
Committee Date: 22/08/2013 Application Number: 2013/04084/PA
Accepted: 14/06/2013 Application Type: Full Planning
Target Date: 13/09/2013
Ward: Kingstanding

Land at Dovedale Road, Perry Common, Birmingham, B23 5BP

Erection of 59 no. 2-4 bedroom houses for social rent with associated highways, parking and landscaping works (Phases 5C & 5Di)

Applicant: Birmingham City Council
Housing & Regeneration Team, PO Box 16572, Birmingham, B2 2GL
Agent: Axis Design Architects Ltd
Crosby Court, 28 George Street, Birmingham, B3 1QG

Recommendation

Approve Subject To Conditions

1. Proposal

- 1.1. This application seeks detailed planning consent for the redevelopment of two vacant plots of land within the Perry Common estate to deliver 59 new dwellings. The sites are two of the remaining parcels of land identified for redevelopment within the Perry Common Estate Design Brief.
- 1.2. The land is owned by the City Council and it is proposed to develop the site for housing as part of the Council's Stock Replacement Programme and would be developed on behalf of Birmingham Municipal Housing Trust (BMHT).
- 1.3. The phase known as 5C is situated on land between Dovedale Road, Wendover Road and Capilano Road. This site would be developed to provide 20 no. two storey semi detached and detached dwellings for rent. Plots 1-13 would be accessed from the existing highway and plots 14-20 would be served by a new shared surface access.
- 1.4. The phase known as 5Di is situated on land between Dovedale Road and Capilano Road to the north of 5C. This land would be developed to provide 39 no. two storey detached and semi detached dwellings for rent. Plots 1-8, 11-14, 22-23, and 36-39 would be accessed via the existing highway. Plots 9-10, and 24-35 would be accessed via a new highway to be constructed to link between Dovedale Road and Capilano Road, and plots 15-21 would be accessed via a new shared surface between Dovedale Road and Capilano Road.
- 1.5. The dwellings would comprise the following mix :
- 36 no. 2 bed 4 person dwellings
 - 14 no. 3 bed 5 person dwellings
 - 9 no. 4 bed 6 person dwellings

- 1.6. The dwellings would be constructed using two different red bricks with occasional use of render to provide a visual contrast in certain locations, with a mix of red and grey tiles. The dwellings would be simple in their design with brick detail panels, and a mix of flat and pitched roof porches to add interest. Front boundary treatments would be 900mm boundary walls with brick piers along Dovedale Road with 900mm horizontal metal bar estate railings elsewhere. Hard landscaping to plot frontages comprises of buff slabs to footpaths and permeable concrete block paving to drives and car parking spaces. The layout of the site has been designed to retain four existing street trees and to supplement this with new tree planting within the plots. New boundary treatments would be provided to integrate the development with existing properties that adjoin the site.
- 1.7. Generally, the layout seeks to replicate the pattern of housing blocks with properties fronting the street, private side accesses and private interlocking rear gardens. The house types are arranged to give a variety of frontage depths, largest on the main roadsides and less on the side access roads. Corners have been reinforced as points of orientation and local identity by introducing corner house types.
- 1.8. All house types are compliant with the following minimum design standards :
- Lifetime Homes accessibility and other standards
 - Design and Quality Standards 2007
 - Secured by Design national and local specifications
 - Code 4 for Sustainable Homes Level 4
 - Homes and Community Agency criteria HQI version 4
- 1.9. All garden sizes and bedrooms proposed would meet the guidance set out in Places for Living.
- 1.10. Parking for the development would all be in the form of on plot driveway parking spaces. Phase 5C would have 26 spaces equating to 130% provision, and phase 5Di would have 51 spaces equating to 131% provision, generally configured to provide 100% for 2 bed houses up to 200% for the 4 bed properties.
- 1.11. The site area is 1.33 hectares resulting in a development density of 44 dwellings per hectare.
- 1.12. The submitted application includes a design and access statement, transport statement, framework travel plan, stage 1 road safety audit, site investigation report, flood risk assessment, tree survey, phase 1 habitat survey, protected species survey, archaeology report, affordable housing and s106 statement, code for sustainable homes pre-assessment . The development has been screened under the EIA Regulations as a major urban development project over 0.5 hectares and has been concluded to not constitute development requiring EIA.

[Regeneration Framework Plan](#)

[Proposed site layout](#)

[Proposed street elevation](#)

2. Site & Surroundings

- 2.1. The original 1160 homes within the Perry Common estate were majority 'Boot' type homes of non-traditional construction which were registered defective with the remainder (252) being brick built houses in good condition. Since the 1990's a large scale clearance and housing regeneration project has been underway replacing these defective homes. The last phases of this process are land off Dovedale Road (which includes application sites 5c and 5di, plus 5dii and 5diii both to be the subject of a future planning application on land between Dovedale Road and the existing recreation ground to the east).
- 2.2. The sites have been cleared several years ago and now contain overgrown scrub and self set landscape enclosed by chain link fencing. The two sites are separated by a small link section of public open space and a health centre which adjoins site 5c.

[Site location](#)

[Street view](#)

3. Planning History

- 3.1. The Perry Common Regeneration Framework and Design Brief were adopted as Supplementary Planning Guidance in 1994. Subsequent to that there have been several applications for parcels of land for redevelopment on a phased basis.
- 3.2. In 2011, a detailed planning consent was approved for works to Perry Common recreation ground under reference 2011/01794/PA. This scheme includes new balancing ponds and swales, realignment of Hawthorn Brook, new and resurfaced footpaths, new footbridge and new soft landscaping on 8.42 hectares of public open space. The works intend to improve its capacity as a flood plain, to enhance its public amenity benefits and to improve bio-diversity.
- 3.3. At the same time as this application for the recreation ground, a planning application to develop sites 5c, 5di, 5dii, 5diii, and 6c for 226 dwellings was submitted by Persimmon Homes under reference 2011/01330/PA. This application was reported to your Committee on 9th June 2011 when it was resolved to defer the application for the completion of a suitable legal agreement to secure 74 no affordable housing units and £1.854 million towards off-site infrastructure and open space works including the laying out of new open space, improvements to Perry Common Recreation Ground and its future maintenance, new play facilities, additional highway improvement works and contribution to parking arrangements and boundary treatments of local schools on Perry Common estate.
- 3.4. In the event, the land sale to Persimmon Homes did not proceed and the application was withdrawn. The Council since decided to include the sites within the BMHT programme.

4. Consultation/PP Responses

- 4.1. Pre-consultation
- 4.2. The regeneration proposals at Perry Common have been subject to extensive public consultation since the 1990's. For this application, local residents were invited to public open events via a letter drop, St Marys School have been contacted directly

and a meeting held in May 2013, Witton Lodge Community Association have taken an active part in developing the proposals for site 5c (and propose to purchase between 16-20 of these units once completed), and the manager of the Dove Primary Care Centre has also been contacted to discuss the scheme.

- 4.3. Application consultation
- 4.4. Press and Site Notices erected. MP, Ward members, residents associations and neighbouring occupiers notified. 2 representations received that there is insufficient information regarding the location and the design of the houses, and commenting that there should not be development on Perry Common Recreation Ground.
- 4.5. Transportation Development – No objections subject to conditions relating to highway works to be delivered through appropriate agreement and any necessary stopping-up through s247 of the Act, pedestrian visibility splays, construction traffic management plan, replacement highway trees for any to be removed, pervious surfaces for hardstandings, and a residential travel plan.
- 4.6. Environment Agency – comments awaited.
- 4.7. Severn Trent Water – No objections subject to drainage details condition.
- 4.8. Local Services – No objections. These phases do not generate any public open space or play requirements as they form part of the Perry Common Redevelopment Initiative. Perry Common Recreation ground is being improved as a result of the enhancement of the estate and my Service have been heavily involved in the overall design process.
- 4.9. Regulatory Services – No objection on ground contamination grounds. Recommends condition relating noise insulation.
- 4.10. Children, Young People and Families – seeks s106 contribution towards provision of school places at local schools.
- 4.11. West Midlands Fire Service – No objections

5. Policy Context

- 5.1. Adopted UDP 2005, Draft Birmingham Development Plan, Perry Common Estate Design Brief and Zoning Layout SPG, Places for Living SPG, Affordable Housing SPG, Public Open Space in New Residential Development SPG, Car Parking Guidelines SPD, BMHT External Works Design Guide 2012, NPPF

6. Planning Considerations

- 6.1. The site covers the penultimate parcels of land to be redeveloped at Perry Common following the demolition of over 900 'Boot' houses in the 1990's. The land is identified as housing regeneration area HR1 in the 2005 UDP and under paragraph 11.2, and would contribute towards the supply of additional housing within the City. To guide the development an Estate Design Brief and Zoning Layout were adopted as Supplementary Planning Guidance in 1994 and aim to create a mix of dwelling types and tenure across the estate, improve security and movement and provide a complimentary more accessible network of open space.

- 6.2. The redevelopment of the former housing sites are therefore considered to be acceptable in principle and the main issues to be addressed are detailed layout considerations, the effect on neighbouring properties, transportation issues, impact on nature conservation and the provision of affordable housing.
- 6.3. As part of the estate brief it has previously been agreed to reduce the size of the adjoining recreation ground by 2 hectares and to compensate for this loss by provision of new public open space elsewhere within the estate which has already taken place. There is a detailed planning consent for comprehensive enhancement of the Recreation Ground which is to be delivered as part of the overall package of regeneration proposals within the estate by the City Council. These works will represent approximately £200,000 of investment in this existing public open space. The delivery of these committed enhancements will meet the open space needs of the development such that no further open space contributions will be required for these phases. There is no loss of public open space as a result of this application.
- 6.4. The proposed density of development at 44 dwellings per hectare is consistent with both earlier implemented phases of the development and the Persimmon scheme that was supported by your Committee, and also accords with UDP policy. I am satisfied, taking into account the constraints of the existing highway layout that the proposed layout maximises the use of the land.
- 6.5. The proposed dwellings within these phases are all intended to be occupied as rented units. Across the Perry Common estate the total number of new homes is projected to be 931 of which 48% will be rented, 41% outright sale and 11% for private equity/shared ownership. The mix for this phase of development ensures that the mix of properties for the estate as a whole will continue to consist of a wide variety of property types and tenures required to meet housing needs of the wider area, whilst ensuring the long term sustainability of the estate is not compromised. The previous two build programmes on the estate have significantly addressed the perceived tenure imbalance by providing 178 new homes for sale and provided funds required to progress the extensive infrastructure improvement programme originated in the SPG for the estate.
- 6.6. The affordable dwellings in this phase will be funded from a combination of internally generated resources, with the land being provided to the schemes at no cost. It is recognised that as there is no land value to be generated by the sale of the site no other s106 contributions could be secured. I have recommended a suitable planning condition to restrict the development to be implemented by the City Council and for the units to be occupied as affordable units in accordance with the Council's policies.
- 6.7. The rear garden and bedroom sizes all meet or exceed the minimum guidelines in Places for Living. In terms of distance separation there is a small shortfall in separation distances at the rear between new to new properties of 1.5 metres, I consider that the proposed layout would nevertheless deliver an acceptable degree of privacy for proposed residents. The proposals sensitively relate to existing residential properties that adjoin the sites by securing rear garden boundaries and repairing the perimeter block layout of the street. There will be no overlooking issues and separation distances meet the guidelines in Places for Living.
- 6.8. The layout of the plots provides for generously sized front gardens providing the opportunity for high quality boundary treatments and landscaping including new trees to improve the appearance of the street. I also note that each house would

have a new fruit tree within its back garden. The house designs are simple and appropriate to fit into the suburban character of the area. Details of boundary treatments and front garden landscaping have been provided with just species and planting density details to be agreed by condition. Details of building materials have also been submitted and are acceptable. Details of the proposed boundary treatment of phase 5Di with the adjoining open space are proposed to be agreed by condition.

- 6.9. There has been extensive dialogue with Environment Agency regarding drainage and flood risk proposals for the site, the future phases at 5Dii and 5Diii and the adjoining recreation ground. The submitted flood risk assessment demonstrates that all of site 5C and the majority of site 5Di are located within Flood Zone 1 with the rest of the site in Flood Zone 2. No part of the site is within Flood Zone 3, and the site is therefore considered to be at low risk of fluvial flooding.
- 6.10. A surface water drainage strategy for the site has been prepared to ensure that the site can be effectively drained whilst ensuring no detrimental impact on flood risk. For this application, site run-off will drain via an existing public sewer with flows attenuated within sub-surface tanks prior to discharge into the sewer to Greenfield rates.
- 6.11. Notwithstanding the above, proposals are being developed to provide an alternative sustainable drainage scheme at a cost saving to the development. This would leave the existing culvert in its present position but to remove the surface water discharge pipework and discharge rainwater through the new SUDS system to brook's course. This would comprise a system through the centre of the public open space area dividing the northern and southern plots, to cascade via sewers or surface channels, before flowing down to a pond or basin which will provide the majority of the required attenuation volume to achieve run-off rates no greater than Greenfield. This feature will then discharge flows into the Hawthorn Brook via a stream like channel feature or sub surface pipes. I have therefore recommended a condition that allows for an alternative scheme to be submitted for approval prior to commencement of development.
- 6.12. I note that Transportation Development have no objections to the application and comment that the proposed levels of parking will accord with the Council's car parking guidelines. The transport assessment concludes that there will be no significant impact on the surrounding highway network. I concur that the proposal will have an acceptable impact on highways and parking provision.
- 6.13. The proposed new shared surface within site 5Di will abut the existing wedge of public open space to the south. The application site boundary includes the kerbline, a 1 metre strip for street lighting columns and space for boundary treatment to the open space. If the housing development were to be implemented ahead of the works to the open space, the boundary treatment to the open space would then be delivered as part of the housing development. Beyond this and parallel to this boundary will be a new cycleway link which will connect through the recreation ground as part of the national cycleway network. The development will therefore be well connected for residents to cycle and will have good accessibility to local bus services.
- 6.14. The applicant has submitted an archaeological report to support this application, which was initially prepared for the previous Persimmon scheme, and relates to the forthcoming phases on sites 5Dii and 5Diii. My archaeologist confirms that there are

no archaeological implications for further requirements for these phases of the development.

- 6.15. In respect of nature conservation, an extended Phase 1 survey has been submitted with the application which advises that the ecological desk study revealed no nature conservation sites with statutory protection and three sites with non-statutory protection. Witton Lakes Site of Local Importance for Nature Conservation is located to the south of the development area and is connected via Hawthorn Brook which flows south through the development area and into Witton Lakes. The site is dominated by amenity grassland with mosaics of scrub and semi-improved grassland in the west of the site. The report recommends a series of best practice measures for the construction of development to minimise its impact on the natural environment and I have recommended a condition to ensure implementation in accordance with this report.
- 6.16. I note the contents of the ground site investigation report that concludes that there are no underlying reasons why the site could not be developed for residential purposes and I concur with Regulatory Services that these details are acceptable.

7. Conclusion

- 7.1. The application site is former housing land previously occupied by former 'Boot' houses that were cleared as substandard in the 1990's, and the development forms part of the regeneration of Perry Common. The development will contribute to the delivery of a wide range of dwelling types, sizes and tenures to meet local needs and will represent significant environmental improvement to the residential environment for existing residents. The proposal accords with relevant UDP and NPPF policies and is therefore recommended for approval.

8. Recommendation

- 8.1. Grant subject to conditions.

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- 1 Grants a personal permission to Birmingham City Council
 - 2 Requires the provision of affordable dwellings
 - 3 Requires the dwellings to be built to the Code for Sustainable Homes Level 4
 - 4 Requires the prior submission of hard and/or soft landscape details
 - 5 Requires the prior submission of a scheme for ecological/biodiversity/enhancement measures
 - 6 Requires the prior submission of hard surfacing materials
 - 7 Requires building materials to be used in accordance with the approved details.
 - 8 Requires window reveals to a minimum 75 mm
 - 9 Requires boundary treatments to be implemented in accordance with approved plans
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- 10 Requires details of proposed boundary treatment to adjoining public open space to be agreed
 - 11 Requires approved drainage details to be implemented, or an alternative sustainable drainage scheme to be approved.
 - 12 Requires the prior submission and completion of works for the S278/TRO Agreement
 - 13 Requires the prior submission of a residential travel plan
 - 14 Requires the development to be implemented in accordance with the approved flood risk assessment, extended phase 1 habitat survey, site investigation report.
 - 15 Requires the scheme to be in accordance with the listed approved plans
 - 16 Limits the approval to 3 years (Full)
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Reason for Approval

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- 1 Birmingham City Council grants Planning Permission subject to the condition(s) listed below (if appropriate). 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.
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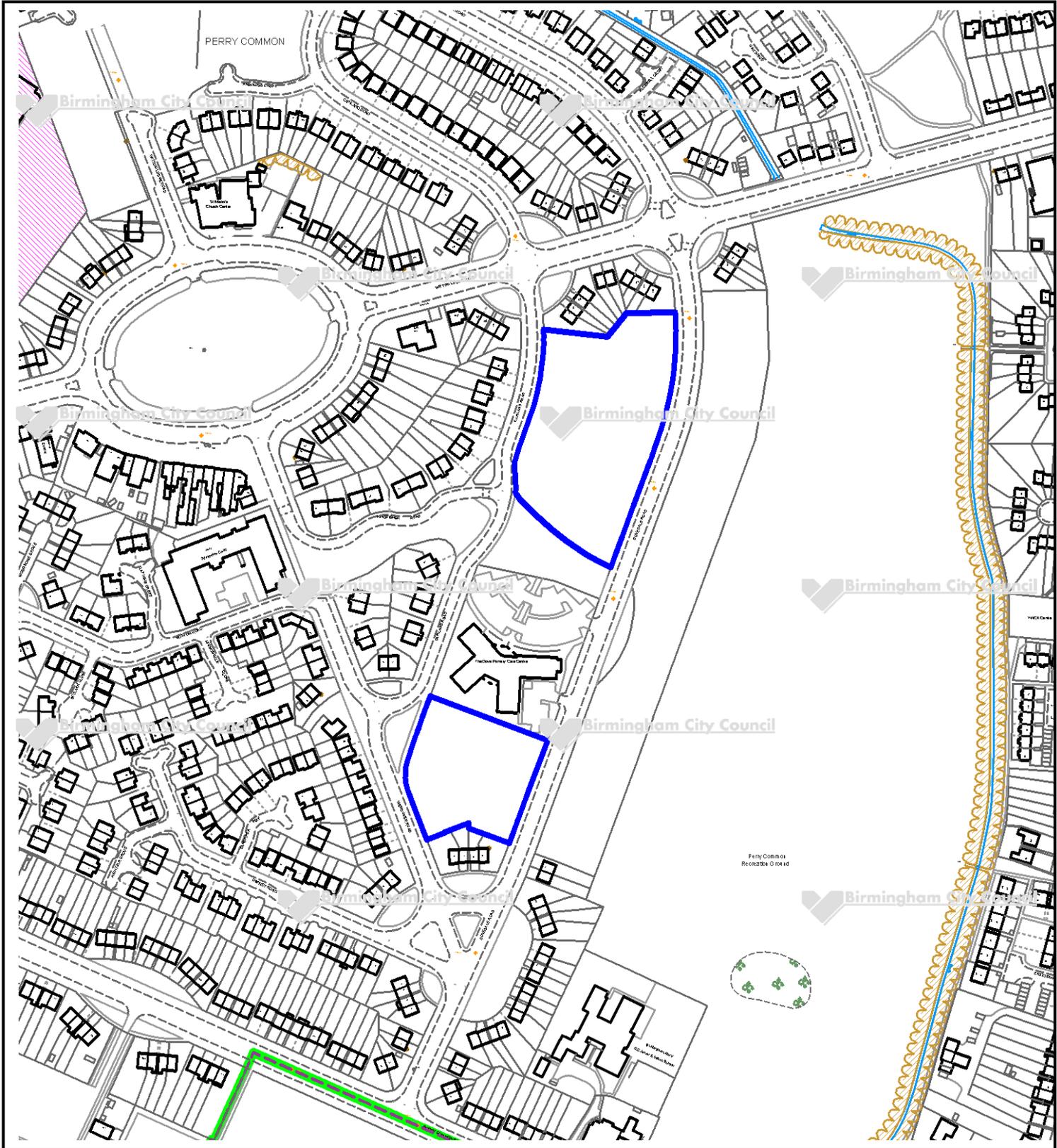
Case Officer: Stuart Morgans

Photo(s)



Figure 1 : Dovedale Road frontage

Location Plan



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