

APPLICATION REFERENCE: PL/2021/00625/PPFL**Site Address:** 39 Kineton Green Road Olton Solihull B92 7DX

Proposal:	Demolition of existing house and replacement with 2 No. five bedroom detached houses with access, parking and landscaping.
Web link to Plans:	Full details of the proposal and statutory consultee responses can be found by using the above planning application reference number at: <u>https://publicaccess.solihull.gov.uk/online-applications/</u>

Reason for Referral to Planning Committee:	Called in by Councillor Katy Blunt
---	---

Recommendation:	APPROVAL SUBJECT TO CONDITIONS
------------------------	---------------------------------------

EXECUTIVE SUMMARY

This application seeks planning permission for the demolition of an existing dwelling and replacement with two detached dwellings within the Olton Conservation Area, at 39 Kineton Green Road.

This application follows on from a previously refused application at the site, which was allowed on appeal. The only alteration between this application and the allowed appeal is the additional first floor projection to the dwelling proposed at plot 2, closest to no.37 Kineton Green Road.

The principle of this residential development is considered to be policy compliant creating one net additional residential unit in an existing residential area, in an accessible location within the Borough. The principle of development is acceptable and in compliance with policy P5 of the Solihull Local Plan. The design and layout respects the local distinctiveness of the area and the character of the Conservation area and the proposal therefore accords with Policy p5, P15 and P16 of the Solihull Local Plan.

This report sets out that the proposal would have no material impact upon the local highway network and sufficient parking provision is provided on the site given the

sustainable location of the site. The proposal therefore accords with Policies P7 and P8 of the Local plan subject to the imposition of conditions.

The proposal is considered to be acceptable in all other aspects, subject to appropriate conditions, and is this considered to comply with Policies P10, P11, 14, P15, P16 and P21 of the Solihull Local Plan.

MAIN ISSUES

The main issues in this application are the effects of the development:

- Whether the proposal provides an appropriate residential use in accordance with relevant planning policy and planning history of the application site;
- The effect of the proposal on the character and appearance of the area, including heritage assets
- The effect of the proposal on the living conditions of the occupiers of neighbouring properties; and
- The effect of the proposal on highway safety and the free flow of the road network

Other Material Considerations

- Landscape
- Ecology
- Drainage
- CIL Contribution
- Other matters
- Public sector equality duty; and
- Human Rights

CONSULTATION RESPONSES

Statutory Consultees The following Statutory Consultee responses have been received:

LLFA & Drainage – No objections subject to conditions

Non Statutory Consultees The following Non-Statutory Consultee responses have been received:

SMBC Ecology – No objection subject to conditions

SMBC Heritage – No objection subject to conditions

SMBC Highways – No objections subject to conditions

SMBC Landscape - No objections subject to conditions

SMBC Urban Design – No objection

PUBLICITY

The application was advertised in accordance with the provisions set down in the Town and Country Planning (General Development Procedure) Order 2015.

2 responses were received, one in support of the application and one in objection. All correspondence has been reviewed and the main issues raised are summarised below (Planning Committee Members have access to all third party correspondence received):

Support

- Previous proposals have been unsympathetic and unacceptable, however this new proposal for two new dwellings is more sympathetic and should be approved.

Objection

- Design is overbearing and out of scale
- Loss of privacy through overlooking
- Loss of light/overbearing impact

PLANNING ASSESSMENT

Section 38(6) of the Planning & Compulsory Purchase Act 2004 requires that: -

‘Where in making any determination under the planning acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise’.

The National Planning Policy Framework at paragraph 2 states that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan, and is a material consideration in planning decisions. Planning policies and decisions must also reflect relevant international obligations and statutory requirements.

This report considers the proposal against the Development Plan (Solihull Local Plan), the relevant policies of the National Planning Policy Framework (“NPPF”) 2019, the National Planning Practice Guidance.

Whether the proposal provides an appropriate residential use in accordance with relevant planning policy and the planning history of the application site.

The NPPF sets out the Government's planning policies for England and is underpinned by a presumption in favour of sustainable development. Although the NPPF aims to boost significantly the supply of housing, great importance is still attached to the design of the built environment. The NPPF makes clear that good

design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people (paragraphs 124–132). Decisions should aim to ensure that developments respond to local character and are visually attractive as a result of good architecture and appropriate landscaping.

The site is located within the mature sustainable residential area of Olton. Challenge C of the Solihull Local Plan (SLP) acknowledges the challenge of accommodating more development in the mature suburbs and rural settlements while conserving the qualities that make them attractive. The SLP sets objectives to meet the challenge including by ensuring high quality design and conserving the qualities of the environment that contribute to character and distinctiveness (which envisages mature suburbs retaining their leafy suburban character) and ensuring development doesn't adversely impact on residential or other amenities.

Policy P5 of the SLP supports new housing on unidentified sites in accessible locations where they contribute to meeting borough wide needs and towards enhancing local character and distinctiveness. Policy P5 of the SLP is consistent with policies set out in the NPPF and full weight can be attributed to this SLP Policy.

In order to find support in Policy P5, developments should; (a) be located in accessible locations; (b) contribute to meeting borough wide housing needs and; (c) enhance local character and distinctiveness.

- (a) Accessibility

Policy P7 of the SLP gives accessibility criteria in relation to local circumstances, and helps to test requirements of Policy P5 which requires windfall development to be sited in accessible locations. These policies are consistent with the NPPF and thus carry significant weight. The site lies within an accessible location within approximately 2.4 miles from Solihull Town Centre and close to frequent bus and train services. Therefore the principle of the redevelopment of this site for residential purposes is supported in this accessible location and carries weight in the planning balance.

- (b) *Contribute to meeting borough wide housing needs*

Paragraph 11 of the NPPF indicates that there is a presumption in favour of sustainable development. The correct test to apply is based upon whether an authority can demonstrate a 5 year land supply (5YHLS) or not. If it can't then for decision making the presumption means granting permission unless (i) the application of policies in the NPPF that protect areas or assets of particular importance (that are listed in foot note 6 of the NPPF) provides a clear reason for refusal or (ii) any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in this framework taken as a whole. This is often referred to as the 'tilted balance'. The latest figures the Council has published in relation to the 5YLS indicates that the Council can demonstrate a supply of 4.64 years (as of 1st April 2019) and therefore the tilted balance is engaged. This shortfall is considered to be limited on a scale of

marginal-limited-modest-substantial-severe. As the shortfall is considered to be limited this can have a bearing on the weight attached to the tilted balance.

Policy P5 of the Solihull Local Plan (SLP) supports new housing on unidentified sites in accessible locations where they contribute towards meeting identified housing needs and towards enhancing local character and distinctiveness. The proposal seeks to demolish an existing residential house and replace this with two new detached dwellings of good quality design, in keeping with their context and streetscene, thus enhancing local character and distinctiveness. Issues of character and design are considered in greater depth later on in this report.

- (c) Enhancing local character and distinctiveness

Finally, considering the third test, Policy P15 of the SLP provides guidance on Securing Design Quality. Policy P15 of the SLP requires all development to achieve good quality, inclusive and sustainable design, which conserves and enhances local character, distinctiveness and streetscape quality and ensures the scale, massing, density, layout, materials and landscape of the development respects the surrounding natural, built and historic environment.

Policy P16 Conservation of Heritage Assets and Local Distinctiveness states that characteristics that contribute to local distinctiveness are listed as worthy of being conserved. Reference is made to the importance of the historic environment to the Borough's local character and distinctiveness and its contribution to the five distinct 'places' of Solihull, of which the mature suburbs is one of the areas.

The principle of the redevelopment of this site for residential purposes within the C3 Class of the Use Classes Order (1987) (as amended) would contribute to meeting borough wide housing needs and therefore meets the housing test in Policy P5.

- (c) Enhancing local character and distinctiveness

Finally, considering the third test, Policy P15 of the SLP provides guidance on Securing Design Quality. Policy P15 of the SLP requires all development to achieve good quality, inclusive and sustainable design, which conserves and enhances local character, distinctiveness and streetscape quality and ensures the scale, massing, density, layout, materials and landscape of the development respects the surrounding natural, built and historic environment.

Policy P16 Conservation of Heritage Assets and Local Distinctiveness states that characteristics that contribute to local distinctiveness are listed as worthy of being conserved. Reference is made to the importance of the historic environment to the Borough's local character and distinctiveness and its contribution to the five distinct 'places' of Solihull, of which the mature suburbs is one of the areas.

An assessment of the effect of the proposed development by reason of its scale, massing, layout, design and landscaping on the character and appearance of the area is set out in the next section of this Report. Your officers have concluded that the proposal would meet the relevant criteria as set out in Policies P5 and P15 and P16.

Policy P7 of the SLP, inter alia, seeks to ensure that new development is focused in the most accessible locations and promotes ease of access. When looking at housing development, this Policy sets out criteria of walking distances that new development should seek to achieve and comments on distances from primary schools; doctor's surgeries and food shops as well as distances from bus stops and railway stations. The intention is that development should be easily accessible and linked to existing amenity facilities that are capable of being arrived at on foot. Policy P7 carries sets down a series of recommended distances that new housing development should meet to ensure that it is located in a sustainable location near to local services. Whilst the application site performs well against such criteria it should be borne in mind that Policy P7 states that for proposals for fewer than 3 dwellings in urban areas west of M42 (or within rural settlements) are exempt from such criteria. Therefore, this planning application and its proposal for two new houses, replacing one falls below the set threshold and this part of Policy P7 is not engaged. In terms of the second part of policy P7 which seeks new development to be overlooked, safe and accessible by foot, bike and public transport, the application site performs well against this criteria given its position on Kineton Road.

For this reason the spirit of Policy P7 is met and as such the application proposal is considered in accordance with Policy P7. Neutral weight should be added to the planning balance.

- *Planning history*

This application follows on from a previous planning application PL/2020/00767/PPFL which was recommended for approval, but refused for the following reasons:

1. The proposed development by virtue of its scale, and design would fail to conserve and enhance local character, distinctiveness and streetscape quality resulting in an incongruous addition to the Olton Conservation Area, contrary to Policy P15 and P16 of the Solihull Local Plan, and the NPPF 2019.
2. The proposed shared driveway configuration between the two new dwellings would result in an inappropriate area of parking with insufficient space to allow for both the parking and manoeuvring of cars within the site to ensure they are able to egress in a forward gear. This would result in the potential for vehicles having to reverse off the driveway and onto Kineton Green Road in close proximity to both the access to Kineton Green primary School and the bend in Kineton Green Road. This is not considered to be in the interests of highway safety and efficiency and contrary to Policy P8 of the Solihull Local Plan and the paragraph 108 of the NPPF.
3. The proposed development by virtue of the size and siting of plot 1 would result in a detrimental impact on the amenities of the neighbouring property 41 Kineton Green Road by virtue of the projection past the rear elevation resulting in an overbearing impact. For these reasons the proposal is contrary to Policy P14 of the Solihull Local Plan 2013.

This application was subsequently appealed and the appeal was allowed. A copy of the appeal statement is appended to this report and sets out the justification for allowing the appeal. The allowed appeal carries significant weight in the planning balance.

- *Summary*

The site is located within an accessible location where the principle of development is supported. The proposal would not detract from the character and appearance of the area, rather the development would be a respectful addition to the street scene responding acceptably to its location within Olton Conservation Area. The proposed dwellings would not be out of place within the street scene, rather, in design terms, they would provide a welcome addition to this site, improving its appearance through the demolition of an existing dwelling which has fallen into disrepair.

The development would therefore be appropriate in terms of its scale, massing, layout, design and landscaping and fully accords with guidance in Policies P5, P10, P14, P15 and P16 of the Local Plan. This should be accorded neutral weight in the planning balance.

The effect of the proposal on the character and appearance of the area, including heritage assets.

The NPPF is underpinned by a presumption in favour of sustainable development. Although it aims to boost significantly the supply of housing, great importance is attached to the design of the built environment. It advises that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Paragraph 193 of the NPPF 2018 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

Paragraph 196 of the NPPF states that where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use.

Policy P15 of the Local Plan requires all development to achieve good quality, inclusive and sustainable design, which conserves and enhances the local character, distinctiveness and streetscape quality and ensures that the scale, massing, density, layout, materials and landscape of the development respect the surrounding natural, built and historic environment. Further, developments will be expected to contribute to or create a sense of place.

The Council's New Housing in Context SPD notes that each street has particular characteristics and rather than one single generic character, there are a number of key characteristics which have been identified as being the most essential elements contributing to the character or local distinctiveness of a street or residential area. These may include, plot width, plot format, plot access, building format.

The Olton Conservation Area appraisal document considers that the original grain of dwelling plots is the dominant visual form within the area. The appraisal describes the characteristics of the plots as being “...of roughly regular frontage width and with depths of comparatively much greater length. The dwellings are sited on their plots to give front gardens of comfortable proportions, ..., they still possess extensive rear gardens and this is a characteristic feature of the Area, valuable for their inherent amenity as well as their reflection of the social history of the Area at the time of its laying out.” It continues “There is a mix of detached and semi-detached houses throughout this core area, but in either case they have been built so as to maximise the available width across the plot.”

The appraisal describes properties within Kineton Green Road as follows:

- Predominantly two-storey construction;
- The most common form of roof is in double-pitched gable ended construction, but the presence of hipped roof types is nevertheless frequent;
- There is frequent use of shallow forward projections from the main front elevations and these are usually capped with a right-angled (but subservient) gable roof;
- Roof pitches are normally in the region of 40o or slightly steeper;
- As a result of the roof pitch, the element of the roof's presence within the whole of the elevation is of a significant proportion but not out of scale with it;
- Chimneys add considerably to the roofscapes and can be seen in a variety of positions within the roof plane (ridge-mounted, at gable ends, wholly contained within the slope of the roof, rising from eaves level), they are substantial in plan form and height (well-proportioned with the remainder of the elevation), and with good but not necessarily elaborate capping details;
- There are a few original dormer windows constructed in the style of the building;
- Some original bay windows are in evidence and again in the style of the building;
- Barge boards and eaves are often well pronounced and give relief to the elevation;
- Window apertures have a vertical emphasis.

The appraisal continues:

“Throughout the core area there is further uniformity created by the materials used to construct the buildings. For the walls, red/orange brick and render are predominant. Either of these can occur as the entire material for an individual elevation or even for the whole building, or they are used in combination within individual buildings, with striking visual effect in the street scene. There is also frequent use of mock timber framing but this is mostly confined to small panels within individual elevations and at higher levels. Roofs are almost exclusively covered in small plain tiles of red or reddish-brown colour. Welsh slate occasionally breaks with this overall theme.”

The above features, which define the character of the Conservation Area, apply equally to the properties constructed during the inter-war period. They are not restricted to those plots developed during the late 19th and early 20th centuries. The development from the late 19th and early 20th centuries and the inter war period share many common characteristics, as described above. The inter-war properties, although less architecturally elaborate than those constructed during the earlier phases of development, are underpinned by the same economic and social values

that shaped the development of earlier periods. They provide the physical evidence of the continued development of "... an area established for the benefit of an affluent, upper-middle class society."

The Council's Urban Design Officer and Heritage Officer have received the proposals and raised no objection to the proposals and have had due regard to the fallback position of the scheme allowed under appeal. It is considered that the scale and design of the detached dwellings pays due regard to the architectural treatments of the elevations of the two dwellings fronting Kineton Green Road as well as having regard to plot form. The height of the new dwellings is in line with neighbouring properties and the separation between them and neighbouring properties is such that it would follow the pattern of built form along this section of Kineton Green Road.

It is considered that subject to a condition to secure the use of appropriate materials, the application proposal would be respectful of the character, appearance and local distinctiveness of the area and would be compliant with policies P5, P15, p16 of the Solihull Local Plan. Neutral weight should be attributed to this in the decision making exercise.

The effect of the proposal on the living conditions of the occupiers of neighbouring properties

Policy P14 of the Solihull Local plan seeks to protect the amenity of existing and potential occupiers of houses when considering new developments. Careful consideration must be made to amenity of both existing neighbours, as well as the future occupiers of the proposed development. The policy is consistent with the NPPF and thus carries significant weight.

In terms of impact on the neighbouring amenities the proposal creates two new dwellings in place of the existing single detached dwelling. The existing building line is staggered and therefore the proposed new dwellings follow this building line. The staggered building line not only respects the character of the area but also ensures that the new dwellings would not have a detrimental impact on the neighbouring amenities to the frontage of the site.

Turning to the rear of the site, it is noted that the dwellings are of a greater depth than the immediate neighbouring properties, however a plan indicating the 45-degree line from the nearest habitable windows at neighbouring properties has been provided, and this indicates that the 45-degree line would not be breached., furthermore, sufficient separation to the boundaries would be retained on either side. Therefore as a result of this it is not considered that there would be a detrimental impact to the neighbouring properties in terms of loss of light or overbearing impact.

The dwellings would be set off the boundary with neighbouring dwellings at nos 37 and 41 Kineton Green Road by a minimum of 1.0m which would provide adequate separation and again assist in minimising any impact on neighbouring amenities in terms of being overbearing.

In terms of overlooking from the new dwellings, the side facing windows to the dwelling would serve non-habitable rooms at first floor and second floor and as such

would reasonably be conditions to be obscurely glazed and top opening. Within the second floor there is a gym area proposed to the rear able which would include two velux windows. Given the nature of velux windows and the opening height of these it is not considered that they would result in overlooking and loss of privacy to neighbouring amenities.

In relation to rear facing windows these would serve the dining rooms at ground floor level and bedrooms at first floor, and it is not considered that these would give rise to undue overlooking in comparison to a standard rear elevation and neighbouring garden relationship.

With respect to the living conditions of future occupiers of the dwelling the drawings submitted demonstrate that a sizable area of rear amenity space would be provided in the form of private gardens, which would be akin to the size of other neighbouring plots. As a consequence, the proposal would have an acceptable effect on the living conditions of future occupiers of the development in terms of external space provision.

In summary, it is considered that the proposed new dwellings are appropriately proportioned and sited so as not to have an adverse effect on the living condition of the occupants of nearby dwellings or future occupiers of the development. In this regard, the development would accord with Policy P14 of the SLP, and neutral weight should therefore be attached to this material consideration.

The effect of the proposal on highway safety and the free flow of the road network

Policy P8 (Managing Demand for Travel and Reducing Congestion) of the Local Plan states that, 'All development proposals should have regard to transport efficiency and highway safety [and] development will not be permitted which results in a significant increase in delay to vehicles, pedestrians or cyclists or a reduction in safety for any users of the highway or other transport network.'

The Highway Authority was previously consulted on planning application PL/2020/00767/PPFL at the application site, for the demolition of the existing dwelling and the erection of two dwellings. The Highway Authority raised no objections to the previous application however, the application was subsequently refused by Solihull MBC on the 30th July 2020 for three reasons, one of which was due to the configuration of the proposed driveway resulting in vehicles being unable to turn within the site and would therefore have to reverse onto Kineton Green Road. Following the refusal, an appeal was submitted to the Secretary of State which was allowed. The Planning Inspectorate determined that adequate space would be available within the site for vehicles to turn and even if vehicles did have to reverse in or out of the application site, it would not be uncharacteristic for the surrounding area and the access arrangements would not be detrimental to highway safety. The Planning Inspectorate concluded that the proposed development would not have an unacceptable impact on highway safety, and that the proposals comply with Policy P8 of the Solihull Local Plan 2013.

The current development proposals appear to be very similar to the scheme previously proposed as part of planning application PL/2020/00767/PPFL with the

existing vehicular accesses off Kineton Green Road will be utilised to serve the proposed dwellings.

A Transport Statement (TS) prepared by Cotswold Transport Planning Ltd has been submitted in support of the proposals. The TS highlights that suitable visibility splays and pedestrian visibility splays can be achieved at the vehicular accesses. The TS also indicates that the development will generate approximately two two-way vehicle trips during the AM and PM peak periods (08:00-09:00 & 17:00-18:00). The number of vehicle trips likely to be generated by the development is not considered to be a significant increase compared to the existing dwelling. The traffic survey data provided within Table 2.1 of the TS indicates that traffic flows of 566 vehicles were recorded during the AM peak period, and 647 vehicles were recorded during the PM peak period. The number of additional vehicle trips generated by the proposals would therefore result in a 0.35% increase in traffic flows during the AM peak period, and a 0.3% increase during the PM peak period.

The Highway Authority notes that the access to Kineton Green Primary School is located approximately 90m north-east of the application site. The school is located on the opposite side of Kineton Green Road compared to the application site. The Highway Authority is satisfied that safe and suitable vehicular access will be provided to serve the development, where vehicles will be able to turn within the application site and re-enter the public highway using a forward gear. Suitable pedestrian visibility can also be achieved at the vehicular access. The Highway Authority notes that only one personal injury collision (PIC) has occurred within the vicinity of the application site, approximately 55m north of the application site, which therefore suggests that there are no highway safety issues with the existing vehicular accesses or in the immediate vicinity of the application site. The development will also generate a very low number of vehicle trips.

Based on the above, the Highway Authority is satisfied that the proposals will not have a detrimental impact on public highway safety, or have a severe impact on the operation or capacity of the local highway network. It is therefore considered that the proposals accord with Policy P8 of the Solihull Local Plan 2013, and Paragraphs 108 and 109 of the National Planning Policy Framework (NPPF).

Other Material Considerations

- Landscape & Ecology

Policy P10 of the SLP recognises the importance of a healthy natural environment in its own right. Policy P14 of the SLP requires new development to safeguard important trees, hedgerows and woodlands. The policy is consistent with the NPPF and thus carries significant weight.

The applicant has provided a Landscape Proposals plan which includes native hedges to the form of the site and nature planting to the rear. A tree protection plan has been submitted within the Tree Survey Report and the Council's Landscape Architect has advised that there is no objection to the proposal subject to conditions to ensure mitigation for the lost trees through the submission of a landscape plan, and submission of final details for hard and soft landscaping.

The Council's Ecologists have considered the submitted surveys and raised no objections to the proposals.

It is therefore considered that the proposal is therefore compliant with Policy P10 of the SLP and neutral weight should therefore be attached to this material consideration.

- Drainage

Policy P11 of the SLP advises that new development will not normally be permitted within areas at risk of flooding. The policy is consistent with the NPPF and thus carries significant weight.

The Council's Drainage Engineers have considered the proposal and raised no objections subject to a condition to secure appropriate drainage of the site. The proposal is therefore compliant with Policy P11 of the SLP and neutral weight should therefore be attached to this material consideration.

- CIL Contribution

The proposal would be liable for the CIL charge if planning permission is granted. This would amount to a levy of £28,814.28 based on the contribution rate for new residential dwellings in a 'mature suburb' location (£92.44 sq.m.).

- Public Sector Equality Duty

In determining this application, Members must have regard to the public sector equality duty (PSED) under s.149 of the Equalities Act. This means that the Council must have due regard to the need (in discharging its functions). The PSED must be considered as a relevant factor in making this decision but does not impose a duty to achieve the outcomes in s.149 as it is only one factor that needs to be considered, and may be balanced against other relevant factors. It is not considered that the recommendation to grant permission in this case will have a disproportionately adverse impact on a protected characteristic.

- Human Rights

In determining this application, Members should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority to act in a manner that is incompatible with the European Convention on Human Rights.

Members are referred specifically to Article 8 (right to respect for private and family life), Article 1 of the First Protocol (protection of property). It is not considered that the recommendation to grant permission in this case interferes with local residents' right to respect for their private and family life, home and correspondence, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation to grant

permission is considered a proportionate response to the submitted application based on the considerations set out in this report.

CONCLUSION

This application seeks planning permission for the demolition of an existing dwelling and replacement with two detached dwellings within the Olton Conservation Area at 39 Kineton Green Road.

The principle of this residential development is considered to be policy compliant, creating one net additional residential unit in an existing residential area, with the site situated in an accessible location within the Borough. The design and layout of the new dwellings has been designed to ensure that it both respects and enhances the local distinctiveness of the area and the character of the Conservation Area through the removal of an existing dilapidated dwelling and replacement with two well designed new dwellings and the proposal therefore accords with Policy P5, P15 and P16 of the SLP.

The proposal would have no material impact upon the local highway network and sufficient parking provision is provided on the site given the sustainable location of the site. The proposal therefore accords with Policies P7 and P8 of the Local Plan subject to the imposition of conditions.

The proposal is considered to be acceptable in all other aspects, subject to appropriate conditions, and is thus considered to comply with Policies P10, P11, P14, P15, P16 and P21 of the Solihull Local Plan.

RECOMMENDATION

Approval is recommended subject to the following précis of conditions a full list of standard conditions is available using the following link:

<http://www.solihull.gov.uk/Resident/Planning/searchplanningapplications>:

1. CS00 – Compliance with plans
2. CS05 – Commencement within 3 years
3. CC06 – Materials to be submitted to include frontage landscaping materials and architectural features
4. No works of demolition, or alteration by way of substantial partial demolition, shall take place before evidence has been submitted to the local planning authority of a binding contract for the full implementation of the approved scheme.
5. No development shall take place until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority and Local Highway Authority. The Plan shall be strictly adhered to and shall provide for: the anticipated number of vehicles; the parking and loading/unloading of staff, visitor, and construction vehicles; the loading and unloading of plant and materials; hours of operation and deliveries; the storage of plant and materials used in constructing the development; turning area for construction vehicles; and wheel washing facilities and other measures to prevent mud/debris being passed onto the public highway.

In the interest of highway safety in accordance with Policy P8 of the Solihull Local Plan 2013.

6. No above-ground work shall commence until such a time as a scheme to manage the surface water runoff from the development has been submitted to and approved in writing by the Local Planning Authority, with no occupation until the scheme is operational. The submitted details shall include, as a minimum:

- a) Model and calculations about the lifetime of the development, design storm period and intensity (1 in 1, 1 in 30 & 1 in 100 year) with an appropriate allowance for climate change
- b) The drainage strategy should demonstrate that the surface water run-off must not exceed the pre-development greenfield runoff rate
- c) Flood water exceedance routes, both on and off site
- d) Engineering details of all surface water drainage features
- e) Evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates;
- f) Details of water quality controls, where applicable.
- g) Foul drainage plans
- h) Lifetime management and maintenance plan of the proposed system

The scheme shall be implemented, maintained and managed in accordance with the approved details.

To secure the satisfactory drainage of the site in accordance with Policy P11 and P15 of the Solihull Local Plan 2013.

7. CL03 – Barriers around trees to be retained
8. CL04 – Hard and soft landscaping scheme to be submitted
9. CL06 – Implementation of landscaping scheme
10. CL10 – details of boundary treatments to be submitted

Note:

CIL

Nesting Birds