
Committee Date:	22/01/2015	Application Number:	2014/08943/PA
Accepted:	08/12/2014	Application Type:	Full Planning
Target Date:	02/02/2015		
Ward:	Sutton Trinity		

Bracken Drive, Sutton Coldfield, Birmingham, B73 7RF

Erection of 4 dormer bungalows and 1 standard bungalow with associated external works, drainage, hard and soft landscaping and car parking

Applicant: Birmingham City Council
Planning and Regeneration, BMHT - Regeneration & Development Team, Birmingham City Council, 1 Lancaster Circus, Queensway, Birmingham, B4 7DJ

Agent: Walker Troup Architects Limited
52 Lyndon Road, Sutton Coldfield, Birmingham, B73 6BS

Recommendation

Approve Subject To Conditions

1. Proposal

- 1.1. The proposal is for the erection of 4 dormer bungalows (2 pairs of semi's) and 1 detached bungalow within the vacant, former garage court. They would have a consistent building line and front onto the proposed new access road and turning head. The proposed bungalows would be set back from the access road behind front garden areas and each bungalow would have a dedicated parking space on its frontage and 2 visitor parking spaces would be located off the turning head.
- 1.2. The application forms part of the Birmingham Municipal Housing Trust (BMHT) programme to build new Council housing within the City and the proposed bungalow/dormer bungalows would be aimed at the elderly population.
- 1.3. The proposed bungalows would be of traditional design and constructed of red facing brickwork with grey tiled pitched roofs. The proposed dormers would be sited on the front roof slope. The bungalows will be designed to meet the lifetime homes criteria wherever possible and achieve Code level 4 for the Code for Sustainable Homes.
- 1.4. The proposed dormer bungalows would contain a living room, kitchen/dining room, wc/shower room and double bedroom at ground floor with a further double bedroom and bathroom in the roof space. The detached bungalow would contain a living room, kitchen, bathroom, 1 double bedroom and 1 single bedroom. All bedroom sizes would exceed minimum guidelines. Refuse stores would be included in rear gardens.
- 1.5. Each bungalow would have a rear garden in excess of minimum guidelines (52sq.m) and a proposed feature tree would be located in each of the front garden areas.

Planting is proposed around the turning head and the majority of trees on the site boundary would be retained.

- 1.6. The application is supported by a Design and Access Statement, Ground Investigation Report, Tree Survey and Preliminary Ecological Appraisal.

[Proposed Site Layout](#)

[Proposed Street Scene](#)

2. Site & Surroundings

- 2.1. The application site is an irregular shaped parcel of land of approximately 0.18 ha in size which is located on Bracken Drive, a residential area is located within the Falcon Lodge estate on the western side of Sutton Coldfield. The surrounding area is predominantly residential in character.
- 2.2. The site which is derelict and overgrown was a former garage court and contains disused roads, garage foundations and a number of groups of trees. It has a general slope down to its southern entrance. The site is bounded by 2m palisade gates at its entrance off Bracken Drive with 2 m high feather edge fencing on boundaries with adjacent residential gardens. To the south of the entrance to the site is Bracken Drive which contains semi-detached bungalows and 2 storey terraced properties.

[Site Location](#)

[Street View](#)

3. Planning History

- 3.1. None relevant.

4. Consultation/PP Responses

- 4.1. Transportation Development – requested further information and amendments relating to tracking of refuse vehicles in the turning head, suitability of the proposed visitor parking spaces off the turning head and vehicular visibility to the existing dwelling at 10 Bracken Drive.
- 4.2. Regulatory Services –no objections subject to conditions.
- 4.3. West Midlands Police – no objections.
- 4.4. West Midlands Fire Service – comments awaited.
- 4.5. Severn Trent Water – no objections subject to a condition.
- 4.6. Councillors, Residents Associations and nearby occupiers notified. 3 letters have been received

- 1 letter supporting the proposal.

- 1 offering support in principle but raising concern whether emergency vehicles can access the site, lack of parking and whether visitors would park in the existing turning head.
- 1 letter of objection has been received on the grounds that the development will cause even more unwanted traffic and parking in an already busy cul de sac.

5. Policy Context

- 5.1. UDP (Adopted 2005), Draft Birmingham Development Plan, Places for Living SPG, Car Parking Guidelines SPD, NPPF, NPPG.

6. Planning Considerations

- 6.1. **Policy** - UDP policies encourage the provision of new housing on previously developed sites with densities in the region of 40 dwellings per hectare in order to provide and maintain good quality housing development incorporating accommodation of all sizes and types. UDP also recognises the need for high standard design in new development to enhance the City's environment and secure sustainable development.
- 6.2. Places for Living SPG includes numerical guidelines for bedroom sizes, garden sizes and separation distances in new developments and sets out key design issues for new housing development in the City.
- 6.3. Car Parking Guidelines SPD requires a maximum of 2 car parking spaces per dwelling. Appropriate levels of car parking provision for any individual proposal will be assessed in the light of maximum standards and the circumstances of the particular scheme.
- 6.4. Draft Birmingham Development Plan seeks to provide for as much of the City's growing population within the urban area as possible with a focus on brown field or other available sites within the existing built up area.
- 6.5. NPPF requires that applications for new housing should be considered in context of a presumption in favour of sustainable development. Good design is identified as a key aspect of sustainable development and new developments should take the opportunity to build on local character.
- 6.6. **Principle of Use** – I have no objection to the redevelopment of this former garage site for bungalows/dormer bungalows in this predominantly residential area.
- 6.7. **Design and Layout** – The proposal has been discussed at pre-application stage and the proposals follow the principles agreed. The layout would include a bungalow adjacent to the existing bungalow at no.10 Bracken Drive and the new bungalow/dormer bungalows would have a strong uniform building line and follow the topography of the site which slopes from north to south. The design of the bungalow/dormer bungalows would be appropriate for this location with sufficient visual interest in the design of the key features. I have recommended a condition to agree samples of the proposed building materials.
- 6.8. The internal layout of the proposed bungalow/dormer bungalows is acceptable with bedroom sizes in excess of minimum guidelines and private amenity areas would also exceed minimum guidelines.

- 6.9. **Residential Amenity** – I do not consider the proposal would have any adverse impact on the amenities of adjoining residential occupiers. A bungalow would be sited adjacent to no.10 Bracken Drive, which is also a bungalow, to reduce the impact of the gable end and the proposed layout would comply with minimum separation distances to existing residential properties/gardens (eg. Over 10m from dormers to residential boundaries).
- 6.10. **Highways** – The proposal would utilise the existing access to the former garage court between no.9 and no. 10 Bracken Drive. A turning head would be provided within the site and each bungalow/dormer bungalow would have a dedicated car parking space with 2 communal visitor spaces. The parking provision would be in accordance with maximum guidelines for 2 bedroom units. Given the small number of units proposed I would raise no objection to the proposed access. Transportation Development have raised no objection in principle but have requested further information and amendments relating to tracking of refuse vehicles in the turning head, suitability of the proposed visitor parking spaces off the turning head and vehicular visibility to the existing dwelling at 10 Bracken Drive.
- 6.11. **Trees and Landscaping** – The tree survey submitted with the application shows 7, category C trees on the boundary of the site and 1 within the site which are to be retained. A number of groups of small trees within the site which are considered to be poor specimens and in poor condition would be lost. 5 replacement trees in the front gardens of the bungalow/dormer bungalow are proposed. My Tree Officer raises no objections.
- 6.12. **Ecology** – The preliminary ecological assessment submitted with the application concludes that no nature conservation sites are affected by the proposal and the site has low suitability to support protected species. It suggests recommendations for habitat enhancement and site clearance which are included in an attached condition.

7. Conclusion

- 7.1. The proposal accords with relevant policies in the UDP, Draft Birmingham Development Plan, Places for Living and the NPPF and is therefore recommended for approval subject to conditions.

8. Recommendation

- 8.1. Approve Subject To Conditions.

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| 1 | Requires the prior submission of a contaminated land verification report |
| 2 | Requires the prior submission of a contamination remediation scheme |
| 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 |
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| 6 | Requires the prior submission of sample materials |
| 7 | Requires the prior submission of level details |
| 8 | Requires the prior submission of a scheme for ecological/biodiversity/enhancement measures |
| 9 | Requires the prior submission of drainage details |
| 10 | Requires the scheme to be in accordance with the listed approved plans |
| 11 | Limits the approval to 3 years (Full) |
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Case Officer: John Davies

Photo(s)

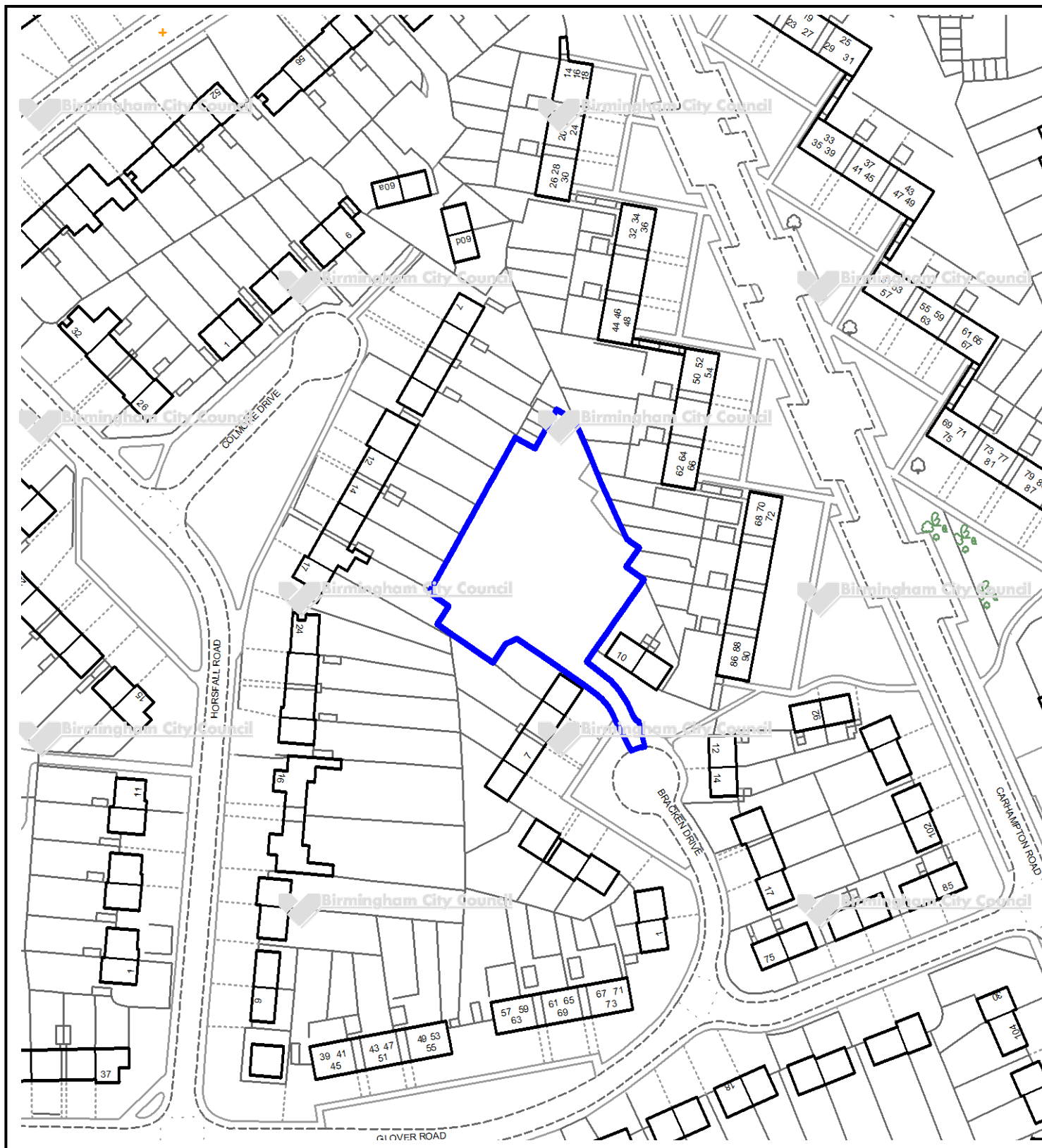


Figure 1 – Site access



Figure 2 – View across site

Location Plan



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