783 Kingstanding Road, Kingstanding, Birmingham, B44 9RJ

Demolition of existing dwelling and erection of 4 no. apartments with associated access, parking and landscaping.

Applicant: Singh & Co Associates Ltd
Rose Mount, Chain House Lane, Whitestake, Preston, PR4 4LD

Agent: S2 Asset Management Ltd
Argyle House, Level 3 North Side, Joel Street, Northwood Hills, Middlesex, HA6 1NW

Recommendation
Approve Subject To Conditions

1. Proposal

1.1. This application is for the demolition of existing two storey detached dwelling and erection of 4 no. apartments with associated access, parking and landscaping.

1.2. Two 1 bedroom apartments would each have a lounge/kitchen/dining area, a double bedroom and a bathroom and two 2 bedroom apartments would each have a lounge/kitchen/dining area, two double bedrooms (one being en-suite) and a bathroom.

1.3. Four off-road parking spaces would be provided.

1.4. Shared amenity space would be provided to the rear of the site (approx 80sq.m).

1.5. Site area: 447sq.m and density: 89.5ha.

2. Site & Surroundings

2.1. Application property is a detached two storey house. The nature of the street scene consists of predominantly single dwelling houses.

3. Planning History

3.1. 28/01/2013 - 2012/08125/PA - Demolition of existing dwelling and erection of 4 no. apartments with associated access, parking and landscaping – Withdrawn.

3.2. 17/11/1993 - 1993/02421/PA - Erection of ground and first floor extension – Approved subject to conditions.
4. Consultation/PP Responses

4.1. MP, local ward councillors, residents associations and surrounding occupiers notified – Four individual objections have been received with the following concerns:
- Congestion
- Safety risk
- Parking
- Children crossing
- Numerous accidents
- Not in keeping with the area
- Overlooking

4.2. A petition against the proposed development has been received containing 19 names and addresses, with the following concerns:
- Over load sewers
- Parking
- Additional noise

4.3. Transportation – No objections subject to safeguarding conditions relating to the means of access, relevant highway works, pedestrian visibility splays and surfacing materials.

4.4. Regulatory Services – No objections subject to a condition requiring a noise insulation scheme.

4.5. Severn Trent Water – No objection subject to a condition requiring drainage details.

4.6. West Midland Fire Service – No adverse comments.

4.7. Education – No comments/objections.

4.8. Housing – No comments received.

4.9. West Midlands Police – provided the following comments summarised below:
- Natural surveillance of on site parking limited for some occupiers.
- Recommend secure security treatment.
- Recommend that the apartments be built to the standards laid out in the Secured by Design 'New Homes 2010'.

5. Policy Context

5.2. Draft Birmingham Development Plan
5.3. NPPF (2012)
5.4. SPG: Places for Living (2001)
5.5. SPG: Places for All (2001)
5.7. SPG: The 45 Degree Code
6. Planning Considerations

6.1. POLICY
The adopted UDP (2005) and the emerging Birmingham Development Plan stress the importance of windfall residential development, the use of previously developed land and accessibility to public transport.

6.2. Paragraph 3.8 of the adopted UDP (2005) advises that the environmental strategy is based on 2 principles, the first is to protect and enhance what is good and the second is to improve what is less good. Paragraph 3.10 advises that proposals which would have an adverse impact on the quality of the built environment will not normally be allowed.

6.3. Places for Living, Places for All and Mature Suburbs adopted as SPG and SPD respectively encourages quality residential developments that building on local character.

6.4. Since the proposals would involve the redevelopment of a previously developed residential site, located in a largely residential area, comprising of predominantly 2-storey semi-detached dwellings, I raise no objections to the proposals in principle.

6.5. DESIGN
The layout of the proposed building would adhere to the regular building line set by the existing properties on Kingstanding Road. The height, scale and mass of the proposed building would also be in keeping with the surrounding 2-storey semi-detached dwellings. Furthermore, the proposed building would appear as similar to a pair of semi-detached houses in the street scene, with bay windows, hipped roof and window proportions that are similar to the neighbouring properties.

6.6. Places for Living seeks to maximise front entrances to the street in order to increase security and activity. All four apartments would have frontages facing Kingstanding Road as well as direct access from it.

6.7. The amount of communal amenity space provided would be less than the general guidance in Places for Living, however I consider the design and arrangement of the space to be acceptable and therefore I do not consider that this marginal shortfall would represent a reason on its own to refuse the scheme.

6.8. In conclusion, I am therefore satisfied that the overall design of the proposal would in keeping with the surrounding area and be acceptable in terms of visual amenity.

6.9. RESIDENTIAL AMENITY OF POTENTIAL OCCUPIERS
The bedroom sizes would meet the minimum guidelines contained within Places for Living. The size of the lounge/kitchen/dining area is also considered acceptable.

6.10. As the apartments would be on 2 floors they are arranged so that the bedrooms adjoin bedrooms and living areas adjoin living areas. This would minimise any noise transmission.

6.11. In conclusion, I therefore consider that the proposed apartments would create satisfactory living conditions for future occupiers.
6.12. RESIDENTIAL AMENITY OF NEARBY OCCUPIERS
There would be no breach of the 45 Degree Code. The proposed building would be detached from the adjoining residential properties. There would be no side facing windows to the garden area of the adjoining property, 781 Kingstanding Road, and so their privacy would be safeguarded.

6.13. HIGHWAY SAFETY
Transportation Development raise no objections in terms of residential amenity subject to conditions relating to the means of access, relevant highway works, pedestrian visibility splays and surfacing materials. I concur with this view. The anticipated level of additional vehicle movements that the use is expected to generate is unlikely to have a significant impact on surrounding highways/junctions.

6.14. Current parking guidelines specify maximum parking provision of 2 spaces per residential unit (200% provision). Therefore, the specified maximum parking provision for the proposal would be 8 spaces. The applicant is proposing 4 parking spaces (3 off Beacon Road & 1 off Kingstanding Road), i.e. 100% provision. This meets adopted parking guidelines. In addition to this, the site also has relatively good accessibility to public transport, which is expected to reduce parking demand. The applicant is also proposing cycle storage. I therefore raise no highway safety based objections.

6.15. I note the concern of the objectors to the scheme who are worried that the proposal would overload local sewers. In response, I can confirm that drainage features associated with the development would be subject to Building Regulation and Severn Trent and as such this matter will be dealt with under separate legislation.

7. Conclusion

7.1. I consider the proposal policy compliant and acceptable in terms of visual amenity, residential amenity and highway safety.

8. Recommendation

8.1. Approve subject to the following conditions:

1. Requires the scheme to be in accordance with the listed approved plans
2. Requires the prior submission of sample materials
3. Requires the prior submission of drainage details
4. Requires the prior submission a noise study to establish residential acoustic protection
5. Requires the prior submission of hard and/or soft landscape details
6. Requires the prior submission of hard surfacing materials
7. Requires the prior submission of boundary treatment details
8. Requires pedestrian visibility splays to be provided
9. Requires the prior approval of the siting/design of the access
10 Limits the approval to 3 years (Full)

Reason for Approval

1 Birmingham City Council grants Planning Permission subject to the conditions listed below. The reason for granting permission is because the development is in accordance with:
Policies 5.7 - 5.40 of the Birmingham Unitary Development Plan 2005; Places for Living (2001), which has been adopted as Supplementary Planning Guidance and the National Planning Policy Framework.

Case Officer: Stephanie Salmon