

Building Plot At Park Street
Amblecote



VALUE SELL LET.

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



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:

AGENT: ANDREW DENHAM THE OCCUPIER NEW WOOD FARM. ECLIPSE ARCHITECTURE HYPERION ROAD. 14 HIGH STREET STOURTON PENSNETT KINGSWINFORD STOURBRIDGE. DY7 6SJ DY6 8XD

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:

- 1. 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.
- 2. 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. 3. 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

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

1. 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.

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/groundsmaintenance/japanese-knotweed/

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

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

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

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.

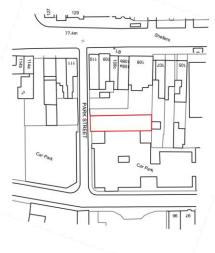
- 5. No above ground development shall commence until a schedule of the types, colours and textures of the materials to be used on the external surfaces of the buildings hereby approved have been submitted to and approved in writing by the Local Planning Authority The development shall thereafter be 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

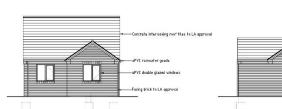
All works which form part of the approved scheme shall be completed before first residential occupation.

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



RHS with plate welded to bottom t

LOUNGE

Note: Light switches to be mounted max 1.2m/fl

Note: All internal dimensions are o/a block/ stud. Finber stud walls to be 38 x 63mm CLS.

Sacket autlets to be mounted min 450/fi

DINING

BEDROOM 1

FLOOR PLAN

1248

KITCHEN @

9 HALL

BEDROOM 2

munuma -

253

structural engineers details.



Pitched Roof: 0.11W/m2K

Concrete interlocking tiles on 25 x 55mm s.w. battens to 855534 on Tyxec or similar approved breathable membrane on s.w. trusses designed & manufactured to 85.5268 pt3 1985 and fixed to 100 x 75mm s.w. wall plate with galvanized mild steel truss clips at 600mm centres. Provide 30 x 5mm mild steel lateral restraint straps at 1.8m centres. Ceilings to be 12.5mm plasterboard and skin with Tyrec SD2 vapour barrier. Insulation to be 450mm Rockwool with 100mm laid between ceiling joists with 150mm mineral wool insulation cross laid over and 2 further layers of 100mm laid above, alternate layers to be cross laid. Provide Marley Ventilated Dry Ridge system and 25mm Eares Vent system BSSS34 to achieve cross ventilation of roof void. Provide preformed GRP valley guiter on 12.5mm WBP ply at intersection

Walls: (0.16 w/m2kl

of new roof with existing.

193mm facing brick to LA approval with 100mm cavity and inner leaf of 100mm Celcon Salar block | Lambda 0.11 | with 12 Smm plaster board and skim finish. Provide 10mm airspace and 90mm Kirgspan Koulthern insulation, S/S wall ties at 900mm ctrs herizontally and 450mm vertically alternate courses staggered and at 225mm ctrs vertically within 450mm of spenings. Close cavity at Jambs and citl with insulated cavity cavity closer.

Support masonry over openings with Catnic or similar approved 3 course insulated combined lintols min end bearing 150mm. Provid preformed cavity tray with stop ends and proprietary weep hole vents at each end and at 900nm ctrs to lintols.

Provide ISBmm pre-stressed concrete lintols to all internal load bearing walls unless otherwise specified. Provide Visqueen or similar approved DPC min 225mm above GL.

Brickwork below GL to be class B semi engineering brick with lean mix fill to cavity up to ground level with perps left open at 980mm ctrs with proprietory weep hole vents.

insulation on 1000g polythene DPM with joints Lapped 300mm and taped, dressed up at edges and Japped with DPC. Provide 25mm Celotex upstand at perimiter of building. Lay on propriatory beam and block floor, provide 150mm restillated sub-floor ventilated with Cavibrick air bricks and type TAV cranked duct at 18m ctrs.

65x40mm CLS s.w. stud partitions to have continuous head and sole plate with vertical studs at 600mm ctrs and horizontal neggins at mid point. Insulate with 25mm Isover Acoustic roll and face with 12.5mm Gyproc

Foundations to be as indicated on section, taken down 900mm to level of existing or to invert of drains within In. To the satisfaction of the Building Inspector, Concrete to Be GEN1 mix.

jointed and laid to fall 1:60 nin on 150mm deep 6mm gravel. Encase drain in concrete where passing below building and provide compresible movement joints at collar pisitions. Provide 150nm concrete bridging lintols where drains pass through foundations.

Manhales to be preformed polyethylene type with C.I. cover and frame bedded on 150mm concrete base and encased with lean mix concrete.

Above Ground Drainage: Sanitary ware to discharge as indicated and to have

the following wastes. WC 100nm dia waste, 50nm dreg seal trap WHB: 32mm dia waste, 75mm deep trap Bath: 50mm dia waste, 75mm deep seal trap Sink: 38mm dia waste, 75mm deep seal trap All wastes to be spic solvent welded joints.
Stub stack to have automatic air admit lance valve,
sited 900nm/fl. Provide radding access point min 300/fl
to SVP's. Terminate SVP min 300nm above roaf level

with vernin proof cage and code 4 lead state.

Kitchen to be ventilated by 60 lt/s extract fan discharging to atmosphere Utility room to be ventialted by 30 lt/s extract fan discharging to atmosphere Softing to the eventual or by across onto a reasonable of a disobject of a disobject of Bahroom to be extillated by 15 life secrent from discharging to a limosphere Ground flow WC to be ventilated by 611/s extract flow discharging to all mapphere Windows to habitable crown to have trivite vents with an equivalent area of 400tm.sq. Bahroom windows to have trivited vents with an equivalent area of 400tm.sq. Trickle vents to have 35db noise attenuation.

Windows & Glazing Composite entrance door to be 15W/m2K

Composite entrance even to be 150 min. All whoses to be double glazzed with Pilitisgfor X or similar approved for emissivity glass, U value 154/2028. Bitmost windows to have obscure glazinge.
Windows to doors to have laminated or foughteed safety glass he 65.026. 98 minor when the Mindows to the doors to have laminated the 150 minor safety glass he 65.026. 98 minor windows to have abscure glazing.

Fire/Smoke Detection



SD HD Where indicated thus provide a mains operated smoke/heat detector with battery backup to comply with 85 5839 Part 6.

Air source heat pump system with electric boiler and heat pump cylinder feeding radiator/underfloor heating system and domestic hot water. Ensuite, utility and WC to have heated howel rails. Central heating system to incorporate room thermostats and

Recessed downlighters to be LED sealed type by Snaplight or similar approved

All electrical installations to be carried out by NICEIC approved contractor in accordance latest amendment of IEE Regulations Electrical Contractor to issue a certificate to prove compliance with Part P of the Building Regulations on completion. Note: Light switches to be mounted max 12m/fl. Sacket outlets to be mounted min 450/fl

Target Emission Rate (TER) and Divelling CR2 Emission Rate (DER) calculations to be provided to Building Control prior to connencement of work on site. On completion of construction pressure testing is to be carried out by an accredited contractor.

Part G Compliance.

Provide thermostatic blender valve to the bath set to a maximum temperature of 48 deg c.

Part Q Compliance - Windows & Doors.

Fasily accesible 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.

450

SECTION

680

Provide a network termination point (NTP I capable of delivering a minimum 30 Mbps broadband speed

Electric Vehicle Charge Point. Provide electric vehicle charge point to EN62196-2 LJ1772)
Type 2 with mode 3, seven pin socket and 32amp 7KW supply
3, seven pinsocket and 32amp 7KW supply. Indicated thus:

GROUND PREPERATION
The planting areas are to be top soiled to the following depths:
Grass/Lavin areas (50mm
Three areas 450mm
Three areas 950mm

The site shall be cleared of all unused building materials. The area he be top soiled shall be scarified to break up compacted areas resulting from construction works to ensure the natural drainage of the site.

THE OF PLANTING
Whits the deal time of planting is recognised as being between
and Necesiber and the end of Decesiber it is possible that the
completion of construction works may be outside this time scale
it is therefore proposed that all obtained proving and with
suitable watering arrangements being adopted the planting may be
carried out or completion of construction works.

BASIC PROGRAMME OF WORKS

1. Prior to connectioned of building works existing frees to be retained are for occurring the profession.

2. Felling of all frees to be completed and removal of strumps and material from site 3. Construction of the development including all hard landscaping.

4. Removal of protective free barriers 5. Planting of new trees 6. Planting of proposed shrubs and climbers

7. Mulching of all new plants with forest bark 8 Laying of all new lawns

MainTRNACE
Maintenance of soft landscaping within the public realm, Replacement of any plant's which die or become diseased will be replaced for a period of 5 years. The maintenance of the private gardens to the private dwellings will become the responsibility of the owners after a period of 2 years.

Maintenance of trees to be by a 5 year planned naintenance programme. Any new trees that die or become decayed within 5 years to be replaced.

GRASSED_AREAS Front lawn areas to be selected turf on selected topsoil.

Rear lawn areas to be grass seed nix comprising 35% dwarf perennial ryegrass, 20% Olivia chewings tescue, 36% Creeping red fiscue, 16% Comon bentgrass on selected topsoil.

SHRUSS: A Comment of State of 208 198 me (s. 16/n2). A Comment of State of

NOTE; All plantbeds to have a 75mm deep Bank Chip mulch, cg = container grown

600

HOOPED FENCE



SITE PLAN

Existing foul sewer invert approx 3.0/GL

SA

A1

Bullnose stretcher with 25mm radius - 50mm PCC paving stab on 75mm sand blinding on 150mm hardcore Provide 1200mm level landing & max 1:12 ramp approach. Provide Visqueen DPC between external brickwork and EPS upstand dressed into Threshold drain 2000g polythene membrane dresse across cavity and lapped with DPC Semi-engineering brick corbelled in 25mm at location of drain

THRESHOLD DETAIL 1/10

BS Eaton X Range Buff Texture concrete



60nm thick Tobermore Hydropave

Fusion Dun Grantste Mack pavin

MATERIALS

Congonent : Material : Windows : White uPVC : R.W.Goods : White uPVC

Blockleys Wrekin Dark Red Marley Edgemere Smooth grey



investigation/geotechnical report where applicable.

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ECLIPSE

ARCHITECTURE

14 HIGH STREET, PENSMETT KINGGWINFORD WEST MIDLANDS DYG BXD



CHARTERED PRACTICE

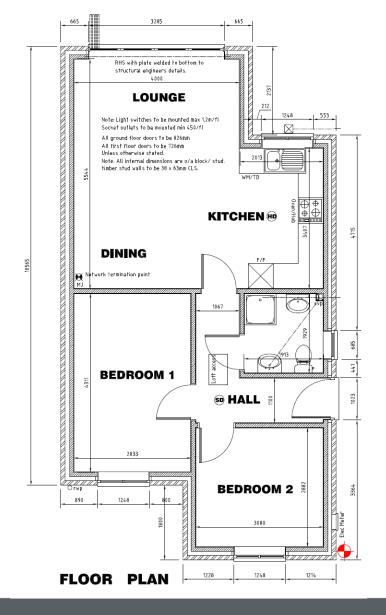
October 2023













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

https://www.leeshaw.com/downloads/referral-fees.pdf

www.leeshaw.com (f) (iii)







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