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Building Plot At Park Street Amblecote

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Building Plot At Park Street, Amblecote, Stourbridge,
West Midlands, DY8 4BH

Building plot with planning consent for a detached bungalow park street
Amblecote Stourbridge, West Midlands, DY8 4BH.

A rare opportunity to purchase a building plot with the benefit of planning
consent for the erection of one detached bungalow. Planning application
reference P23/1582 approved with conditions.

The proposed layout provides for entrance hall, two bedrooms, open plan
lounge/ dining kitchen, and shower room. Gross internal area is
approximately 60.5 m2. (651 ft2)

Conveniently located close to local amenities at Amblecote with shops at
Brettle Lane including an Aldi supermarket within a short walking distance,
a Tesco express and, a pharmacy etc.

Park Street itself is located between Brettle Lane and King William Street
and is close to Public car parking.

Direction/location whatthreewords cotton.pill.soils

4 Ednam Road, Dudley, West Midlands DY1 1HL
www.dudley.gov.uk

Dudley
Metropolitan Borough Council

TOWN & COUNTRY PLANNING ACT 1990 (as amended)
TOWN & COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(ENGLAND) ORDER 2015

DEPOSITED ON: 24 November 2023 **APPLICATION NUMBER: P23/1582**

APPLICANT:
THE OCCUPIER
NEW WOOD FARM,
HYPERION ROAD,
STOURTON,
STOURBRIDGE,
DY7 6SJ

AGENT:
ANDREW DENHAM
ECLIPSE ARCHITECTURE
14 HIGH STREET
PENSNETT
KINGSWINFORD
DY6 8XD

SITE:
LAND ADJACENT TO PUBLIC CAR PARK AT PARK STREET, AMBLECOTE,
STOURBRIDGE

PARTICULARS OF PROPOSED DEVELOPMENT:
ERECTION OF 1NO DETACHED BUNGALOW

The Dudley Metropolitan Borough Council as local planning authority hereby **grants** permission for the above described development proposed in the application numbered as shown above and in the plans and drawings attached thereto, a copy of which is attached to this notice.

Subject to the following:

- The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with Section 91(1) of the Town and Country Planning Act, 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- The development hereby permitted shall be carried out in accordance with the following approved plans: Proposed Bungalow 2339/001.
REASON: For the avoidance of doubt and in the interests of proper planning.
- No development shall commence (excluding demolition, site clearance and initial ground works) until a landscape strategy for the site has been submitted to and approved in writing by the Local Planning Authority. The strategy shall include a timetable for the implementation of the works and their ongoing maintenance, and shall be implemented in accordance with the approved details.
REASON: In order to make a positive contribution to place-making and provide a high quality landscaping in accordance with BCCS Policies CSP4 - Place-Making, ENV 2

Date of Decision: 18-Jan-2024
[PPUDEEC_approvedcond]

extensions and alterations to existing dwellings Policy D2 Incompatible Land Uses (in part).

11. In order to minimise the impact of the development on local air quality, any gas boilers provided within the development must meet a dry NOx emission concentration rate of <40mg/kWh. The specification of the gas boiler(s) shall be submitted to and approved in writing by the Local Planning Authority and the approved specification of boiler(s) shall thereafter be fitted in accordance with such details.
REASON: To safeguard the air quality of the Borough which is an Air Quality Management Area in compliance with the Black Country Core Strategy Policy ENV8 and the adopted Air Quality SPD.

Approval Statement Informative
In dealing with this application the Local Planning Authority have worked with the applicant in a positive and proactive manner, seeking solutions to problems arising in relation to dealing with the application, by seeking to help the applicant resolve technical detail issues where required and maintaining the delivery of sustainable development. The development would improve the economic, social and environmental concerns of the area and thereby being in accordance with paragraphs 38 of the National Planning Policy Framework 2018.

Land Ownership Informative
This consent is given on the basis that all parts of the development including the guttering (foundations and fascia) are carried out on land within the ownership of the applicant.

If you intend to carry out building work which involves one of the following categories:
•Work on an existing wall or structure shared with another property (section 2 of the Act)
•Building a free standing wall or wall of a building up to or astride the boundary wall with a neighbouring property (section 1 of the Act)
•Excavating near a neighbouring building (section 6 of the Act)

You must find out whether that work falls within the Party Wall Act 1996. If it does, you must notify all adjoining neighbours.

Japanese Knotweed Informative
The responsibility to properly address any presence of Japanese Knotweed on the application site, including safe disposal, lies with the owner/developer of the site. Further information can be found here:
<https://www.dudley.gov.uk/residents/environment/countryside-in-dudley/grounds-maintenance/japanese-knotweed/>

In addition to the above you should also be aware of the notes attached to this decision notice.

Carl Mellor
Carl Mellor
Head of Planning

The Council does not accept any liability for loss or damage of any nature relating to the foul or storm water drainage of the site. If you have any concerns regarding such matters, you should contact Severn Trent Water, Edgbaston Depot, Waterworks Road, Edgbaston, Birmingham, B16 9SD

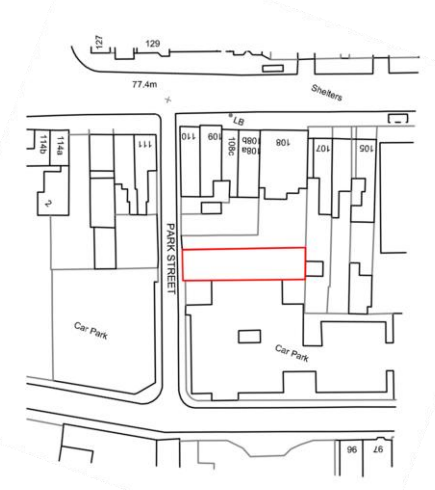
Historic Character and Local Distinctiveness, ENV3 - Design Quality and DEL1 - Infrastructure Provision and Borough Development Strategy 2017 Policy S6 Urban Design and Policy L1 Housing Development, extensions and alterations to existing dwellings and Policy D2 Incompatible Land Uses (in part). This detail is required pre commencement (excluding demolition, site clearance and initial ground works) as landscaping is integral to providing a high quality and sustainable development.

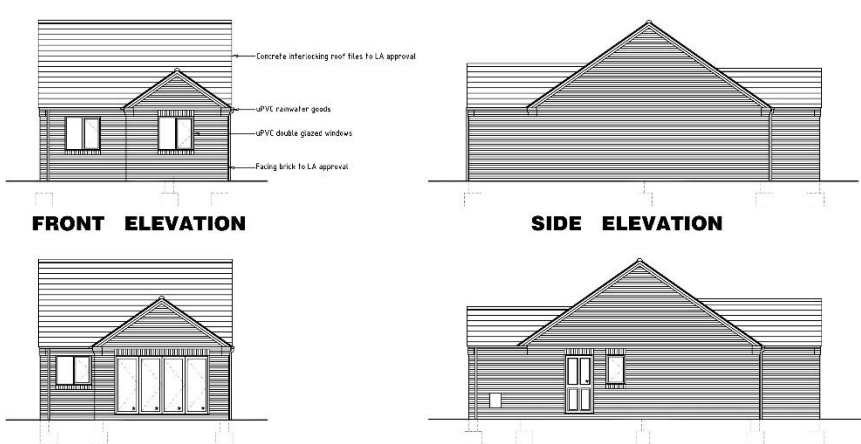
4. No above ground development shall begin until details of the types, sizes and locations of the boundary treatments around the site and between the proposed plots has been submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall be carried out in complete accordance with the approved details prior to the occupation of the dwellings hereby approved and shall thereafter retained for the lifetime of the development unless otherwise agreed in writing with the Local Planning Authority
REASON: In order to make a positive contribution to place-making and provide a high quality public realm in accordance with BCCS Policies CSP4 - Place-Making, ENV 2 Historic Character and Local Distinctiveness, ENV3 - Design Quality and DEL1 - Infrastructure Provision and Borough Development Strategy 2017 Policy S6 Urban Design and Policy L1 Housing Development, extensions and alterations to existing dwellings Policy D2 Incompatible Land Uses (in part)
This detail is required prior to the commencement of above ground works as the required works may need to be incorporated into buildings on the site and as well as needing to protect the amenity of existing and proposed occupiers.

5. No above ground development shall commence until a schedule of the types, colours and textures of the materials to be used on the external surfaces of the buildings hereby approved have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in complete accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.
REASON: In the interests of the visual amenities of the area and to comply with BCCS Policies CSP4 - Place-Making and ENV2 - Historic Character and Local Distinctiveness and Borough Development Strategy 2017 Policy S6 Urban Design and Policy L1 Housing Development, extensions and alterations to existing dwellings Policy D2 Incompatible Land Uses (in part)

6. Prior to commencement of the permitted use, a scheme for a continuous acoustic barrier constructed along the boundary of the rear garden of the site with the adjoining car park, of minimum height of 2 metres measured from the ground level of the car park and minimum surface density of 10 kg/m2 shall be submitted to and approved in writing by, the Local Planning Authority
All works which form part of the approved scheme shall be completed before first residential occupation.
The barrier shall be retained throughout the life of the development.
Reason: To protect the amenities of residents and comply with Saved UDP policy EP7.

7. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by, the local planning authority. The approved Statement shall be adhered to throughout the construction period.





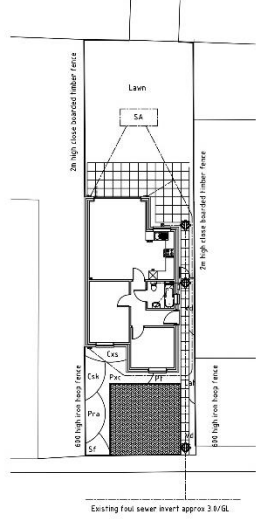
FRONT ELEVATION

SIDE ELEVATION

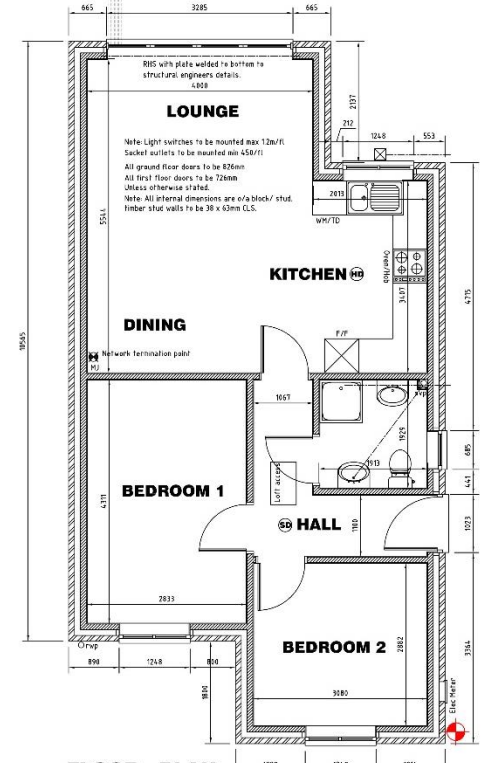
REAR ELEVATION

SIDE ELEVATION

SECTION



SITE PLAN



FLOOR PLAN

Pitched Roof: 6.1% W/2K Concrete interlocking tiles on 25 x 25mm s.w. battens to B553A on Tyvec or similar approved breathable membrane on s.w. trusses...

Walls: (0.6 w/m2) 150mm facing brick to LA approval with 100mm cavity and inner leaf of 100mm Calcium Silicate Brick (1 Lambda 0.11) with 12.5mm plaster board and skim finish...

Ground Floor: (0.11 w/m2) 75mm sand/cement screed on vapour control layer on 150mm K1000 insulation on 150kg polystyrene DPM with joints lapped 300mm and taped...

Internal Stud Walls: 65x100mm CLS s.w. stud partitions to have continuous head and sole plate with vertical studs at 600mm ctrs and horizontal members at mid point...

Drainage: All new below ground drainage to be 100mm dia pvc pipe flexibly jointed and laid to fall 1:60 min on 150mm deep 6mm gravel Excess drain in concrete where passing below building and provide compressible movement joints at collar positions...

Above Ground Drainage: Sanitary ware to discharge as indicated and to have the following wastes: WC: 110mm dia waste, 50mm deep seal trap...

Windows & Glazing: Composite entrance door to be 150w/210h All windows to be double glazed with Pilkington K or similar approved low emitting glass, 12 or 14mm U/W/2K...

Heating: Air source heat pump system with electric boiler and heat pump cylinder feeding radiator/underfloor heating system and domestic hot water. Controls, utility and W/C to have heated towel rails...

Lighting: Lighting Provide energy efficient lighting in all areas of building with a luminous efficacy greater than 45 lm/w (lumens per circuit watt) and a total output greater than 480 lm/lumen.

Part L1M Compliance: Larger Emission Rate (LER) and Dwelling E2 Emission Rate (DER) calculations to be provided to Building Control prior to commencement of work on site. On completion or construction pressure testing is to be carried out by an accredited contractor.

Part O Compliance - Windows & Doors: Easily accessible windows and doors to be of a design that has been certified to PAS 24 or equivalent safety standard and installed in accordance with manufacturers instructions.

Part K Compliance: Provide a network termination point (NTP) capable of delivering a minimum 30 Mbps broadband speed.

Electric Vehicle Charge Point: Provide electric vehicle charge point to EN6219-2 (1/7/21) Type 2 with mode 3, seven pin socket and 32amp TNW supply.

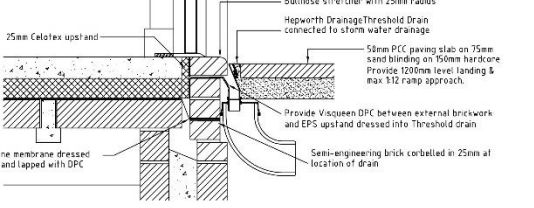
Grass Preparation: The planting areas are to be top soiled to the following depths: Grass/Lawn areas 150mm Soil areas 450mm Tree areas 900mm

Time of Planting: Whilst the ideal time of planting is recognized as being between mid November and the end of December it is possible that the completion of construction works may be outside this time scale.

Maintenance: Maintenance of soft landscaping within the public realm. Replacement of any plants which die or become diseased will be replaced for a period of 5 years.

Materials: Component: White UPVC Windows; R/W Goods: Blocklayers Wrekin Dark Red; Roof Tile: Marley Eggersen Smooth grey.

HOOPED FENCE



THRESHOLD DETAIL 1/10

Hard Paving: BS Extra X Ramp Buff Texture concrete slabs 450x450x55mm.

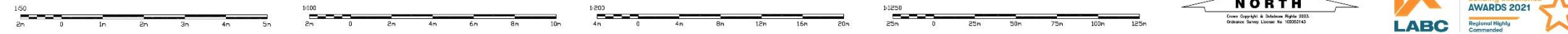
Table with columns: Rev, Amendment, Date, Dm.

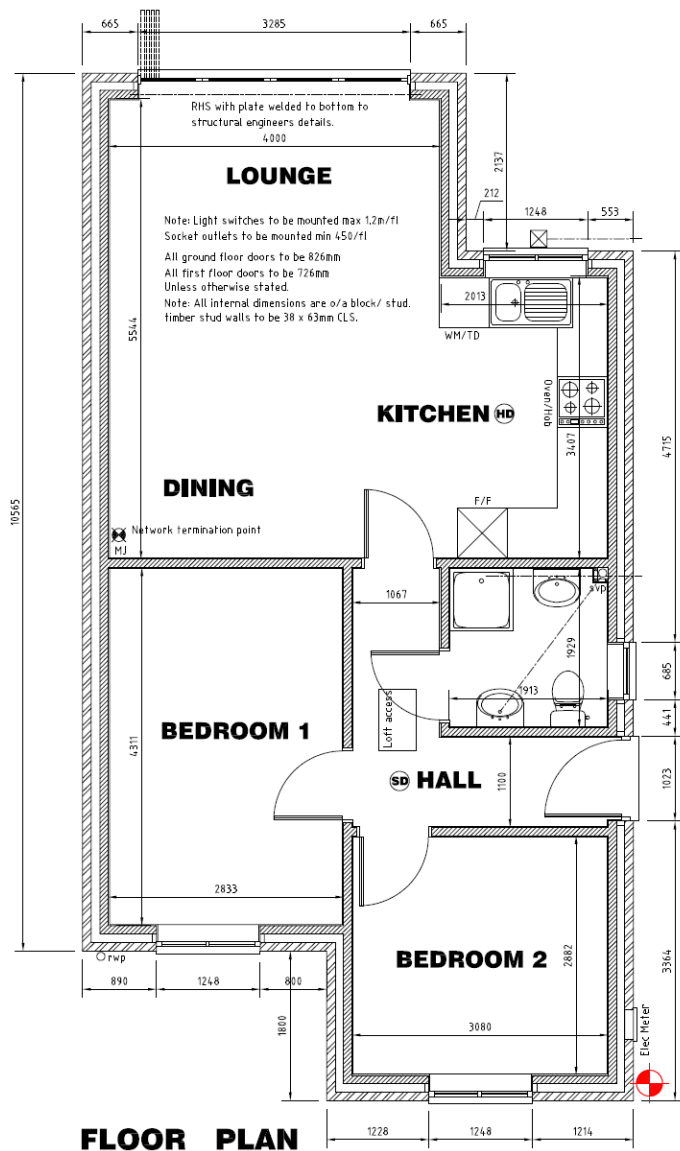
This drawing is to be read in conjunction with the structural engineers drawings and specifications and the recommendations of the site investigation/geotechnical reports where applicable.



Proposed Bungalow: Date: October 2023. Scale: 1/50, 1/100. Dwg No.: 2339/BR001. Rev: A.

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Important: We would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property. We commonly receive referral fees from specialist service partners – an outline of these can be found on <https://www.leeshaw.com/downloads/referral-fees.pdf>

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SELLING AGENTS: THE LEE, SHAW PARTNERSHIP

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