

4 October 2022

The Owner/Occupier,

Dear Sir/Madam

Site Address:	LAND ADJACENT TO 10, DUNSLADE CRESCENT, QUARRY BANK, BRIERLEY HILL, DY5 2EA
Proposal:	PRE APP - PROPOSAL FOR RESIDENTIAL DWELLINGS
Enquiry Reference:	PRE22/00457
Case Officer:	IMOGEN HOPKIN

Thank you for your email regarding pre-application advice for the above property.

WITHOUT PREJUDICE

PLEASE NOTE THAT THE FOLLOWING COMMENTS ARE BASED ON THE SUBMITTED INFORMATION / INDICATIVE PLAN ACCOMPANYING THIS ENQUIRY AND A DESKTOP ASSESSMENT ONLY. A SITE INSPECTION HAS NOT BEEN MADE AT THIS STAGE.

I have reviewed the information submitted with reference to the land at Dunslade Crescent and considering the land to be re-developed for a single dwelling. The principle of residential in this area may be acceptable.

Policy

The National Planning Policy Framework (NPPF) seeks to ensure the provision of sustainable development, of good quality, in appropriate locations and sets out principles for developing sustainable communities.

The NPPF promotes high quality design and a good standard of amenity for all existing and future occupants of land and buildings. It encourages the effective use of land by utilising brown-field sites and focusing development in locations that are sustainable and can make the fullest use of public transport, walking and cycling. The NPPF seeks to boost housing supply and supports the delivery of a wide choice of high-quality homes, with a mix of housing (particularly in terms of type/tenure) to create sustainable, inclusive and mixed communities.

Black Country Core Strategy Policy ENV2 states that all development should aim to promote and protect special qualities, historic character and local distinctiveness

Dudley Borough Development Strategy Policy L1 (Housing Development, Extensions and alterations to existing Dwellings) states that Housing development will be permitted, provided that; the design of the development is of an appropriate form, siting, scale, and mass, with the use of appropriate materials, which respect and are responsive to the context and character of the surrounding area.

The New Housing Development Supplementary Planning Document (2013) forms part of the Local Development Framework and seeks to ensure new residential development fits into its surroundings in terms of design, scale, density and settlement form/character.

The above-mentioned policies can be found on our website:
<https://www.dudley.gov.uk/residents/planning/planning-services/advice-and-guidance/planning-guidance/>

Planning History

There was a recent application which sought approval for a dwelling in this position, P21/2261, although this application was refused for 5 reasons, including: occupier amenity, privacy of neighbouring properties (due to the level change), insufficient information for the raised platform, insufficient outlook for No. 10 Dunslade Crescent and insufficient information relating to Highways. This application should be reviewed, and the refusal reasons be addressed. The application is available on the Council's website here:
<https://www.dudley.gov.uk/residents/planning/planning-services/search-for-planning-applications/>

Design

The proposed development, when viewed from the front, is likely to be acceptable, due to the front dormers in the surrounding area and the design of the property on the other side of the street. It is noted the roof appears overly high and top heavy. The roof height should be reduced as far as practicable. Additional information could be provided showing the roof heights of nearby properties.

Amenity

The amenity does not appear to have been fully resolved from the previous planning application. The proposal includes a raised patio with a 1.8m projection from the rear wall. This would likely result in a loss of privacy to neighbouring properties and may result in overlooking. The rear aspect should have a platform for access only to satisfy building regulations. It is noted the garden has a length of 9.5m. The New Housing SPD requires a minimum length of 11m and an area of 65m². The plans do not appear to be scaling correctly, but the development should be in accordance with the Nationally Described Space Standards.

Highways

The previous application had insufficient information to demonstrate the parking would work. This included 2 parking spaces with a cumulative width of 6m and a length of 5.7m. No information was previously provided about gradients. The proposal suggests a driveway with an overall area of 7m by 6m. Based on the previous application, it is unlikely this element will be supported, as further information would be required.

Coal Mining Risk

I note the site is situated in a High Coal Mining Risk Area and a Coal Mining Risk Assessment has been provided. The Local Planning Authority are unable to give any specific advice to whether a Coal Mining Risk Assessment would be sufficient, and this information should be sought separately through the Coal Authority.

Community Infrastructure Levy (CIL)

Residential development within the borough is CIL liable. The proposal site falls within Zone 1 which currently has a Residential CIL rate of: £0.00, therefore no levy would be charged for new residential development at this site.

Conclusion

The principle of a new dwelling in this location is likely to be acceptable, on balance, although there are changes required for it to be supported.

If you are minded to submit a planning application, further information regarding both planning fees and planning application forms can be found using the following links:

http://www.planningportal.gov.uk/uploads/english_application_fees.pdf

<http://www.planningportal.gov.uk/planning/applications/paperforms>

You are reminded that these comments are an individual officer's opinion only and the advice contained within this correspondence is of an informal nature without prejudice to the determination of any future applications by the Local Planning Authority.

If you have any queries or wish to discuss this matter you can contact the Case Officer on 01384 814136 or via the e-mail address development.control@dudley.gov.uk. Please quote the enquiry reference number when contacting this office.

I trust that this information is of assistance.

Yours sincerely,



Carl Mellor
Planning Manager