



PLANNING APPRAISAL

WITH RESPECT TO

Land at St Joseph's Home, Harborne

PREPARED FOR

Little Sisters of the Poor

November 2016





SITE ADDRESS:

Land at St Joseph's Home
Harborne
Birmingham

PLANNING APPRAISAL

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1.0 INTRODUCTION

- 1.1 Brooke Smith Planning Consultants Ltd has been instructed by Little Sisters of the Poor, to undertake a Planning Appraisal in respect of land at St Joseph's Home, located on Queen's Park Road, Harborne. We understand that the parcel of land in question is currently part of the landscaped garden to the Care Home, and a sale to raise funds for reinvestment in existing property is being considered.
- 1.2 It is understood that The Little Sisters of the Poor is currently considering how the site might best be optimised. In the first instance, this Appraisal addresses the potential for new residential development at the site.
- 1.3 Accordingly, the following sections of this Report assesses the site within its local context, and reviews the relevant planning history relating to the site itself as well as similar schemes in the immediate vicinity. The Report also includes an assessment of the relevant adopted and emerging planning policy at both national and local level.
- 1.4 The Report reviews the opportunities for residential development and concludes with a series of recommendations. It advises on the most appropriate way forward in order to gain a positive, commercially attractive planning approval.

2.0 SITE DESCRIPTION

- 2.1 The site, as indicated on Figure 1, is located at St Joseph's Care Home, 71 Queen's Park Road, Harborne to the west of Birmingham City Centre. The parcel of land (the site) forms part of the landscaped garden to the rear of the Care Home, with a frontage on Tennal Road. It is located within a predominantly residential area, consisting of semi-detached and terraced dwellinghouses.

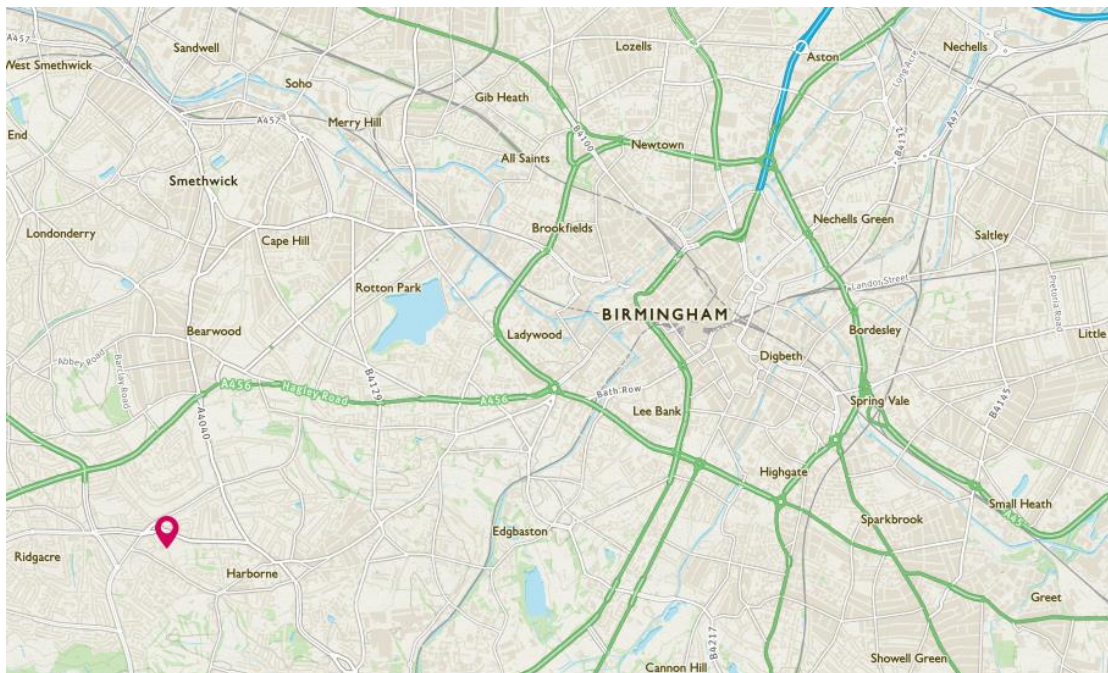
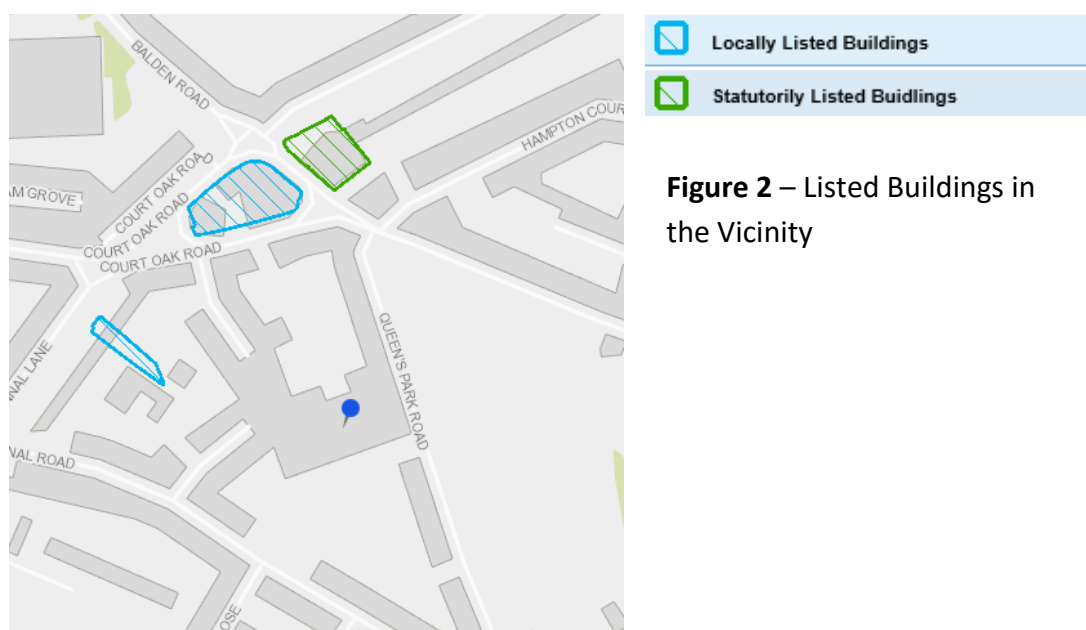


Figure 1 – Birmingham and General Location of the site

- 2.2 It lies within reasonable walking distance of Harborne District Centre and Harborne High Street. Harborne Golf Club and Harborne Pool and Fitness Centre are located less than 1.4km from the site. The City's major transport hubs are situated approximately 5.5km east, with the site deemed to be sustainably placed in terms of proximity to wider services, facilities and amenities.
- 2.3 With regards to the existing highway network, the site is in close proximity to the A4123 (Wolverhampton Road) and the A456 (Hagley Road), providing direct links to the M5 Junction 2 and Birmingham City Centre.
- 2.4 The Nest Nursery is situated directly opposite the site at 158 Tennal Road. Harborne Primary School; Chad Vale Primary School; Our Lady of Fatima RC Primary School; Baskerville Secondary School; Lordswood Girls' School and Lordswood Boys' School and Sixth Form College all lie approximately 3km from the site.

- 2.5 Ridgacre House Surgery is the closest GP surgery, located 1.3km from the site with other local amenities in close proximity, including Harborne District Centre.
- 2.6 The existing building is not statutorily or locally listed and does not fall within any of the three Harborne Conservation Areas which affect the vicinity. There is one statutorily listed building in close proximity (Church of St. Faith and St. Laurence, Balden Road) together with two locally listed buildings (1 (Oakdene), Tennal Lane and Court Oak P.H.). These are shown in Figure 2.



SITE SPECIFIC DETAILS

- 2.7 St Joseph's Home is situated on a large plot with main gated access and frontages onto Queen's Park Road to the east. A large proportion of the plot is taken up by the three storey Care Home, with a large garden extending from the rear of the property towards Tennal Road, which lies to the south west. The plot is bound by residential properties directly to the north, west and south east.
- 2.8 The Appraisal site (as shown in Figure 3) is loosely rectangular in shape, with the south-west section comprising of the gardens associated with the Home. Part of this area has been identified as potentially being surplus to requirement and available for disposal. However, it is considered that the potential development site boundary could be extended further in order to optimize the available land, should other garden land not be deemed as imperative to the overall plot.



Figure 3 – Aerial Plan of the Appraisal Site

- 2.9 Existing vehicle and pedestrian access to the Appraisal site is currently via the Care Home's main access on Queen's Park Road.
- 2.10 The site extends to approximately 0.2 hectares (0.5 acres) with its boundary defined by a wall and hedges/trees. A section of the boundary wall has fallen down and requires substantial repair. The wall is not identified as a heritage asset and does not add to the street scene along Tennal Road, which, apart from the Appraisal Site, has a built frontage formed by dwellinghouses.
- 2.11 The Appraisal site consists primarily of soft landscaping in the form of trees, hedges and shrubs. There is also a number of mature trees and hedges located at the southern boundary along Tennal Road, screening St Joseph's Home from the residential properties on Copperbeech Close and Tennal Road. It is understood that none of these trees are subject to any Tree Preservation Order.

FLOOD RISK

- 2.12 The Appraisal site is situated in an area with very low risk of flooding. As shown on the Environment Agencies Flood Risk Map (Figure 4) the site is located within Flood Zone 1, which refers to land with less than 1 in 1,000 (<0.1%) annual probability of river or sea flooding.



Figure 4 – Environment Agency Flood Risk Map

3.0 PLANNING HISTORY

Appraisal Site

- 3.1 A review of the publicly available electronic records held by Birmingham City Council has been undertaken. A number of applications relate to the main site. The majority of these were made pre 1990, and the detailed information available is limited.
- 3.2 In summary, planning applications were approved for the reconstruction of outbuildings and for external alterations in 1951 (Ref: 03178001), and for accommodation for temporary helpers in 1961 (Ref: 03178002).
- 3.3 Planning applications have been approved for the creation of a recreation hall in 1965 (Ref: 03178004), erection of a bungalow in 1966 (Ref: 03178007) and erection of 2 sun lounges in 1966 (Ref: 03178008).
- 3.4 Further applications concerning internal and external alterations to the main building have been approved, including the erection of a 2 storey 20 bedroom wing in 1971 (Ref: 03178011) and the erection of single storey kitchen and staff extensions and linked corridor in 1985 (Ref: 03178012). Approval was also granted in 1989 for alterations to home for the elderly (Ref: 03178016).
- 3.5 The most recent consents were granted in 1990, for the internal and external alterations to existing buildings, escape stairs, replacement front walls, etc. and the conversion of outbuildings to form staff accommodation and storage including new roof, internal/external alterations (Ref: 1990/00888/PA and 1990/00281/PA).

Surrounding Area

- 3.6 A review of approvals within the immediate surrounding area has also been undertaken. Those of relevance are included below, with their relative locations indicated on Figure 5:
- 1) Tennal Lane, Harborne (former allotment area) (Ref: 1998/05342/PA) :
Erection of 10 bungalows, a sheltered housing scheme containing 39 flats, a detached 3-bedroom dwellinghouse, access roads and associated works. Granted January 2000.
 - 2) Land at rear of 105-107 Tennal Road, Harborne (Ref: 2002/00945/PA):
Erection of detached two storey dwelling house, detached garage and associated works. Granted June 2002.

- 3) 8 Queens Road, Harborne (2004/05238/PA):
Demolition of dwellinghouse and construction of 5 dwellinghouses and new access road. Granted December 2004.
 - 4) Martineau Centre, 74-100 Balden Road, Harborne (2014/05096/PA):
Demolition of the majority of the existing buildings on site and residential development of 121 dwellings and associated works. Change of use of clock tower building from office (Use Class B1a) to 6 residential dwellings (Use Class C3) and community. Granted July 2014
- 3.7 The above planning permissions and prior approval decisions demonstrate that small scale residential new build developments are considered appropriate within this general location.

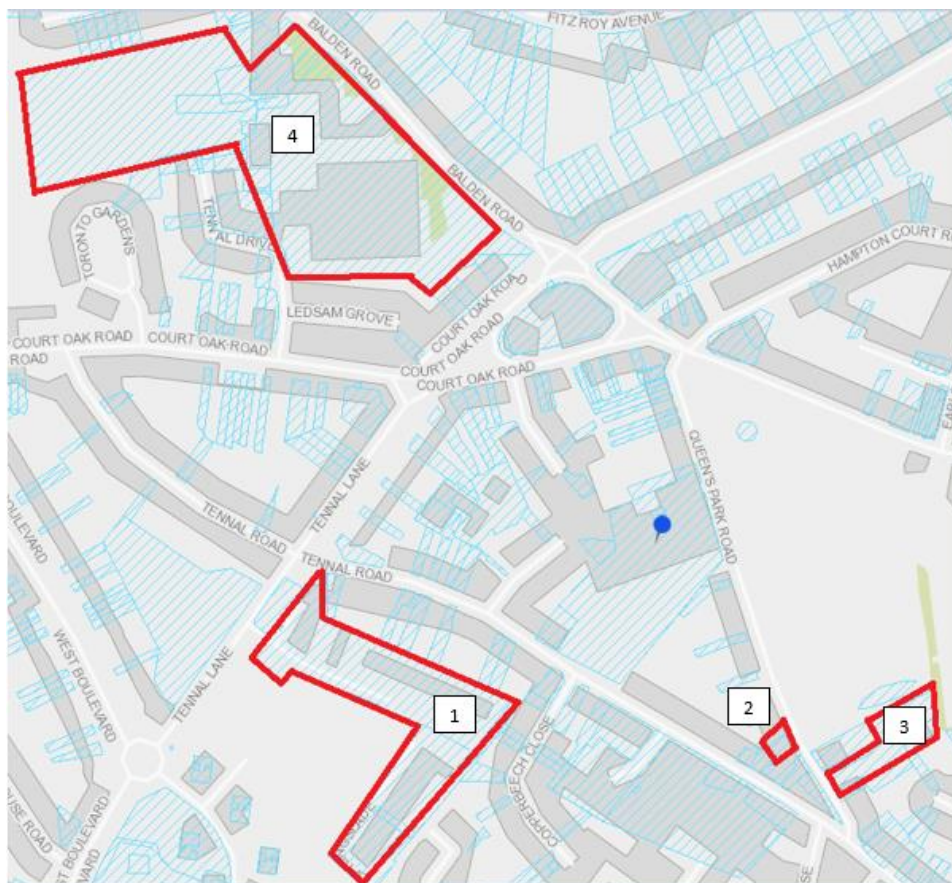


Figure 5 – Planning Consents in the Locality

4.0 PLANNING POLICY

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 4.2 The Statutory Development Plan comprises 'saved' policies from the Birmingham Unitary Development Plan (UDP) (2005), draft policies from the emerging Birmingham Development Plan (BDP), and Supplementary Planning Documents (SPDs). National planning policy is also of material consideration in determining planning applications, and is addressed first below.

NATIONAL PLANNING POLICY

NATIONAL PLANNING POLICY FRAMEWORK

- 4.3 A presumption in favour of sustainable development lies at the heart of the Framework. The National Planning Policy Framework (NPPF) makes clear that a set of core land-use planning principles should underpin decision-taking. In order to achieve sustainable development within different areas, plans and decisions should take into account local circumstances and accord with the development plan.
- 4.4 With regard to the efficient use of land, the NPPF looks favourably on the application of alternative uses of land and buildings. Paragraph 22 states:

"...applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities".

- 4.5 Paragraph 47 of the NPPF aims to significantly boost the supply of housing and requires local authorities to annually identify and update a supply of specific deliverable sites sufficient to provide 5 years' worth of housing against their housing requirements, with an additional 5 or 20% buffer dependent upon previous records of delivery.
- 4.6 Paragraph 49 goes on to state that:
- 'Housing applications should be considered in the context of the presumption in favour of sustainable development. Relevant policies for the supply of housing should not be considered up-to-date if the local planning authority cannot demonstrate a five-year supply of deliverable housing sites'.*

- 4.7 In terms of design, the NPPF encourages local authorities to ensure that developments will function well and add to the overall quality of the area, optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses, respond to local character and history, and reflect the identity of local surroundings and materials, whilst being visually attractive as a result of good architecture and appropriate landscaping” (Paragraph 58).
- 4.8 Ensuring viability and deliverability is a key consideration, and the NPPF states that:
- “...the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable”* (Paragraph 173).
- 4.9 Paragraph 187 states that local authorities should look for solutions rather than problems, and decision-takers should:
- ‘seek to approve applications for sustainable development where possible... [and] should work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area’.*

LOCAL PLANNING POLICY

BIRMINGHAM UNITARY DEVELOPMENT PLAN (2005) SAVED POLICIES

- 4.10 A number of policies within the Birmingham Unitary Development Plan (UDP) remain ‘saved’ and are therefore still used by planning officers in determining planning applications until they are replaced by the emerging Birmingham Development Plan, when it is formally adopted. Annex 1 of the NPPF, provides guidance on the weight that should be afforded to policies within outdated plans, which includes the UDP. This indicates that unless policies are in line and consistent with the NPPF, they should be given limited weight.
- 4.11 A number of the policies within the UDP apply across the whole of the City, with the Appraisal site falling within a housing regeneration area shown on the UDP proposals map. An overview of the policies most relevant to residential development on the site are set out below.

4.12 Chapter 5 (Housing) states that the aim of the City's housing policies is to contribute to the strategy for urban regeneration and economic revitalisation of the City (Paragraph 5.7).

4.13 The UDP also encourages new residential developments to be carefully designed in order to be sensitive to the character of surrounding areas. The creation of high quality living environments is promoted, with developments expected to be in accordance with the Supplementary Planning Guidance "Places for Living" (Paragraph 5.20). Further, the UDP encourages:

'...most of the new housing provision within Birmingham must be on previously-developed sites within the existing built up area' (Paragraph 5.25B).

EMERGING BIRMINGHAM DEVELOPMENT PLAN (2031)

4.14 Once adopted, the policies within the Birmingham Development Plan (BDP) will replace the saved UDP policies. The Plan was endorsed by the Planning Inspectorate in April 2016, subject to a few minor modifications being made. However in May, the Government, using its new powers under the Housing and Planning Act 2016, issued a Holding Notice on the Plan. This prevents the adoption of the Plan until a legal challenge has been pursued. This is questioning the Council's approach to housing provision, and specifically it proposed utilisation of Green Belt land near Sutton Coldfield.

4.15 Whilst not yet adopted, the emerging policies will still hold some weight in the decision making process. The emerging policies are therefore reviewed below.

4.16 The BDP sets out the strategy for Birmingham until 2031 and states that in order to:

'...meet Birmingham's future needs and achieve the vision we will need to provide for significant new growth in the most sustainable way...' (Paragraph 3.6).

4.17 Further, it states that:

'Over the plan period 2011 to 2031 the focus will be on delivering as much of the new housing that the City needs within the urban area as possible subject to maintaining the attractiveness of the neighbourhoods as places to live.'

4.18 Draft Policy TP26 (Sustainable Neighbourhoods) states that all new residential development will be required to demonstrate that it is meeting the requirements of creating sustainable neighbourhoods.

4.19 Furthermore, draft Policy TP27 (Location of New Housing) states that of relevance in regard to new residential units, is accessibility to jobs, shops and services by modes of transport other than car.

4.20 Policy TP29 (The Type, Size and Density of New Housing) states that proposals for new residential development should also seek to deliver an appropriate range of dwellings in order to support the creation of sustainable neighbourhoods. It states:

'New housing should be provided at a target density responding to the site, its context and the housing need with densities of at least:

- ◆ *100 dwellings per ha within the City Centre.*
- ◆ *50 dwellings per ha in areas well served by public transport.*
- ◆ *40 dwellings per ha elsewhere.'*

4.21 Where the number of dwellings is below the densities specified above, the applicant will be expected to provide supporting evidence justifying the proposed density, for instance, where a proposal is within a mature suburb or conservation area.

ADOPTED SUPPLEMENTARY PLANNING DOCUMENT/ GUIDANCE (SPD / SPG)

Affordable Housing SPG (2001)

4.22 Birmingham City Council seeks the provision of 35% affordable housing on residential development sites of containing 15 or more dwellings. This will be sought through on site provision or an equivalent commuted sum. However, where it can be demonstrated that the affordable housing provision would jeopardise the viability of a development scheme, the level of provision can be negotiated.

Car Parking guidelines SPD (2012)

4.23 This proposes maximum car parking standards for all new developments and types of uses. The City Council's requirement in this location (Area 3) for residential, including flats and apartments, is 2 spaces per dwelling.

Mature Suburbs – Guidelines to Control Residential Intensification SPD (2008)

4.24 This document seeks to improve decisions relating to design of residential developments in order to reduce their impact on local character and identity within mature suburbs.

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- 4.25 Paragraph 3.3 defines mature suburbs as 'any group, area or estate of dwellings that has a generally homogeneous and identifiable suburban and residential character and which has been developed more in a planned rather than in an ad hoc manner.' Guidance raises awareness of the importance of design principles, encouraging detailed contextual analysis and a higher standard of planning submission.

Places for Living (2001) & Places for All (2001)

- 4.26 The 'Places for Living' guidance seeks to make residential areas more sustainable and desirable, through the development of accessible and high quality buildings; and encouragement of safe and well connected developments. It sets out key residential principles and design guidance which should be adhered to as part of any new residential development on the site.
- 4.27 The 'Place for All' document is to be used in conjunction with 'Places for Living,' providing principles to apply to all development. 'Places for All' seeks residential development in accessible places, being close to work and leisure uses and thus reducing reliance on cars. It states that new developments should consider the wider area and its context, where street frontages are designed to be attractive, safe and usable by people with varying needs. The principles and design guidance should be adopted as part of any redevelopment of the site.

Technical Housing Standards – National Space Standards (2015)

- 4.28 This document sets out the Government's nationally described space standards, addressing internal space within new dwellings of all tenures. It sets out the requirements for Gross Internal Floor Area, in addition to other dimensions for key parts of the home. The City Councils requires new residential development to meet these standards.

Community Infrastructure Levy (2016)

- 4.29 The Community Infrastructure Levy (CIL) came into force within the administrative area of Birmingham City Council on the 4th January 2016. This is a non-negotiable charge on certain types of floorspace to ensure that new development contributes to the infrastructure needed to support the scheme. The Appraisal site lies within a 'Residential Low Market Value Area' and would therefore not be required to pay CIL in respect of residential use.

5.0 COMMENTRY

- 5.1 The development potential of the Appraisal site has been determined through a review of the site context, an assessment of relevant planning history of the site and surrounding area, as well as adopted planning policy.
- 5.2 Overall, it is considered that provided it was of a suitable scale and amenity, residential development at this site would be appropriate and be in accordance with both national and local planning policy.

PRINCIPLE OF RESIDENTIAL DEVELOPMENT

- 5.3 Although there have been no recent planning applications on the site itself, the planning history overview of immediate surrounding uses, as noted in Section 3 of this report, demonstrates that permissions have been granted in the general area and in some cases garden land has been successfully developed. Whilst precedents don't exist in planning terms, this demonstrates that new housing within the area is considered by the City Council as being appropriate in principle.
- 5.4 The location of the site within a housing regeneration area, and adjacent to existing residential properties, lends itself to such a development. Residential development of the site would provide a natural extension to the housing along Tennal Road. Furthermore, the proximity of the site to the Harborne District Centre and subsequent established transport network strengthens the appropriateness of the site for residential development.
- 5.5 The creation of additional residential dwellings on the site would make the best use of the existing underutilized urban site and would thus accord with both national and local planning policy, whilst assisting the City Council with meeting their housing requirement targets.
- 5.6 A sensitively designed residential development comprising of dwellinghouses in a similar style and amenity to surrounding properties is encouraged within planning policy. Following a review of the area and assessment of relevant planning history of immediate surrounding uses, it is considered that terraced or semi-detached family housing is the most likely form of development to be considered positively by the City Council as it would continue the existing street scene.
- 5.7 Notwithstanding the above, a case could be presented for an apartments scheme, subject to demand in the area for such accommodation. National and local planning policy encourage development that includes an appropriate mix of housing tenure.

Thus, there is potential for apartments to be considered positively by the City Council, provided the scheme is carefully designed to replicate the height and style of surrounding properties.

SITE BOUNDARY CONSIDERATIONS

- 5.8 It is understood that sections of the gardens to the rear of St Joseph's Home are surplus to requirement and available for disposal. Thus, in order to maximize the potential commercial value of the site, opportunities to extend the site boundary beyond the Appraisal area should be explored. As it's understood that the Trustees are considering the sale of the land to raise funds for reinvestment in the Care Home property, extending the site boundary to accommodate some form of backland residential development would optimise the current commercial value of the site.
- 5.9 Consideration should be given to extending the boundary diagonally across the garden, mirroring the existing build line of St Joseph's Home. This would not impede on the existing driveway and service road to the Care Home and would increase the amount of developable land. Extending the site boundary to run parallel with the build line of the Care Home could enable other development options, as detailed below.
- 5.10 However, there may be a limit to the amount of garden space available for disposal. In considering whether an enlarged development site would be appropriate and would provide financial gain, the amount of amenity space left available to the Care Home would therefore need to be considered so as not to be detrimental to the amenities of the occupiers.
- 5.11 The repercussions on the future development potential of the existing care home would need to be considered. The removal of additional garden space may compromise any future expansion of the facility, its development or its complement redevelopment for alternative purposes. Certainly, any extension of the Appraisal site boundary has potential to create an irregular shape plot to the Care Home, thus compromising potential future development of the existing building or the land as a whole, thus potentially diminishing long-term gains.

Backland Residential Development

- 5.12 It is considered that extensions to the site boundary would generate further residential development potential at the Appraisal site, whilst making best use of the available land in line with the NPPF and local planning policy. However, any backland

development would need to be carefully designed in order to not conflict with surrounding residential dwellings.

- 5.13 The first consideration would be to increase the number of family dwellinghouses on the site. These should provide a continuation of the style of previously proposed two-storey family housing along Tennal Road, to replicate similar surrounding properties. As previously stated, this type and size of housing is likely to be considered positively by the City Council within an existing mature suburb.
- 5.14 Another option to consider is the provision of higher density apartments. Both national and local planning policy encourage development that includes an appropriate mix of housing tenure. Thus, the provision of apartments at the Appraisal site could be considered positively by the City Council. A case for an apartment scheme within a well-established suburb would need to include careful design considerations in order to reduce impact on surrounding uses. Again, the design should take into account the style and form of surrounding two-storey dwellinghouses. Such a scheme would need to provide adequate amenity space, abiding by nationally described space standards and City Council guidelines.
- 5.15 It is understood that the existing boundary wall and vegetation screens St Joseph's Home from neighbouring properties at 143-129 Tennal Road and 157 Tennal Road. The location of garages to the rear of properties 143-129 Tennal Road is also of benefit. In order to reduce potential impact of backland development on surrounding uses, privacy considerations should be given in relation to overlooking. This can be sensitive and is something that any scheme and application submission would need to address.

RESIDENTIAL DEVELOPMENT CONSIDERATIONS

Building Form

- 5.16 From our knowledge of the area and consideration of guidelines detailed within the emerging Birmingham Development Plan, the density of the proposed development should consist of approximately 40 dwellings per hectare. As note previously, the proposed building heights would also need to replicate existing heights of surrounding residential properties which are of two-storeys, with the exception of the neighbouring bungalow at 157 Tennal Road.
- 5.17 Gardens should be positioned to the rear of the properties in order to create high quality living environments and to replicate the character of surrounding properties, which have large distinctive private gardens.

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- 5.18 It is considered a linear development, consisting of semi-detached family dwellings, should follow the existing build line in order to provide a natural extension to the housing along Tennal Road. Consideration of any adjoining property windows would need to be taken into account, although these are likely to be secondary.
- 5.19 An additional consideration should be given to sensitively designed apartments as an alternative. In order for a scheme to be considered most positively by the City Council, the apartments are likely to need to be two-storey and their character representative of the style of the housing found in the area. This could be achieved by creating an active façade to the frontage of Tennal Road, whilst breaking down the built form of any building(s) so that their scale and mass is representative of the semi-detached dwellings in the area.

Access and Car Parking

- 5.20 Consideration would need to be given to off-street parking to avoid conflict with the junction at Copperbeech Close and Tennal Road, situated directly opposite the Appraisal site. Whilst direct access off-street car parking to the front of the properties to the south east is limited, other dwellings within the street have such provision. As such, subject to the accesses being safe, direct access should be acceptable in principle.
- 5.21 If an extension of the site to accommodate backland development is considered, the creation of a new service road and vehicle access from Tennal Road would improve the viability of the site. Off-street car parking could then be accommodated to the rear of proposed plots along Tennal Road. However, the position of any access road would need to avoid conflict with Copperbeech Close.
- 5.22 A potential access road to the south-east of the site, running parallel to the boundary with 143 Tennal Road, may solve this potential constraint. As this option would create a staggered junction with Copperbeech Close. An assessment would be required to determine sight lines and safety aspects.
- 5.23 The Car Parking guidelines SPD (2012) states that the requirement in this location (Area 3) for residential is two spaces per dwelling. However this is a 'maximum' guide and may be able to be negotiated down. The site's sustainable location in terms of proximity to public transport is of benefit.

Ecology and Trees

- 5.24 The site is part of the landscaped garden to the rear of the Care Home and therefore vegetation cover is present, including trees and hedges. It is understood that none of the trees within the garden and along the site boundary are subject to any Tree Preservation Order. However, as development may impact on them, a tree survey will be required to support a formal planning application. Further, an ecological survey may also be required due to the high level of vegetative cover on site.

Affordable Provision / Contributions

- 5.25 In order to achieve a commercially attractive planning approval, the total number of semi-detached properties on the Appraisal site may need to be below 15 dwellings. As a development comprising of up to 15 dwellings would not attract the City Council's 35% affordable housing requirement.
- 5.26 It is understood that the Appraisal site measures approximately 0.2 hectares and therefore such a quantum of development would conform to the density guidelines described in the emerging Birmingham Development Plan. Should a proposal for the site, provide more than 15 units, a case could however be made with regards to financial viability to reduce the level of affordable provision.
- 5.27 As noted previously, the Appraisal site lies within a 'Residential Low Market Value Area' and would therefore not be required to pay CIL in respect of residential use. However, other contributions, associated with the development, such as finance towards the provision of open space may still be required as a result of the development.

Space Standards

- 5.28 Previous considerations address the principle of development at the Appraisal site. Sensitive design considerations can be used to overcome privacy and amenity concerns, however, the numerical standards detailed in guidance documents such as Places for Living (2001) will need to be complied with as part of any scheme.
- 5.29 The City Council's guidelines are for an amenity space requirement of 70 square metres minimum garden size for family accommodation, or 30 square metres per new unit for apartments and flats.

5.30 The City Council provides guidelines and numerical standards for residential boundaries in order to minimize potential impact of developments on surrounding uses. There is a requirements for a minimum of 1.8 metres high screen walling or fencing on boundaries between rear gardens to prevent overlooking of gardens from ground level. Further, in order to prevent new development from overlooking existing dwellings, the guidelines for distances between building faces are 21 metres for two-storey dwellings, and 27.5 metres for 3 storeys. It is considered that the existing boundary wall and vegetation at the Appraisal site provides adequate mature screening and should be retained where possible.

6.0 CONCLUSION AND RECOMMENDATIONS

- 6.1 Having reviewed the context of the site, national and local planning policy and evidence base, it is clear that the site has development potential for a residential scheme. A sensitively designed linear residential development comprising of semi-detached family housing or apartments would optimise the potential value of the Appraisal site whilst being considered positively by the City Council.
- 6.2 Backland residential development, whilst making the best use of available land (in line with national and local planning policy), is often difficult to achieve without compromising the amenities of surrounding neighbours and the area in general.
- 6.3 Notwithstanding this, as it is understood that the Trustees are considering the sale of the land to raise funds for reinvestment in St Joseph's Home, increased development within in an extended site boundary should be considered. However, any such short term potential shouldn't conflict with potential future development of the Care Home and associated land, thus compromising long-term gain.

RECOMMENDED WAY FORWARD

- 6.4 Given the above, it is suggested that the following approach is adopted to obtain appropriate residential development.

Stage 1 – Feasibility Design Assessment

- 6.5 It is recommended that a Feasibility Design Assessment is undertaken by an architect in order to consider all possible design / layout options for the Appraisal site and potentially the larger extended site (if this is considered appropriate). This assessment should be supported by relevant cost-benefit analysis of preferred options.
- 6.6 The decision on which layout to progress to Stage 2 would be dependent upon the feasibility outcome and of course the overall viability of the development.

Stage 2 – Pre-application Discussions with Local Planning Authority

- 6.7 Following conclusion of Stage 1, we recommend pre-application discussions with the Local Planning Authority are undertaken to confirm the scope and implications of the potential to develop the site.

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- 6.8 In order to undertake appropriate and meaningful pre application discussions, it is recommended that the architect's constraints/opportunities considerations for the site and the chosen basic conceptual drawings following the Feasibility Design Assessment are utilised.
- 6.9 Discussions with officers would look to confirm the following matters:
- ◆ Principle of development and
 - ◆ Scale and nature of redevelopment proposals;
 - ◆ Likely S106 contributions applicable; and
 - ◆ Confirmation of the technical assessments required.

Stage 3 – Preparation and Submission of a Planning Application

- 6.10 Assuming pre-application discussions are positive and the decision is made to pursue residential development at the site, the necessary planning submission would be coordinated and prepared.
- 6.11 It is contended that a period of 3 months will be required to pursue pre-application discussions with planning officers, undertake necessary technical reports and prepare an appropriate application. Determination of the application would likely take an additional 2 to 3 months.
- 6.12 We would be happy to discuss any aspect of the above situation in more detail but we hope that this Appraisal is of assistance.

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