1. Proposal

1.1. Proposal is a full application for the demolition of the existing dwelling and the erection of two detached dwellings.

1.2. The proposed site plan shows one dwelling would be located in a similar position to the existing dwelling and one dwelling would be located nearer to the southern boundary of the site in a tandem form of development. The plan shows that the existing access and driveway would be retained and would provide access for both dwellings.

1.3. The dwellings would be two-storey of modern appearance. Plot 1 would have an integral garage and plot 2 would have a linked double garage at the front of the dwelling house. The dwellings would be constructed from facing brick work with a tile roof.

1.4. The dwellings would have a maximum height of 8.5m from ground level and would measure 5.5m to the eaves.

1.5. Plot 1 would have a living room, study, dining room/kitchen, snug, wc and integral garage at ground floor with 5 double bedrooms (3 with en-suite) and a bathroom at first floor level. All bedroom sizes exceed minimum guidelines.

1.6. Plot 2 would have a family room, gymnasium and wine cellar within a basement area. Living room, dining room/kitchen, snug, study, utility room, wc and linked garage at ground floor with 5 bedrooms (3 with en-suite and 1 with a balcony) and a bathroom at first floor. All bedroom sizes will exceed minimum requirements.

1.7. Plot 1 would have in excess of 250sq.m private amenity space and Plot 2 in excess of 350 sq.m private amenity space. Each dwelling would have a double garage with 2 further car parking spaces.
1.8. A tree survey has been submitted in support of the application.

Site Plan

Plot 1 - Plans and Elevations

Plot 2 - Plans and Elevations

2. Site & Surroundings

2.1. The application site comprises a 1950s detached dwelling located within a large plot.

2.2. The dwelling is two storey constructed from facing brick and a tile roof. Part of the front elevation is clad in timber panels. To the rear is a single storey link and double garage.

2.3. The dwelling is set within a landscaped and mature setting accessed off a gravel driveway. Mature planting is located along the northern and eastern boundary.

2.4. No.3 The Fordrough is a large bungalow dating from the same period set within a substantial plot.

2.5. The Fordrough is a narrow private road off Four Oaks Road. The road comprises 5 detached individually designed dwellings set within substantial mature plots.

2.6. Located immediately to the east of the application site is a spinney. Midgely Drive which is characterised by detached dwellings is located further east. To the south is a three storey development of flats. There are examples of infill housing developments within the local area.

Site Location

No access to Street View

3. Planning History

3.1. 15/07/2013. 2013/03007/PA. Outline planning application for the demolition of the existing dwelling and the erection of 2 no. detached dwelling houses to determine scale only. Approved subject to conditions.

4. Consultation/PP Responses

4.1. Transportation Development – no objections subject to condition.

4.2. Regulatory Services – no objections.

4.3. Severn Trent Water – no objections subject to condition.

4.4. West Midlands Fire Service – no adverse comments.

4.5. Councillors, Residents Associations and nearby occupiers notified. A total of 8 letters of objection have been received from 4 households. The objection from the
Fordrough Residents Association represents the 4 households that have submitted individual letters of objection. Objections can be summarised as following;

- Increased traffic;
- Impact on sewer system;
- Loss of green space;
- Overlooking and loss of privacy;
- Issues during construction with vehicles;
- Noise;
- Impact on wildlife;
- Overdevelopment of site;
- Out of character

5. Policy Context


6. Planning Considerations

6.1. **Background** - Outline planning permission has previously been granted for the demolition of the existing dwelling house and erection of 2 new dwelling houses with scale only approved (a maximum of 8.5m to the ridge). This application has been submitted as a full planning application.

6.2. **Policy** - The NPPF states that applications for new housing should be considered in the context of a presumption in favour of sustainable development and advises that one of the Government’s key objectives is to increase significantly the delivery of new homes. The NPPF does not prevent development of residential gardens in principle but does advise Local Planning Authorities to set out policies to resist inappropriate development which would cause harm to the local area.

6.3. Paragraph 3.10 of the Birmingham Unitary Development Plan (UDP) 2005 states that proposals, which would have an adverse effect on the quality of the built environment, will not normally be allowed. Paragraph 3.14.D identifies good urban design principles which new development must comply with.

6.4. Mature Suburbs SPD sets out the Council’s aspirations for development within the City’s mature suburbs. The document states that building plots should be of an appropriate size to reflect the typical form of plots in the area and the urban grain; the frontage width and depth, and the massing of the main building should be in keeping with those in the area; and new buildings should respect established building lines and set back from highways. Places for Living SPG includes numerical guidelines for new residential developments relating to bedroom sixes, garden sizes and separation distances to existing residential properties.

6.5. **Use** - The application site is located within an established residential area in a sustainable and accessible location. There are no site constraints that would prevent development of this site and the principle of the erection of 2 new dwelling houses and demolition of the existing dwelling has previously been agreed.

6.6. **Character** - The Fordrough is a narrow private road accessed off Four Oaks Road. The road comprises 5 detached dwellings set within substantial mature plots. The
local area has a green and mature character although there are examples of in fill residential developments.

6.7. The proposal site layout plan shows the position and orientation of the dwelling houses in a tandem form. Mature Suburbs states that plot sizes should respect those in the area, and large gardens that are of a high quality and make a significant contribution to the character of the suburb should not be lost. I acknowledge that the proposal would result in the loss of a large garden. However, I consider that the erection of two dwelling houses would be acceptable given the character of the local area which has examples of infill residential developments that have resulted in the sub division of large residential plots. I do not consider that the resultant gardens of the plots would detract from the character of the area. The garden sizes would be proportionate to the size of the proposed dwellings and a great number of garden sizes in the local area.

6.8. I note that there is a mix of smaller and larger plot sizes along Four Oaks Road, Le More (to the north) and the wider area. I consider that the proposed plot sizes would not be out of character when considering the character and appearance of the local area. The frontage depths and set back from the highway would not be out of character with plots in the local area.

6.9. I do not consider that the subdivision of the original plot and the erection of two dwellings would result in an over intensive development of the site. The indicative plan shows that two dwellings could be accommodated comfortably within the site and fit in with the overriding character of the surrounding area.

6.10. Design and Layout – The design of the proposed dwelling houses which would be of modern appearance using traditional facing brickwork and roof tiles is acceptable in this area. The scale of the proposed dwelling houses with a maximum height of 8.5 to the ridge is acceptable and consistent with the previous outline consent.

6.11. The proposed site layout plan shows a distance of approximately 21m between the rear elevation of Plot 1 and the front elevation of Plot 2 which would comply with numerical guidance for separation distances set out in Places for Living. I note that the elevations and floor plans show small secondary side facing windows in the side elevations of both plots 1 (6m) and 2 (8m) which are less is less than 10m from the boundary with No.3 The Fordrough. Although these would not fully comply with minimum numerical guidance set out in Places for Living given the siting of the proposed dwelling and size of the windows, I do not consider this would result in any loss of privacy to the occupiers of no.3. I have attached a condition requiring these windows to be obscure glazed and non-opening. The dwellings would exceed overlooking and separation numerical guidelines in relation to properties in Midgely Drive to the east.

6.12. Residential Amenity – Amended plans have been secured to increase the separation distance between the side elevation of Plot 2 to the boundary with no. 3 The Fordrough to 3 metres and also to reduce the height of the front wing containing the proposed garage on Plot 2 to improve the visual impact on the view from the rear of properties in Midgely Drive. I do not consider the proposal for the erection of 2 detached dwelling houses would have an adverse impact on the residential amenities of any adjoin or nearby occupiers.

6.13. Transportation have raised no objections and consider that an increase of one dwelling would not significantly increase vehicular movements to and from the site.
Transportation have recommended a condition for a construction management plans. However in this instance I do not consider that it would appropriate as the development would be for two dwellings and any potential disruption would be for a relatively short period of time.

6.14. **Trees** - The applicant is proposing to remove 2 cherry trees. My Arboricultural Officer has not raised an objection to the removal of the trees as they have limited amenity value. I concur with this view and consider the removal of the trees would not adversely affect the visual amenity of the local area. My Arboricultural Officer has also commented that the contents of the report is satisfactory and considers that a development could be implemented without the significant loss of trees and planting.

6.15. **Drainage** - Severn Trent have not objected (subject to a condition for sustainable drainage) therefore I do not consider that the proposal would exacerbate flood risk or adversely impact upon the local sewer system.

7. **Conclusion**

7.1. The proposal for the demolition of No.1 The Fordrough and the erection of two detached dwellings is considered to be acceptable and in accordance with relevant planning policy and guidance. The dwellings would not detract from the character or visual amenity of the local area. The scale of the dwellings is acceptable and would be in keeping with the scale of dwellings in the local area. The dwellings would not adversely affect the amenities of nearby residents or highway and pedestrian safety.

8. **Recommendation**

8.1. Approve Subject To Conditions.

1 Requires the prior submission of sample materials
2 Requires the prior submission of level details
3 Requires the prior submission of hard and/or soft landscape details
4 Requires the prior submission of hard surfacing materials
5 Requires the prior submission of boundary treatment details
6 Requires the prior submission details obscure glazing for specific areas of the approved building
7 Requires the prior submission of drainage details
8 Requires the implementation of tree protection
9 Removes PD rights for boundary treatments
10 Removes PD rights for new windows
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<td>Removes PD rights for extensions</td>
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<td>Requires the scheme to be in accordance with the listed approved plans</td>
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<td>13</td>
<td>Limits the approval to 3 years (Full)</td>
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Case Officer: John Davies
Figure 1 – Existing House
Figure 2 – Boundary with no.3 The Fordrough
Figure 4 – Existing access