
Committee Date:	21/03/2013	Application Number:	2013/00554/PA
Accepted:	28/01/2013	Application Type:	Full Planning
Target Date:	25/03/2013		
Ward:	Sutton Trinity		

5 Manor Drive, Sutton Coldfield, Birmingham, B73 6ER

Demolition of existing dwelling and erection of 4 no. detached dwellings, including new service road, car parking and landscaping.

Applicant: Cameron Homes
53 High Street, Chasetown, Staffs, WS7 3XE
Agent: Lapworth Architects
Somerville House, 20-22 Harborne Road, Edgbaston, Birmingham,
B15 3AA

Recommendation

Approve Subject To Conditions

1. Proposal
- 1.1. This planning application seeks consent for four dwellings, in substitution of four permitted dwellings, which were granted consent on 7 July 2012 under application 2012/02391/PA.
- 1.2. The approved planning application 2012/02391/PA involved the demolition of the existing dwelling and erection of four dwellings, including a new service road and associated car parking and landscaping.
- 1.3. The developer, Cameron Homes, wishes to make minor revisions to the house types and siting, plot boundaries and the footprint of the dwelling in Plot 4. The Design and Access Statement advises that the proposed changes to the elevation design are more sympathetic to its neighbouring residential context than the previous approval on the site. The changes are as follows:
- 1.4. Plot 1 includes single storey bay windows instead of double height bay windows, one chimney breast instead of two chimney breasts and an entrance porch, external utility door and side facing windows have been added. The pedestrian garage door has also been repositioned from the side to the rear elevation for ease of access.
- 1.5. Plot 2 and 3 includes the repositioning of the front entrance door to the side elevation with a canopy over, minor alterations to the roof design, eight side facing roof lights instead of two roof lights in the front and rear roof slopes and the addition of a single storey front bay window, three side facing windows, rear facing en-suite window and an external utility door. Internally, a new en-suite has been added and the bedroom and study room on the second floor level have been switched.
- 1.6. Plot 4 changes are identical to Plot 1 with the addition of a single storey link between the dwelling and garage (which has enlarged the footprint of the dwelling). The

footprint of the dwelling has therefore changed from being 13.5 metres in length to 16 metres.

- 1.7. The building materials have been simplified to only facing brickwork for all of the house types to create a unity between the dwellings which replaces the proposed mix of materials consisting of part brickwork, part rendering for Plots 1 and 4 and a mix of brickwork, rendering and Herringbone brickwork panel with timber frame surround detail to Plots 2 and 3.
- 1.8. The siting of the dwellings and plot boundaries have been altered to ensure the plots work in terms of side accesses to utility rooms as follows:
 - Plot 1 and 2 - the gap between the dwellings has increased from 1.5 metres to 1.8 metres and the plot boundary realigned to allow for 0.85m wide side accesses to utility side doors.
 - Plot 2 and 3 - the plot boundary realigned to allow for 0.85 metre wide side access to plot 3 utility door.
 - Plot 3 and 4 - the plot boundary realigned to allow an equal 0.85 metre separation between each dwelling and side boundary fence.
 - Plot 4 and the east boundary - the gap between the dwelling and the eastern boundary has been reduced from 4.14 metres to 3.82 metres.
- 1.9. The minimum separation distances between the proposed dwellings and the adjoining gardens/ dwellings as set out in Places for Living SPG has been maintained.
- 1.10. The bedroom sizes and rear gardens comply with the minimum guidelines set out in Places for Living SPG.
- 1.11. A new Tree Survey and Arboricultural Impact Assessment submitted with this application has concluded that additional trees of low amenity value should be removed to enable the development and to improve the living conditions for the future occupiers of Plot 4. The additional trees to be removed relate to 9 Conifer trees (category C) located along the east boundary (adjacent to the railway line) and 4 Conifer trees, a Norway Maple tree and a Fruit tree located in the southeast corner of the site. Overall, it is recommended to remove 28 trees out of 42 trees, which are mainly fruit trees and Conifer trees.
- 1.12. Following negotiations, the soft landscaping proposals have been amended to increase the number of replacement trees from 18 to 37, which includes additional trees along the majority of the east boundary and southeast corner of the site and the trees recommended along the north boundary have been replaced with more appropriate tree species such as Field Maple trees that do not grow to a tall height in order to mitigate any potential overshadowing of the neighbouring gardens within Woodland Rise. The mix of shrubs along the south boundary has also been enhanced.
- 1.13. The car parking provision of 400% per dwelling and the siting and width of the new service road remains unchanged as previously approved.
- 1.14. Site area is 0.26 hectares and the density of the proposed development is 15 dwellings per hectare.
2. Site & Surroundings

- 2.1. The application site is currently occupied by a two-storey detached residential dwelling with a detached garage and a separate timber shed and outbuilding. The site includes fruit and mature trees and there is a mix of boundary treatments including a 1.8 metre high close boarded fence, a 1.8 metre high wire mesh fence, a 1.8 metre high timber panel fence and a 1.95 metre high brick wall. The site falls by 3.42 metres from south to north. The land to the north in Woodland Rise and the railway line is significantly lower than the application site.
- 2.2. The site is located at the end of Manor Drive, which is a private residential road with no footpath and is bounded by holly hedges and mature trees. Manor Drive is accessed off Manor Hill, where Manor Hill makes a right-angled bend into Driffold.
- 2.3. To the northwest of the site, is a Grade II listed dwelling house known as 'Sutton Coldfield Manor House' which is on the site of a former medieval manor house and has both historic and archaeological significance. To the east is a railway line, which is located in a cutting not far from the boundary. To the north of the site is a mix of two and three storey dwellings fronting Woodland Rise. To the south is a two-storey residential property. The trees to the south within the gardens of Nos. 1, 3a, 3b, 3c and 3d Manor Drive are all subject to a Tree Preservation Order (TPO 1062).
- 2.4. The surrounding area is predominantly residential in character

3. Planning History

- 3.1. 19 August 1976 – 42707000 – Planning permission granted for erection of detached house and bungalows.
- 3.2. 6 July 2012 - 2012/02391/PA - Planning permission granted for demolition of existing dwelling house, garages and outbuildings and erection of four, five bedroom dwelling houses with garages, new access road and associated landscaping, subject to conditions.

4. Consultation/PP Responses

- 4.1. Ward Councillor, M.P, residents associations and adjoining occupiers were notified.
- 4.2. Andrew Mitchell M.P – Objects to the application and supports his constituents in their belief that the development at this location is inappropriate.
- 4.3. Councillor Pears – Objects to the application for the following reasons: Overdeveloped site and out of character, disregarding mature suburbs guidelines, intrusion to light and noise to No. 3b Manor Drive, car parking problems and danger to Manor Road (as it is too narrow, unlit and would have an extra 16 cars potentially).
- 4.4. Councillor Waddington – Objects on the same grounds as Councillor Pears.
- 4.5. Councillor Parkin - Objects on the same grounds as Councillor Pears.
- 4.6. 13 letters of objection received from nearby and adjoining residents stating the following:
 - Over-intensive and totally inappropriate development for this site.

- Spoils the characteristics of Manor Drive (which comprises high quality, architecturally diverse housing within a semi-rural setting), as it would result in a dramatic higher density of housing and would not comply with the established building line and alignment of existing houses in Manor Drive.
- Contrary to Places for Living SPG which states 'that in areas where low density forms are a positive characteristic that harm is not caused by intensive infill and redevelopment at higher densities and, the insertion of buildings on small plots will not be appropriate'.
- Contrary to Mature Suburbs SPD.
- Woodland Rise is more than four metres below the site, has no physical connection to Manor Drive and therefore has no bearing on any development on Manor Drive.
- Overlooking and loss of privacy to the dwellings in Woodland Rise, due to the elevation of the site.
- The proposed trees along the north boundary of the site are hedge forming trees, which grow taller than 40 feet. This would block out sunlight to the residential properties in Woodland Rise.
- Intrusion as the new service road would create unacceptable noise and light and vehicle exhaust pollution for the occupants of 3b.
- Inadequate car parking.
- Increase traffic movement and detrimental to pedestrian safety on Manor Drive, as this road is narrow (3.5 metres wide in places), privately owned, accessed from a busy junction/parking overflow and does not include a footpath, street lighting or allows for two cars to pass.
- Manor Drive has limited space for residents, visitors, workmen, ambulances, fire engines, delivery and refuse vehicles to park or manoeuvre.
- Insufficient drainage from the proposed dwellings and landscaping, which would cause uncontrolled run off water resulting in the dwellings in Woodland Rise becoming waterlogged.
- Plans do not show the level differences between the proposed dwellings and the existing dwellings.
- Complete loss of the historic view of the prominent local land mark of Sutton Coldfield Town Hall, which has been enjoyed by residents of Manor Drive, visitors and the public since the town hall was built in 1864.
- Request that the Committee Members that did not visit the site for the previous planning application 2012/02391/PA should visit the site in order to see the unique aspect of the existing environment and heritage that the development would be spoiling.

- 4.7. Regulatory Services – No objection subject to a condition requesting that all windows, any other glazed areas and external doors to habitable rooms are provided with a weighted sound reduction index (Rw + Ctr) of at least 27dB. Also, for any ventilation to habitable rooms to be provided by means of acoustic vents achieving a weighted element normalized level difference (Dne,w + Ctr) of at least 36dB.
- 4.8. Transportation Development – No objection subject to conditions requesting appropriate pedestrian visibility splay at the vehicular access, footway crossing to be constructed to Heavy Duty specification at the applicant's expense, vehicular

circulation area to be kept free from obstruction and for a construction management plan to be submitted.

- 4.9. West Midlands Fire Services – If the access cannot be improved a sprinkler system complying with the requirements of British Standard 9251 should be installed within each dwelling.
- 4.10. Severn Trent Water – No objection subject to a condition requesting drainage plans for the disposal of foul and surface water flows.
- 4.11. Network Rail – No objection.
- 4.12. Children, Young People and Families – No objection.
- 4.13. West Midland Police – No comment to make on this application.

5. Policy Context

- 5.1. National Planning Policy Framework (NPPF) 2012, the adopted UDP 2005, draft Birmingham Development Plan 2012, Places for Living SPG, Mature Suburbs SPD, The 45 Degree Code SPD, Nature Conservation Strategy SPG, Archaeology Strategy SPG and Car Parking Guidelines SPD.

6. Planning Considerations

- 6.1. The main issues for this application are the impact of the proposed changes to the previous approved scheme on the layout of the development and on the amenities of adjoining residents.
- 6.2. The principle was considered acceptable in the previous approved scheme for the demolition of the existing dwelling and the erection of four dwellings.

Proposed revised layout and design

- 6.3. The proposed revisions to the house types would result in a reduction in the variation between the plots in terms of design and materials. However, it is considered that this reduction in variety would provide a harmony between the dwellings and the revised house types would represent a high quality design.
- 6.4. The new position of the entrance doors on the side elevations of the houses in Plots 2 and 3 is considered acceptable and the proposed 'L shaped' dwelling in Plot 4 created by the new single storey link between the dwelling and garage is an improvement compared to the previous approved application, where the permitted dwelling had an awkward arrangement of a bay window facing the blank brick wall of the associated garage.
- 6.5. The revisions to the siting of the dwellings and plot boundaries would ensure that there is reasonable access between each dwelling to access their side utility door and the rear garden from the frontage. I am satisfied that the proposed revisions would retain sufficient spacing between the dwellings and would be in keeping with the plot sizes of other houses within the area. I note Network Rail raises no objection to the reduction in the gap between plot 4 and the east boundary adjacent to the railway line, as it retains a 2 metre maintenance gap.

- 6.6. I therefore consider that the proposed revisions would ensure a high quality development that is in keeping with the local character, in line with policies 3.8, 3.10 and 3.14 of the adopted UDP 2005, the NPPF and guidance contained within Mature Suburbs SPD, which all seek to protect and enhance what is good in the City's environment. I have recommended conditions as per the previous approved application to secure high quality building materials, window details, hard surfacing materials and boundary treatments.

The impact of the proposals on the amenity of existing residential occupiers

- 6.7. The impact on the residents at 3b Manor Drive and the residents of the dwellings in Woodland Rise was considered acceptable in the previous approved application in terms of overshadowing, overlooking, light pollution, traffic noise and air pollution. I consider that the proposed relatively minor revisions would not increase the impact on adjoining residents.
- 6.8. Concerns have been raised by residents in Woodland Rise about being overshadowed by the new trees along the north boundary and being waterlogged from potential runoff surface water from the development site.
- 6.9. The Landscaping Officer has responded to the concerns and requested that the new trees are of a low growing, low height type. The applicant has amended the soft landscaping proposals to ensure only low height Field Maple, Crab Apple and Hawthorn trees are planted along the south boundary.
- 6.10. Severn Trent Water raises no objection to the proposed development subject to a condition to secure suitable drainage of the site. I concur with this view and consider that the proposed development would not cause any increased risk of flooding to the properties located on lower ground level in Woodland Rise. I have attached the condition recommended by Severn Trent Water accordingly.

Impact on Trees

- 6.11. I raise no objections to the removal of additional trees within the site as these trees relate to Conifer trees and a Norway Maple tree which are sited in close proximity to plot 4 and considered to be of a low amenity value. The amended soft landscaping proposals would provide 37 new trees to replace the 28 trees removed, which would ensure the enclosed landscaped setting within this area is protected and enhanced. I note that the Tree Officer and the Landscaping Officer raise no objection. A condition is attached to ensure the agreed landscaping scheme (which includes the 37 new trees) is provided prior to the first occupation of the new dwellings or within an agreed planting timetable.
- 6.12. The Tree Officer notes that the Tree Protection Plan is unacceptable as it fails to provide adequate protection of trees identified as T38 – T40 in the Tree Survey. I concur with this view and have attached a condition as recommended by the Tree Officer to prevent any site clearance, preparatory work or development before a scheme for the protection of the retained trees is agreed with the local planning authority.

Other matters raised by adjoining occupiers

- 6.13. The impact of the proposals on highway safety was considered acceptable in the approved application. I acknowledge that Manor Drive does not provide adequate access for the Fire Service however the site is already occupied by a dwelling and I

have recommended a condition to ensure sprinkler systems are installed within each dwelling in line with the comments received from West Midlands Fire Services. The new service road would be lit with new lighting (secured by condition including a request that the lights are of a low level design to avoid any adverse impact on the residents at 3b Manor Drive, in terms of light pollution).

7. Conclusion

7.1. I consider that the proposed revisions to application number 2012/02391/PA, in terms of house types and siting, plot boundaries and the footprint of Plot 4, would not harm the local character or result in a greater impact on the amenity of existing residents than the previously approved scheme.

8. Recommendation

8.1. Recommend approval subject to the following conditions:

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- 1 Requires the prior submission of a construction method statement/management plan
 - 2 Requires the prior submission of a drainage scheme
 - 3 Requires the prior submission of investigation for archaeological observation and recording
 - 4 Requires the prior submission of level details
 - 5 Requires the prior submission of sample materials
 - 6 Requires the prior submission of hard surfacing materials
 - 7 Requires the prior submission of boundary treatment details
 - 8 Requires the prior submission of a lighting scheme
 - 9 Requires the prior submission of noise insulation
 - 10 Requires the prior submission of domestic sprinkler system for each house
 - 11 Prevents occupation until the landscaping scheme including replacement trees are provided.
 - 12 Prevents occupation until the turning and parking area has been constructed
 - 13 Requires pedestrian visibility splays to be provided
 - 14 Requires tree protection during construction
 - 15 Protects retained trees from removal
 - 16 Requires the prior submission of details of bird/bat boxes
 - 17 Requires the development to be in accordance with the Baseline Ecological Site Audit with Daytime Bat Assessment.
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- 18 Removes PD rights for extensions
 - 19 Prevents gates being erected across the access road.
 - 20 Requires the scheme to be in accordance with the listed approved plans
 - 21 Limits the approval to 3 years (Full)
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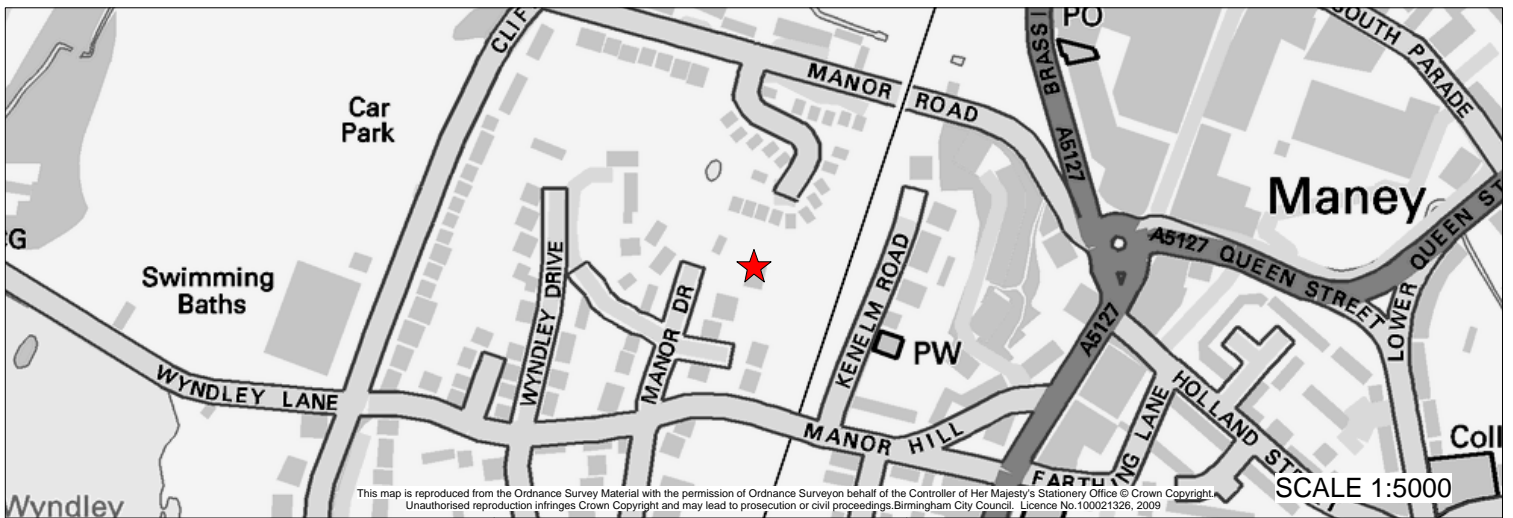
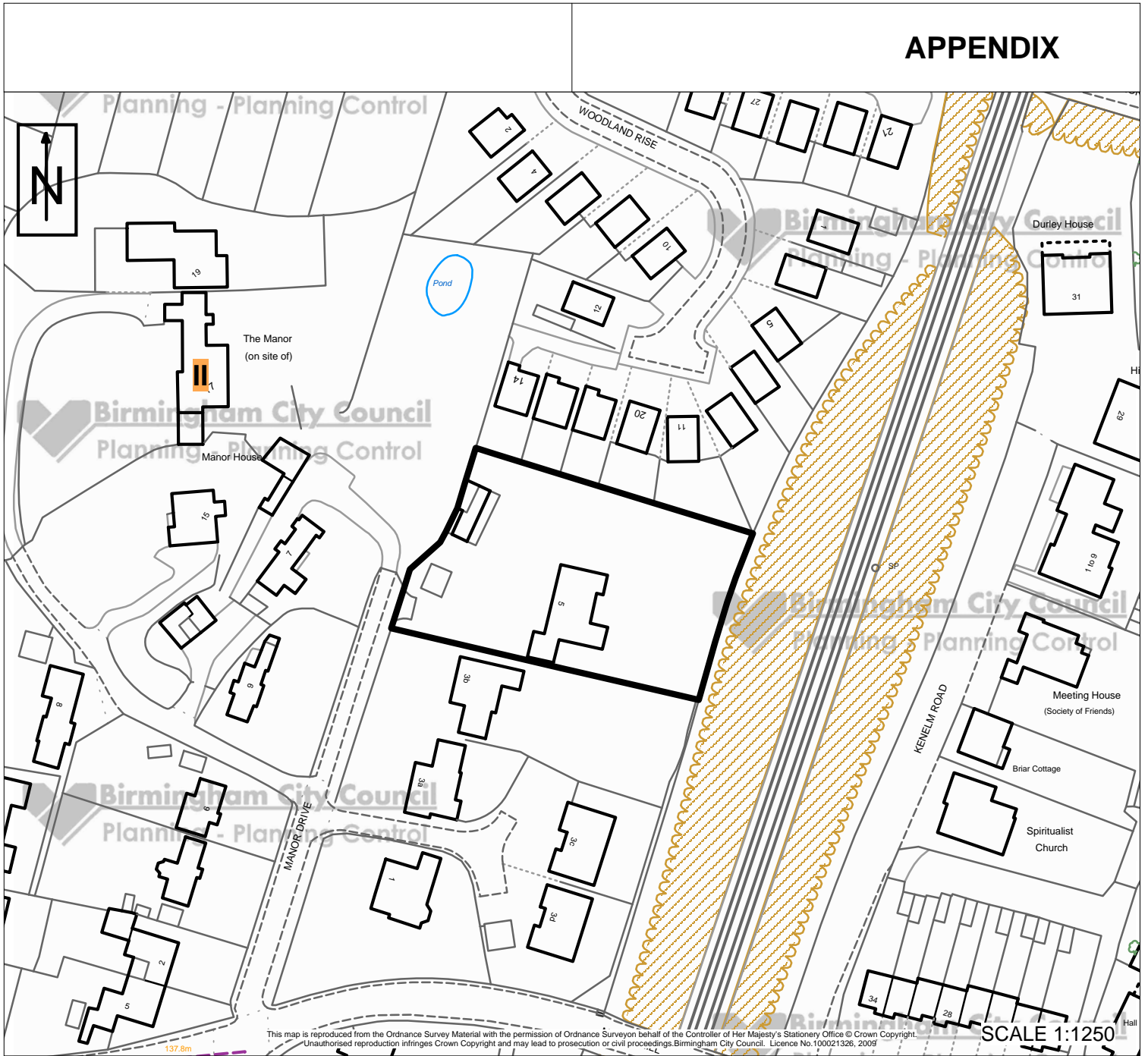
Reason for Approval

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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; Mature Suburbs (2008), which has been adopted as Supplementary Planning Document; and the National Planning Policy Framework.
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Case Officer: Helen Hawkes









APPENDIX



5 Manor Drive
Sutton Coldfield
Birmingham
B73 6ER

2013/00554/PA

-  Statutory Listed Building
-  Locally Listed Buildings
-  Conservation Area
-  Neighbourhood Offices
-  Site Boundary
-  Site Location

Development Directorate
1 Lancaster Circus
Queensway
Birmingham B2 2JE.



Date: 25/9/2007

