

16/00915/FUL

Mr Ian Houghton

**Cllr B Bond, Cllr
Hinton, Cllr Reade
WOMBOURNE**

Anacapri, Stourbridge Road, Lloyd Hill WV4 5NF

Demolition of existing dwelling and erection of 7 new bungalows

1. SITE DESCRIPTION AND PLANNING HISTORY

1.1 Site Description

1.1.1 The plot of land sits in amongst a number of large detached dwellings within the Showell lane and Lloyd Hill development boundary. There is a significant rise in levels at the application site, extending some 7-8m from road level to the rear end of the site, which again rises to the residential development to the rear, The Water Gardens. The site levels range from 100.00 to 108.20. The site is well screened on the existing Eastern, southern and Western boundaries.

1.2 Planning History

1962 - 1998, Outline permission for one dwelling, Approved
12751, 24182, 569/79, 941/82, 728/85, 516/88, 78/91, 773/93, 251/96,
948,98
2001, Renewal of 98/948, Approved
2004, Renewal of 01/00659/OUT, Approved
2007, Renewal of 04/00549/OUT, Approved
2010, Renewal of 07/00389/REN, Approved
2013, Renewal of 10,00218/REN, Approved
2016, Outline application for the demolition of existing dwelling and erection of 7no. new bungalows, Application returned [16/00207/OUT and 16/00485/OUT]

2. APPLICATION DETAILS

2.1 The Proposal

2.1.1 The application proposes to demolish the existing dwelling and erect 7no. 2 bed bungalows. There will be two different layouts, both will have a hipped roof with ridge heights of between 5.3m and 4m. The bungalows will measure a length of some 13m by 8m wide. Each bungalow will have an attached garage provision which measures 7.4m long by 3.4m wide by 4.5m high. Each dwelling will have garden depths in excess of 10.5m [12m - 20m] and areas in excess of the recommended 42sqm [150sqm - 400sqm]

2.2 Agents Submission

2.2.1 The application is accompanied by a tree survey and a design and access statement.

3. POLICY CONTEXT

3.1 Within the Development Boundary

3.2 Adopted Core Strategy

Core Policy 1: The Spatial Strategy for South Staffordshire

Strategic Objective 5

Policy EQ9: Protecting Residential Amenity

Core Policy 4: Promoting High Quality Design

EQ11: Wider Design Considerations

Core Policy 6: Housing Delivery

Policy H1: Achieving a Balanced Housing Market

Policy H2: Provision of Affordable Housing

Core Policy 11: Sustainable Transport

EV12- Parking Provision

Appendix 5 - Parking Standards

Appendix 6- Space About Dwellings

3.3 National Planning Policy Framework

Chapter 6: Delivering a wide choice of high quality homes

Chapter 7: Requiring good design

4. CONSULTATION RESPONSES

Comments received

Councillor Barry Bond: (received 20/10/2016) *Concerns over density and visual impact*

Wombourne Parish Council: (received 02/11/2016) *Over-development of the site*

Arboricultural Officer (received 02/11/2016): *I have no objection in principal as the majority of boundary/screening trees are retained. I am a little confused as there seems to be 2 numbering systems for the trees, the survey and proposed site plans identify individual trees T1-T9 that are numbered differently in the Tree Survey.*

For the avoidance of doubt the permission should condition the retention of trees (numbers) identified in the tree report as follows; T1, T2, T4, T6, T7, T8, T9, T10, T12, T13, T15, T16, T18, T19, G1, T28, T29, T30, T32, T34, T35 and T36.

And trees to remove T3, T5, T11, T14, T17, T22, T23, G2, G3, T24, T25, T26, G4, T27, G5, T31 and T33.

This may not preclude the removal of some of those 'retained' trees but with Council consent.

Conditions to apply:

The following trees identified in the BEA tree Survey dated 17.07.2016 shall be retained and no works carried out to them without the prior

consent of the Local Planning Authority : T1, T2, T4, T6, T7, T8, T9, T10, T12, T13, T15, T16, T18, T19, G1, T28, T29, T30, T32, T34, T35 and T36.

An Arboricultural Method Statement (AMS) shall be submitted to the Council for approval prior to any site clearance (or other) works. The AMS shall detail:

- The construction details and positions for tree protective fencing for those trees to be retained.*
- Any pruning works required to retained trees for access or other purposes.*
- A no dig drive detail for the access drive fronting Plots 1-3 such that the width of the drive shall not extend any further north than the edge of the existing drive and any excavation that may be necessary in widening the drive to the south shall not be any deeper than the current level of the existing drive.*
- The timing/sequence of the above relative to the commencement of site operations.*

The tree protective fencing in the AMS shall be retained in the approved positions for the duration of the construction phase of the development and there shall be no raising or lowering of ground levels, services, drainage or storage of materials within the protected areas without the prior approval of the Council.

The no-dig drive in the AMS shall be completed before any other works on the site are begun (to protect tree roots against compaction from construction traffic)

Housing Comments (received 24/10/2016): *Affordable housing:*

As a starting point, Core Policy 6 and Policy H2 of the Core Strategy state that new housing development will be expected to contribute to meeting housing need, including affordable housing. The Affordable Housing and Housing Mix SPD confirms that this includes development outside of the settlement hierarchy (i.e. in this case Lloyd Hill), and such proposals should be considered on the same basis as small service villages. In accordance with Policy H2, this would be the equivalent of 20% provided on site - 2 affordable dwellings. However, the national Planning Practice Guidance now states that developments of 10 units or less should not be required to make an affordable housing contribution, and this proposal falls under this threshold.

Housing mix:

Policy H1 of the core strategy encourages the provision of more 2 and 3 bedroom homes across all areas of the district, in order to produce a better balanced housing market. Mix of new developments should also be informed by local need as evidenced in the housing market assessment. In this case, the HMA indicated a large shortfall in this area of 2 bed market properties, followed by a small undersupply of 1 and 3 bedroom homes.

There is also support in Policies H1 and H5 for housing to meet the needs of the district's ageing population. Bungalows provide homes for this growing demographic. They also allow for downsizing to reduce the high incidence (48%) of under occupation in the district, freeing up larger homes for families to move in to.

The proposed mix is therefore supported by housing strategy

County Highways (received 18/11/2016): *There are no objections on Highway grounds to the proposed development subject to the following conditions being included on any approval:-*

- 1. 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.*
- 2. The development hereby permitted shall not be brought into use until the existing access drive rear of the public highway has been reconstructed to a minimum width of 4.2m, surfaced and thereafter maintained in a bound and porous material in accordance with the approved plans.*
- 3. The development hereby permitted shall not be brought into use until the parking and turning areas have been provided in accordance with the approved plans.*
- 4. The development hereby permitted shall not be brought into use until a surface water drainage interceptor, connected to a surface water outfall, has been provided across the access immediately to the rear of the highway boundary unless otherwise agreed in writing by the Local Planning Authority.*
- 5. The garages indicated on the approved plan shall be retained for the parking of motor vehicles and cycles. They shall at no time be converted to living accommodation without the prior express permission of the Local Planning Authority.*
- 6. The development hereby permitted shall not be commenced until an off-site traffic management scheme comprising of;- Routing of construction vehicles.- Wheel washing facilities.- Measures to remove any mud or deleterious material deposited on the public highway.- Car parking facilities for staff and visitors.- Timetable for implementation.has been submitted to and approved in writing by the Local Planning Authority. The approved traffic management scheme shall thereafter be implemented prior to any works commencing on site.*

No comments received from Severn Trent Water (expired 28/10/2016)

No neighbour comments received (expired 28/10/2016)

A site notice was posted on the 14th of October.

5. APPRAISAL

5.1 The application has been referred to planning committee by Councillor Barry Bond

5.2 Key Issues

- Principle of Residential Development
- Housing Mix
- Affordable Housing
- Impact on the character of the area
- Amenity
- Access
- Landscape
- Protected Species

5.3 Principle of Residential Development

5.3.1 The proposal is within the small settlement of Showell Lane and Lloyd Hill development boundary and is within close proximity to the main service village of Wombourne. Core Policy 1 emphasises the importance of the efficient use of land across the District, and the proposal would achieve this by delivering 7 dwellings in place of the 1 dwelling currently occupying the site. Furthermore there are other material considerations which weigh in favour of the application such as the NPPF push to 'significantly boost housing supply' and the need within the district for bungalows. In a light of the above I consider the proposal to be acceptable in principle.

5.4 Housing Mix

5.4.1 Policy H1 states that proposals for new housing development should provide for a mix of housing sizes and types which is informed by the Housing Market Assessment [HMA] and the Sub-Regional Housing Market Assessment.

5.4.2 The HMA has indicated a large shortfall in this area of 2 bed market dwellings and there is a wider need within the district for bungalows to support the districts ageing population. The proposal for 7 x 2 bed bungalows is therefore strongly supported.

5.5 Affordable Housing

5.5.1 The Planning Practice Guidance (PPG) have indicated that affordable housing contributions should not be sought from small scale and self-build development, which is defined as development of 10-units or less. This follows the order of the Court of Appeal dated 13 May 2016, which give legal effect to the policy set out in the Written Ministerial Statement of 28 November 2014. This ministerial statement requires that on developments of 10 units or less affordable housing contributions should not be sought, due to the disproportionate burden of developer contributions on small scale developers. Therefore, despite the requirements of the Affordable Housing and Housing Mix SPD and Policy H2, it is not considered that it is appropriate to require an affordable housing contribution in light of this Written Ministerial Statement.

5.6 Impact on the character of the area

5.6.1 Policy EQ11 of the Core Strategy requires that in terms of scale, volume, massing and materials, developments should contribute positively to the street scene and surrounding buildings, whilst respecting the scale of spaces and buildings in the local area.

5.6.2 There is a significant rise in levels at the application site, extending some 7-8m from road level up to the rear end of the site, which again rises further to the residential development beyond along The Water Gardens. The site levels range from 100.00 to 108.20.

5.6.3 The proposed four units at the rear of the site will have finished floor levels of between 105.00 and 106.50, with plots 1, 2 and 3 having finished floor levels of 101.00, 102.00 and 103.50 respectively.

5.6.4 The application proposes to predominately retain the existing vegetation and the site is well screened on the eastern, southern and western boundaries. It is not considered that the bungalows will be visible from the A449 due to the existing vegetation and their low height. The dwellings to the rear of the site [The Water Gardens] are sited on higher ground and are not visible from within the application site. Regarding the increase in the density of the site, the plots are of a similar proportion to those sited along The Water Gardens [west]; and plot 1 will be in line with The Bungalow to the South. Based on the above points I do not consider that the layout or design of the proposal would be harmful to the character of the area and would provide much needed two bed accommodation.

5.7 Amenity

5.7.1 Policy EQ9 of the Core Strategy requires that new development should take into account the amenity of any nearby residents. There is sufficient screening on the eastern, southern and western boundary to ensure that no harm on neighbouring amenity is caused. Concerning the northern boundary and the property, White Bays, it is not considered that the proposal will cause any detrimental harm due to the low height of the side elevation and the existing vegetation on the neighbours land. The height of the nearest dwelling will be 4m near the boundary with the main ridge ridge [5.3m] being some 10m from the rear wall of the existing dwelling. There is to be hallway window on the side elevation, however any privacy issues can be prevented via the erection of a suitable boundary treatment. The area of land for this plot is to be levelled to 106.50, currently the land rises from 106.50 to 107.27. The proposal is fully compliant with the Councils Space about Dwelling Standards.

5.8 Access

5.8.1 Access, parking and turning arrangements have now been provided to the satisfaction of County Highways. Each dwelling satisfies the parking requirements of the Core Strategy it therefore not envisaged that the proposal would create a further problem. The proposals are compliant with policy EV12 of the Core Strategy.

5.9 Landscape

5.9.1 The application proposes to retain the majority of the existing trees within the site and as such the Council's Arboricultural Officer has raised no objections to the proposal subject to conditions. The proposal is compliant with Policy EQ12.

5.10 Protected Species

5.10.1 A license has already been obtained from Natural England in relation to the existing Badger Setts and works are being carried out in accordance. No further work/surveys are therefore required.

6. CONCLUSIONS

6.1 The principle of residential development is acceptable. The dwellings will contribute to the Council's housing land supply, making efficient use of land, and contributing to the need for 2 bedroom bungalows in a sustainable location. The proposal complies with all the relevant policies of the Core Strategy and therefore I recommend the application for approval.

7. RECOMMENDATION APPROVE

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: 959 A 052 Rev A and 959 A 070.
3. Notwithstanding what is shown on the approved plans, before development commences, details of the facing materials to be used on the wall and roof of the development shall be submitted to the Local Planning Authority for approval. The development shall be carried out in the approved materials.
4. Before the development commences 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.
5. Before any development takes place a scheme for the provision and implementation of foul drainage and surface water drainage works shall be submitted for the approval of the Local Planning Authority. The development shall not be occupied/brought into use until the approved scheme has been completed.
6. The following trees identified in the BEA tree Survey dated 17.07.2016 shall be retained and no works carried out to them without the prior consent of the Local Planning Authority : T1, T2,

T4, T6, T7, T8, T9, T10, T12, T13, T15, T16, T18, T19, G1, T28, T29, T30, T32, T34, T35 and T36.

7. An Arboricultural Method Statement (AMS) shall be submitted to the Council for approval prior to any site clearance (or other) works. The AMS shall detail:
 - The construction details and positions for tree protective fencing for those trees to be retained.
 - Any pruning works required to retained trees for access or other purposes.
 - A no dig drive detail for the access drive fronting Plots 1-3 such that the width of the drive shall not extend any further north than the edge of the existing drive and any excavation that may be necessary in widening the drive to the south shall not be any deeper than the current level of the existing drive.
 - The timing/sequence of the above relative to the commencement of site operations.
8. The tree protective fencing in the AMS shall be retained in the approved positions for the duration of the construction phase of the development and there shall be no raising or lowering of ground levels, services, drainage or storage of materials within the protected areas without the prior approval of the Council.
9. The no-dig drive in the AMS shall be completed before any other works on the site are begun.
10. 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.
11. The development hereby permitted shall not be brought into use until the existing access drive rear of the public highway has been reconstructed to a minimum width of 4.2m, surfaced and thereafter maintained in a bound and porous material in accordance with the approved plans.
12. The development hereby permitted shall not be brought into use until the parking and turning areas have been provided in accordance with the approved plans.
13. The development hereby permitted shall not be brought into use until a surface water drainage interceptor, connected to a surface water outfall, has been provided across the access immediately to the rear of the highway boundary unless otherwise agreed in writing by the Local Planning Authority.
14. The garages indicated on the approved plan shall be retained for the parking of motor vehicles and cycles. They shall at no time be converted to living accommodation without the prior express permission of the Local Planning Authority.

15. The development hereby permitted shall not be commenced until an off-site traffic management scheme comprising of;- Routing of construction vehicles.- Wheel washing facilities.- Measures to remove any mud or deleterious material deposited on the public highway.- Car parking facilities for staff and visitors.- Timetable for implementation has been submitted to and approved in writing by the Local Planning Authority. The approved traffic management scheme shall thereafter be implemented prior to any works commencing on site.

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. To safeguard the amenity of the area in accordance with policy EQ11 of the adopted Core Strategy.
4. To safeguard the visual amenity of the area and the privacy of residents in nearby dwellings in accordance with policy EQ9 of the adopted Core Strategy.
5. To safeguard the amenity of the area in accordance with policy EQ11 of the adopted Core Strategy.
6. To protect the existing trees on the site during construction work in accordance with policy EQ12 of the adopted Core Strategy
7. To protect the existing trees on the site during construction work in accordance with policy EQ12 of the adopted Core Strategy
8. To protect the existing trees on the site during construction work in accordance with policy EQ12 of the adopted Core Strategy
9. In order to protect tree roots against compaction from construction traffic
10. In the interest of highway safety and to comply with Staffordshire County Council requirement for vehicular access crossings.
11. In the interest of highway safety
12. In the interest of highway safety
13. In the interest of highway safety
14. In the interest of highway safety

15. In the interest of highway safety

16. Informative

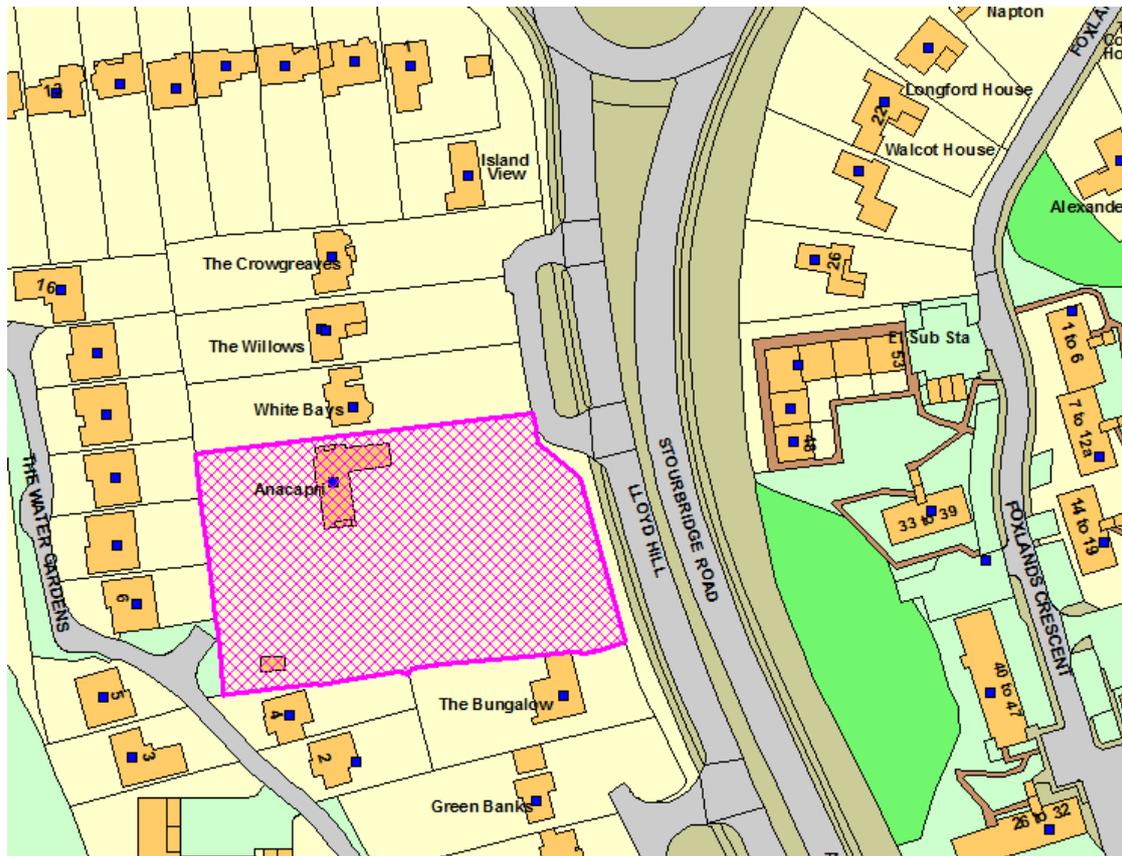
1. Badger Group Recommendations - Site Management Measures

- o Ensure trenches and ditches have escape slopes built in or fitted at the end of each working day.
- o Drainage or sewage pipe-work 150mm diameter, or over, be blanked off at the end of each working day.
- o Workers on site are advised not to handle badgers that become trapped or fall victim to site conditions. Call out details of experienced badger rescue worker(s) included. (Such advice should form part of any site induction document) - 07767131006.

2. County Highways

Informative for Decision Notice.

- i). Although the proposed development is to remain private, this consent will require approval under Section 7 of the Staffordshire Act 1983. Please contact Staffordshire County Council to ensure that approvals and agreements are secured before commencement of works.
- ii). The reconstruction of the existing vehicular access shall require a Minor Works Agreement with Staffordshire County Council and the applicant is therefore requested to contact Staffordshire County Council in respect of securing the Agreement. The link below provides a further link to a Minor Works Information Pack and an application Form for the Minor Works Agreement. Please complete and send to the address indicated on the application Form which is Staffordshire County Council, Network Management Unit, Staffordshire Place 2, Tipping Street, Stafford. ST16 2DH. (or email to nmu@staffordshire.gov.uk)<http://www.staffordshire.gov.uk/transport/staffshighways/licences/>



Anacapi, Stourbridge Road, Lloyd Hill WV4 5NF