of garages and the subsequent impact this will have on the highway. I have taken the comments into consideration and have addressed the planning issues raised earlier in my report. With regard to impact on amenity from the erection of the bungalow, due to adequate separation distances and heights there will be no issues with overlooking or being overbearing. Whilst there may be some minor disturbance during the build, this will be relatively short-lived. I therefore consider the proposal in accordance in EQ9.

5.3.2 I note the comments made by an immediate neighbour who is concerned about damage to their property as well as the proposed boundary treatment. The build will be the responsibility of the contractor and the Council would not become involved. I consider it prudent to secure the submission of plan for any boundary treatments. I therefore consider the proposal in accordance in EQ9.

5.4 Space about Dwellings/Car Parking Standards

5.4.1 The development provides a large rear and side garden way in excess of the 100 sqm, as set out in the Council's Space about Dwellings standards. The garden length, at approximately 8.5m does not meet the required length of 10.5m. However, I do not consider there are any issues with loss of privacy as there are no dwellings to the rear.

5.4.2 The proposal is providing 3 off road parking spaces in accordance with the Council's car parking standards.

5.5 Loss of garages/off road parking

5.5.1 I have every sympathy with the residents who have concerns regarding loss of off road parking and the subsequent danger this could cause to highway users, as well as the ability of the emergency services to be able to reach the dwellings at the top of Hillsboro Rise due to residents parking on the street. However, I have discussed the matter at length with the Housing Association representative who has confirmed that they could remove the use of all

the garages for locals and demolish the buildings all together if they chose to, a matter which the County Highways engineer has also taken into account when providing no objections to the scheme. The Council has had this issue raised on a number of garage redevelopment sites throughout the district in the past. Notwithstanding this however and whilst I reaffirm that I have every sympathy with the existing residents, who will no doubt be faced with lack of parking, I see no material planning arguments to support refusal on this basis.

5.6 Impact on trees

5.6.1 The Tree officer has reviewed the tree survey submitted and has no objections subject to a number of conditions protecting the existing trees.

6. CONCLUSION

6.1 The proposal is within the Development Boundary where development such as this is considered to be acceptable. The design of the proposed dwelling is in keeping with the surrounding area, there will be no impact on neighbour amenity and the scheme will provide much-needed affordable housing for a family. I have sympathy with the existing residents' concerns about the loss of parking, but have to bear in mind that there is a reasonable fallback position where the garages could be closed from use without requiring planning permission. On balance therefore, I consider the proposal is in accordance with CP1 CP4 and CP6, H1, EQ9 and EQ11 of the submitted Core Strategy.

7. RECOMMENDATION - APPROVE Subject to Conditions

Subject to the following condition(s):

1. The development to which this permission relates must be begun not later than the expiration of 3 years beginning with the date on which this permission is granted.
2. The development shall be carried out in accordance with the approved drawings: 20009 2B, 20009 5 20009 6 received 17th September 2020
3. Within 1 month of any development commencing on the site a landscape scheme shall be submitted to the Local Planning Authority for approval. The approved scheme shall be implemented concurrently with the development and completed within 12 months of the completion of the development. The Local Planning Authority shall be notified when the scheme has been completed. Any failures shall be replaced within the next available planting season and the scheme shall be maintained to the satisfaction of the Local Planning Authority. The planting shall be retained and maintained for a minimum period of 10 years by the property owner from the notified completion date of the scheme. Any plant failures that occur during the first 5 years of the notified completion date of the scheme shall be replaced with the same species within the next available planting season (after failure).
4. No existing trees, shrubs or hedges on the site or its boundaries shall be pruned in any way or cut down for a period of 10 years following completion of the development without the prior consent of the Local Planning Authority. If any the existing planting is removed or dies within 5 years of completion of the development it shall be replaced with the same species (or alternative agreed with the Council)

within 12 months of its removal and as close to the original position as possible (or elsewhere in a position agreed with the Council). The existing and any replacement planting shall be maintained for a period of 10 years respectively from completion of the development or time of planting to the satisfaction of the Local Planning Authority.

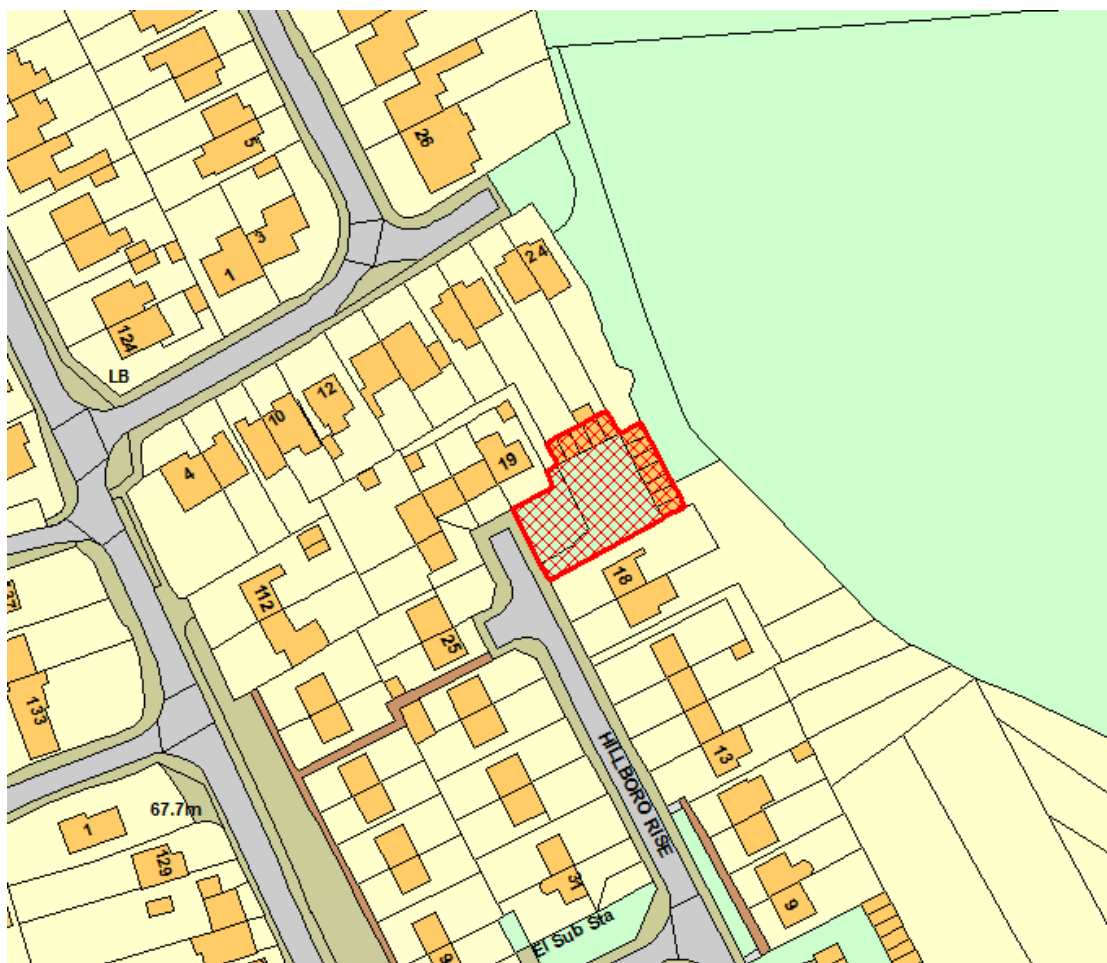
5. Before the development commences the existing trees, shrubs and hedges on the site shall be protected by fencing constructed in accordance with BS 5837:2012 (trees in relation to design, demolition and construction - recommendations) in positions to be agreed with the Local Planning Authority which shall be retained throughout the development of the site in the approved positions.
6. Before development commences all construction work, drainage runs and other excavations within the protective fencing/root protection areas of the trees shown to be retained on the approved plan shall be agreed by the Local Planning Authority. All work shall be carried out in accordance with BS 5837:2012 (trees in relation to design, demolition and construction - recommendations).
7. The destruction by burning of any materials during the construction period shall not take place within 6 metres of the canopy spread of any trees or hedges shown to be retained on the approved plans.
8. There shall be no storage of construction materials or equipment or oil tanks within the protective fencing/root protection areas of the trees or hedges shown to be retained on the approved plans.
9. No development shall take place until the existing trees, shrubs and hedges on the site have been protected by fencing constructed in accordance with BS 5837:2012 (trees in relation to design, demolition and construction - recommendations) in positions previously agreed with the Local Planning Authority. The fencing shall be retained throughout the development of the site in the approved positions.
10. No works above damp-proof level shall take place until details of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
11. The development hereby permitted shall not be brought into use until the existing access to the site within the limits of the public highway has been reconstructed and completed.
12. The development hereby permitted shall not be brought into use until the access to the parking bays within the limits of the public highway has been completed.
13. The development hereby permitted shall not be brought into use until the access drive and parking areas have been provided in accordance with the approved plans.
14. The garage indicated on the approved plan shall be retained for the parking of motor vehicles and cycles. It shall at no time be converted to living accommodation without the prior express permission of the Local Planning Authority.

15. Before the development reaches damp proof course details of all boundary treatment around and within the site shall be submitted to the Local Planning Authority for approval. The approved boundary treatment shall be built/erected concurrently with the development and shall thereafter be retained in the approved form and position throughout the life of the development.

Reasons

1. The reason for the imposition of these time limits is to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. In order to define the permission and to avoid doubt.
3. In the interests of public and highway safety and convenience and to conform to the requirements of policy EQ11 of the adopted Core Strategy.
4. To safeguard the amenity of the area in accordance with policy EQ11 of the adopted Core Strategy.
5. To protect the existing trees on the site during construction work in accordance with policy EQ12 of the adopted Core Strategy
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15. Proactive Statement - In dealing with the application, the Local Planning Authority has approached decision making in a positive and creative way, seeking to approve sustainable development where possible, in accordance with paragraph 38 of the National Planning Policy Framework, 2019.



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