



Planning Committee

Report of Head of Planning and Building Control on 21 June 2021

Plans List Item Number: 7

Reason for bringing to committee

Called in by a Councillor Johal who has explained that the proposed development is of significant community interest

Application Details

Location: 15, Middleton Road, STREETLY, SUTTON COLDFIELD, Walsall, B74 3EU

Proposal: DEMOLITION OF THE EXISTING PROPERTY & ERECTION OF 2 NO. 4 BEDROOM DETACHED DWELLINGS

Application Number: 19/1372

Case Officer: Alfia Cox

Applicant: Sarabjit Kaur

Ward: Streetly

Agent: Lapworth Architects

Expired Date: 20-Dec-2019

Application Type: Full Application: Minor Use Class C3 (Dwellinghouses)

Time Extension Expiry: 28-Jun-2021

Recommendation

Refuse Permission



Proposal

Planning permission is sought for the demolition of the existing detached house and construction of two detached houses. The proposal is similar to those which were refused previously in May 2016 (ref. No. 15/1854) and May 2018 (ref. No. 17/0608).

The existing detached two storey house which occupies the entire width of the plot (existing footprint is 203m²) would be demolished and replaced by 2 detached two storey four bedroom houses with a footprint of 190m² (Plot 15A) and 173m² (Plot 15B) measuring:

Plot 15A:

- 15.5m and 19.7m in depth at the ground floor level
- 14.3m maximum at the first floor level
- 11m in width
- 9.2m high to a hipped main roof and 5.9m to eaves.

Plot 15B:

- 16m in depth at the ground floor level
- 13.5 and 14.6m at the first floor level
- 11m in width
- 9.2m high to a hipped main roof and 5.9m to eaves.

The proposed houses would have flat roofs and include pitched front gable roof over two-storey bay, timber half-board radial patterned feature centrally placed over the main entrance to the houses, integrated garages, pyramid roof light to the main flat roof section, roof lights to the side and rear roof slopes, and a part render / brick external finish.

The two houses would be linked by a bricked wall with a gate leading to a shared passageway enabling access to individual rear gardens.

Proposed gaps would be:

- 0.7m measured from the front corner of the two-storey side elevation of Plot 15A to the boundary with No. 19 Middleton Road and 0.7m from the rear corner
- 1m measured from the front corner of the side elevation of Plot 15B to the boundary with No. 13 and 1.6m to the rear
- 1.3m between Plots 15A and 15B.

The previous scheme (ref. No. 17/0608) measured:

- 167m² footprint each;
- 18.8m deep from front to back;
- 10m wide; and

- 9.1m high to a hipped main roof (between 4.2m and 5.2m to eaves).

Site and Surroundings

The site lies within the Streetly Area of Special Townscape Character. There are no definitive public rights of way across the site.

The properties along Middleton Road are largely substantial detached and semi-detached properties constructed in the Edwardian period with long and wide rear gardens and in design reflect the Arts and Crafts style. The properties along Astor Road were built in the 1970s and are characterised by short rear gardens and have a simple modest appearance.

The application property is the full width of the plot and is a larger detached house of arts and crafts design and is understood to form part of the original layout at this section of Middleton Road. The property is set back from the highway with the front off-street parking.

There are currently a number of trees fronting the property, including one maturing Sycamore highway tree.

Relevant Planning History

17/0608 - Demolition of existing dwelling and construction of two detached dwellings – refused on 30 May 2018 – for the following reasons:

1. *The proposed design is considered unacceptable and has the potential to result in harm to the character of the area for the following reasons:*
 - i. *increased roof height adds to the bulk and mass of proposed roofs which are disproportionate to the remainder of the proposed houses;*
 - ii. *the depth of proposed houses is excessive;*
 - iii. *plot widths of 13m do not reflect larger plot widths in the area;*
 - iv. *incongruous features such as flat roof square bay windows and varying eaves heights to House 1;*
 - v. *incongruous dual pitched gable frontage to House 2;*
 - vi. *front facing balconies incongruous to the immediate locality;*
 - vii. *the placement of large French doors and adjacent glazed panels to front at first floor are considered inconsistent with the character of the area;*
 - viii. *this application has failed to provide a street scene plan to help in the overall assessment of the scheme in the wider context;*
 - ix. *proposed rear flat roof area at first floor with higher eaves height and its overall design, is at odds with the remainder of the proposed houses and is poor design;*
 - x. *the overall design fails to reflect the existing arts and crafts design in Middleton Road.*

The development would be contrary to Policy 7 of the NPPF, BCCS Policies CSP4 and ENV2, Saved UDP Policy ENV32, DW3 of the Designing Walsall SPD and the published design guidance ‘Streetly Area of Special Townscape Character’.

2. *The existing dwelling extends across the full width of the plot and is a larger*

detached house of arts and crafts design contributing to the special townscape character of the area and understood to form part of the original layout at this section of Middleton Road. The loss of the existing dwelling is considered to result in visual harm to the special townscape and would be contrary to Policy 7 of the NPPF, BCCS Policies CSP4 and ENV2, Saved UDP Policy ENV32, DW3 of the Designing Walsall SPD and the published design guidance 'Streetly Area of Special Townscape Character'.

3. *Due to the increased overall height when combined with the proximity of the proposed house to No.13, the proposal is considered would result in an unacceptable additional loss of light and shadowing, particularly to nearest habitable windows serving No.13 during the morning to mid-afternoon period. This proposal is contrary to Saved UDP Policy GP2 and Appendix D of the Designing Walsall SPD.*

4. *This application has the potential to result in harm to trees for the following reasons:*

i. *The layout to the front of the proposal will impact on the existing maturing Sycamore on the highway verge. This is a Council owned tree which contributes significantly to the character and amenity value of the area and of the road. The existing driveway access to the south is proposed for widening, which will result in excavations within the root protection area of the tree to 'drop the kerbs'. These excavations are likely to have a detrimental effect on the long-term health of the tree, and its stability, possibly leading to premature decline, death and even failure.*

ii. *Another Council owned tree on the grass verge to the front of 13 Middleton Road will be affected by the widening of the access drive to the north. The widening will result in excavations that are likely to have a detrimental effect on the long-term health of the tree, and its stability, possibly leading to premature decline, death and even failure.*

For these reasons the proposals would not accord with the NPPF, UDP Policy ENV18 and the guidelines of NE7 and NE8 of Walsall's Conserving the Natural Environment SPD.

15/1854 - Demolition of existing dwelling and construction of two detached dwellings and outbuilding. Refused 05/05/2016 - for the following reasons:

1. *The proposed design, including large domed roof lights, flat roof sections, balconies and gothic style features would not reflect the existing arts and crafts design in Middleton Road and would appear incongruous in this location. It is considered that the design, height at three storeys and overall scale and mass of the proposed dwellings (particularly excessive depth of 20m and smaller plot widths at only 13m each) would result in an overbearing development which is out of keeping and would harm the character of the area.*

2. *The existing dwelling extends across the full width of the plot and is a larger detached house of arts and crafts design contributing to the special townscape character of the area and understood to form part of the original layout at this section of Middleton Road. The loss of the existing dwelling is considered to result in visual harm to the special townscape.*

3. The proposed two storey rear outbuilding serving both proposed dwellings which spans both proposed plots is considered to be of excessive size and out of keeping with the character of the area as it has the appearance of a dormer bungalow and is thus harmful to the outlook from adjoining neighbours. The design, scale and mass of the outbuilding and proposed use of stone wall finish to the exterior are considered to be incongruous and detrimental to the character of the area.

4. The development would result in unacceptable impacts on neighbours' amenity and to occupiers of the new houses due to the scale, massing and proximity between dwellings.

5. The proposed integral garage to the plot nearest No.13 does not provide sufficient reversing/manoeuvring space to facilitate vehicle access to the proposed garage.

6. The application has failed to include evidence about the possible presence of bats, which are a protected species, or the impact on their roosts or habitats.

7. The application has failed to demonstrate how any proposed works within the radial root protection distances would be managed to avoid harm to the existing mature trees including works to widen the vehicle access, loss of significant trees from the front garden and no indication of replacement trees in any landscaping plan, and potential damage to trees in the rear garden due to the position of the proposed outbuilding.

03/0847/OL/E5 - LAND REAR OF 15 & 19 MIDDLETON ROAD – OUTLINE : Erection of a single dwelling. GSC 29/07/2003.

04/0568/FL/E5 - LAND REAR OF 15 & 19 MIDDLETON ROAD – Erection of 2 No. Houses. Refused 12/05/2004 on following grounds:

The proposed development would by reason of its height, massing and proximity to the boundary, result in unacceptable detrimental impact on the amenity of residents of bungalows in Astor Road and, in particular, number 10 which would suffer significant overbearing impact, loss of light and loss of outlook.

05/0150/FL/E3 - LAND REAR OF 15 & 19 MIDDLETON ROAD - Full planning for erection of 2 no. semi-detached dwellings. (1 no. Dormer bungalow with detached garage. (1 no. Dormer house). Together with garaging, access drive and infrastructure. Refused 21/03/2005 on following grounds:

1) The proposed development by virtue of its scale, height, design and massing fails to respect the character of the existing surrounding development in Astor Road, and therefore would result in significant harm to the character and appearance of the surrounding area.

2) The proposed development would result in built development being erected along the full width of the small rear garden of 10 Astor Road, thus having a significant overbearing impact and reducing the level of amenity that would be available to those occupiers.

05/1960/FL/E3 - LAND REAR OF 15 & 19 MIDDLETON ROAD – Erection of two nos. semi-detached dwellings plus access drive and turning facilities. Refused 20/07/2006 and granted on appeal 15/03/2007 subject to conditions.

06/1281/RM/E12 - LAND REAR OF 15 & 19 MIDDLETON ROAD - Erection of 1no dwelling (Reserved Matters to 03/0847/OL/E5). Refused 15/09/2006 and granted on appeal 29/03/2007 subject to conditions.

09/0101/DOC - LAND REAR OF 15 & 19 MIDDLETON ROAD - Request for discharge of conditions 2, 3, 4, 5, 6, 7, 8 & 9 of 03/0847/OL/E5. Discharged / Partly Discharged 25/03/2009.

Relevant Policies

National Planning Policy Framework (NPPF)

www.gov.uk/guidance/national-planning-policy-framework

The NPPF sets out the Government's position on the role of the planning system in both plan-making and decision-taking. It states that the purpose of the planning system is to contribute to the achievement of sustainable development, in economic, social and environmental terms, and it emphasises a "*presumption in favour of sustainable development*".

Key provisions of the NPPF relevant in this case:

- **NPPF 2 – Achieving sustainable development**
- **NPPF 4 – Decision Making**
- **NPPF 5 – Delivering a sufficient supply of homes**
- **NPPF 8 – Promoting healthy and safe communities**
- **NPPF 9 – Promoting sustainable transport**
- **NPPF 12 – Achieving well-designed places**
- **NPPF 14 – Meeting the challenge of climate change, flooding and coastal change**
- **NPPF 15 – Conserving and enhancing the natural environment**

On **planning conditions** the NPPF (para 55) says:

Planning conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise and reasonable in all other respects. Agreeing conditions early is beneficial to all parties involved. Conditions that are required to be discharged before development commences should be avoided unless there is a clear justification.

On **decision-making** the NPPF sets out the view that local planning authorities should approach decisions in a positive and creative way. They should use the full range of planning tools available and work proactively with applications to secure developments that will improve the economic, social and environmental conditions of the area. Pre-application engagement is encouraged.

National Planning Policy Guidance

On **material planning consideration** the NPPG confirms- planning is concerned with land use in the public interest, so that the protection of purely private interests... could not be material considerations

Reducing Inequalities

The Equality Act 2010 (the '2010 Act ') sets out 9 protected characteristics which should be taken into account in all decision making. The **characteristics** that are protected by the Equality Act 2010 are:

- age
- disability
- gender reassignment
- marriage or civil partnership (in employment only)
- pregnancy and maternity
- race
- religion or belief
- sex
- sexual orientation

Of these protected characteristics, disability and age are perhaps where planning and development have the most impact.

In addition, the 2010 Act imposes a Public Sector Equality Duty "PSED" on public bodies to have due regard to the need to eliminate discrimination, harassment and victimisation, to advance equality and to foster good relations. This includes removing or minimising disadvantages, taking steps to meet needs and encouraging participation in public life.

Section 149(6) of the 2010 Act confirms that compliance with the duties may involve treating some people more favourably than others. The word favourably does not mean 'preferentially'. For example, where a difference in ground levels exists, it may be perfectly sensible to install some steps. However, this would discriminate against those unable to climb steps due to a protected characteristic. We therefore look upon those with a disability more favourably, in that we take into account their circumstances more than those of a person without such a protected characteristic and we think about a ramp instead. They are not treated preferentially, because the ramp does not give them an advantage; it merely puts them on a level playing field with someone without the protected characteristic. As such the decision makers should consider the needs of those with protected characteristics in each circumstance in order to ensure they are not disadvantaged by a scheme or proposal.

Development Plan

www.go.walsall.gov.uk/planning_policy

Saved Policies of Walsall Unitary Development Plan

- GP2: Environmental Protection
- ENV18: Existing Woodlands, Trees and Hedgerows

- ENV32: Design and Development Proposals
- ENV33: Landscape Design
- H3: Windfall Sites on Previously Developed Land and Conversion of Existing Buildings
- T7: Car Parking
- T13: Parking Provision for Cars, Cycle and Taxis

Black Country Core Strategy

- CSP4: Place Making
- HOU2: Housing Density, Type and Accessibility
- ENV2: Historic Character and Local Distinctiveness
- ENV3: Design Quality

Site Allocation Document

- HC2: Development of Other Land for Housing
- EN1: Natural Environment Protection, Management and Enhancement

Supplementary Planning Document

Conserving Walsall's Natural Environment

Development with the potential to affect species, habitats or earth heritage features

- NE1 – Impact Assessment
- NE2 – Protected and Important Species
- NE3 – Long Term Management of Mitigation and Compensatory Measures

Survey standards

- NE4 – Survey Standards

The natural environment and new development

- NE5 – Habitat Creation and Enhancement Measures
- NE6 – Compensatory Provision

Development with the potential to affect trees, woodlands and hedgerows

- NE7 - Impact Assessment
- NE8 – Retained Trees, Woodlands or Hedgerows

Designing Walsall

- DW3 Character
- DW10 Well Designed Sustainable Buildings

Area of Special Townscape Character – Sets out design guidelines for development within Thornhill Road, Middleton Road and Foley Road East, Streetly. The original properties along Middleton Road go a long way to reflect the established architectural styles displayed on Thornhill Road and Foley Road East. However, more recent development, such as Astor Road, has been 'infilled' into the street pattern and has further eroded the 'turn of the century' residential feel. Infill development should reflect the density of the existing development along the particular street or near area of townscape within which the proposed development site lies. As an absolute maximum, the 'footprint', or ground area, of a new building or

buildings should not exceed 25% of the total area of the plot within which it is to be set. This figure can exclude hard surfaces normally associated with residential development, such as driveways, turning areas and patios, providing the type and extent of boundary treatments and landscape planting is acceptable. All details of infill development must be justified through a design statement, to accompany any planning application.

Consultation Replies

Community Safety Team – no objection, but noted that the side boundary should be closed board gate or fencing to a height of 2m in line with the building front elevation. Designing out crime/secured by design principles should be utilised.

Local Highways Authority – no objection

Severn Trent Water – no objection

Tree Preservation Officer - objection as the proposal failed to demonstrate that a Sycamore highway tree would not be affected by the proposed access works.

West Midlands Fire – no objection, subject to compliance with Part B

West Midlands Police – no objection but made aware of an incident in relation to the use of the property which was reported at the address in 2019; and a further report regarding similar concerns reported in 2020. It has been noted that there is always a danger of an empty property attracting incidents and anti-social behaviour. It has been advised that the development is completed using the principles of Secured By Design.

Representations

Two representations has been received objecting to the proposal on the following grounds (*Officer comments in italics*):

- Design: the finishing materials fail to reflect 'arts and crafts' historic character of the area; the plot widths are not in align with the road as no detached home on the road has such a small width, therefore the buildings would appear incongruous; proposed houses would have a flat roof, squared bay windows and double apex, which are not in character with the streetscene.
- Amenities: the proposed buildings are much deeper than the original layout of the existing building and together with the close proximity to the neighbouring houses would be intrusive and affect the amenities of the neighbours.
- Parking and highway safety issues: doubling the number of houses would cause many issues with parking and road traffic as currently the occupants already park on the grass verge; vehicle reversing in and out of the proposed garages would encroach more into the road with a shorter drive.
- Loss of the existing house: loss of the beautiful house which has been present in the street scene for 100 years to be replaced with 2-3 new building – all for

financial gain and would set the precedence for other similar developments; plans should be considered to renovate the existing property to bring it back to its original glory.

- Trees: demolishing and constructing the homes would harm the roots of the existing trees, which needs to be considered.
- Legal implications: the application was made aware that a covenant exists not allowing two storey development within 3 meters from the boundary to one of the adjacent neighbours and 5 meters from the other side, hence the layout of the existing property (*Covenants are a private matter and are not a material planning consideration*).

Determining Issues

- Design, Layout and Character
- Amenity of neighbours
- Highways
- Ecology
- Trees
- Local Finance Considerations

Assessment of the Proposal

Design, Layout and Character

The existing dwelling extends across the full width of the plot and is one of the largest detached house of arts and crafts design contributing to the special townscape character of the area.

The house forms part of the original layout at this section of Middleton Road. The current proposal also involves the demolition of the existing building and so the scale of the harm to the street scene would therefore be substantial, as it would result in the loss of all important historic attributes forming the special townscape. The harm arising from the total loss of the building therefore attracts great weight in the planning balance.

The replacement detached houses would be similar in height to the existing property. The proposed external materials would reflect the mixed use of materials in the locality and would be secured by condition, should the permission be granted to ensure satisfactory appearance of development.

Despite the attempts to replicate some elements of arts and craft features, concerns still remain with regards to excessive depth and reduced plot width of each house, flat roof section, two two-storey projecting squared front gable-roofed bays and the shared wall/gate leading to the passageway enabling access to individual rear gardens, which are not defined in the Streetly Area of Special Townscape Character (SAofSTC). This would appear incongruous in the street scene and the immediate vicinity, harming the area of the special townscape area.

In terms of scale, the depth of the houses would be excessive, taking into account

that the depth of the existing house is only 9m. Furthermore, the proposed plot width 13m each would not reflect the width of other plots occupied by detached houses along the street at around 17m. The 4m difference in plot width would be exaggerated through the siting of both proposed houses next to each other, resulting in an appearance being more reflective of semi-detached houses in this location and would not reflect the character of wider plots with detached houses.

There would be very little gaps between the proposed houses and between Plot 15A and No. 19 failing to meet the numerical guidance as set out in Designing Walsall SPD. The existing house has single storey side wings to both sides and a garage, giving an impression of a visual separation from the neighbours' boundary. Both proposed houses would be two storey in height, with little separation and no scope to introduce any single storey side elements. The development would appear bulky in relation to its neighbours, which would be significantly at odds with the established pattern of development nearby. It would appear cramped and squeezed in relation to its neighbours and would harm the character and appearance of the area. The sign of this is evident from the submitted layout plan which identifies no scope for introduction of any boundary wall/fence between the two houses and no locations for the waste bins. This demonstrates that the size of the site is inharmonious with the proposed two houses, highlighting its over-intensified development.

Given the above-mentioned reasons, the replacement houses fail to reflect the existing character of the area and therefore do not outweigh the loss of the original house. For these reasons the development would be contrary to Policy 7 of the NPPF, BCCS Policies CSP4 and ENV2, UDP Policy ENV32, DW3 of the Designing Walsall SPD and the published design guidance 'Streetly Area of Special Townscape Character'.

From the response received from West Midlands Police, it is understood that there have been two separate incidents of anti-social behaviour associated with its use reported at the address in 2019 and 2020. West Midlands Police has noted that there is always a danger of an empty property attracting incidents and anti-social behaviour. Nevertheless, this cannot be accepted as a material planning consideration and accepted as justification for the loss of the property as this is a private matter.

Impact on Residential Amenities

The proposed houses would reflect the building line to front and would not project forward of adjoining neighbours meaning there would be no significant impacts on these neighbours amenity to the front with regards to loss of light, outlook or shadowing. There is a distance of around 28m between proposed first floor habitable windows to neighbours habitable windows at the front and 45m and 49m at rear. It is considered that these distance separations would minimise any potential impacts on neighbour amenity as they meet the recommended minimum separation distance of 24m as set out in the Designing Walsall SPD.

There are no habitable side facing windows at adjoining neighbours that would be

affected by the development and the proposed houses would not breach the 45 degree code to any habitable windows at No.13 or No.19.

The two-storey section of Plot 15B would project 6.5m further to the rear than the existing building line. This together with the increased overall height when combined with the proximity of Plot 15B to the adjoining neighbours would result in an unacceptable additional loss of light and shadowing, particularly to nearest habitable windows serving No.13 during the morning to mid-afternoon period.

Neighbours have raised concerns regarding impacts on their amenities and these points have been considered above.

Overall, whilst improvements have been made this application has the potential to result in additional loss of light and shadowing to No.13.

Highways

Each new dwelling would have separate access points off Middleton Road. The submitted layout plan does not show any boundary treatment between the plots. Local Highway Authority has raised no objection to the proposed off-street parking arrangements and space for vehicle movement to the integral garage. No unacceptable adverse impacts on the local highway network is anticipated.

Ecology

The application is supported by a bat and bird survey, which concludes that the property does not offer the potential for bat shelter and roosting. It has been recommended that any tree or shrub clearance should take place outside of the bird nesting season (March and August) to safeguard any nesting birds. This could be secured by condition should the planning permission be granted.

Trees

Council's Tree Officer has noted some discrepancies on the submitted site plans. The actual access to the south (fronting proposed Plot 15A) is narrower than that which is shown on the drawings. There is currently a small soft landscaped strip adjacent to the flank boundary, which is wider than shown on the site plan.

The proposed frontage details shown on the site plan are the same as the existing. This indicates some alterations to the exiting accesses which in turn means alterations to the existing dropped kerbs. This is likely to have an effect on the existing Council owned trees on the public footpath and likely to have a detrimental effect on the long-term health of the trees, and their stability, possibly leading to premature decline, death and even failure. The amended plans have been requested but no changes to the site plan have yet been made.

Local Finance Considerations

Section 143 of the Localism Act requires the local planning authority to have regard to 'local finance considerations' when determining planning applications. In Walsall at the present time this means there is need to take account of New Homes Bonus monies that might be received as a result of the construction of new housing.

This application proposes 2 new homes.

The Government has indicated that, for 2019-20, it will award approximately £1,000 per dwelling per year, plus a further £350 for each affordable dwelling, for each net additional dwelling provided. The payment is made each year for a period of 4 years from completion of the dwelling. In 2019-20 the total payments, taking account of completions over the last 4 years, are expected to amount to £2,911,601.

The weight that should be given to this, including in relation to other issues, is a matter for the decision-maker.

Conclusions and Reasons for Decision

Officers have requested amendments from the applicant's agent to try and address all previous refusal reasons. Given that there are no material planning considerations in support of the proposals, it is concluded that this application should be recommended for refusal.

Positive and Proactive Working with the Applicant

Refuse

Officers have spoken with the applicant's agent and in this instance are unable to support the proposal.

Recommendation

1. The proposed design is unacceptable and has the potential to result in harm to the character of the area for the following reasons:

- i. the depth of proposed houses is excessive;
- ii. plot widths of 13m do not reflect larger plot widths in the area;
- iii. two two-storey projecting squared front gable-roofed bays are considered inconsistent with the character of the area;
- iv. the shared gate leading to the passageway enabling access to individual rear gardens is not in keeping with the character of the properties in the area
- v. insufficient gaps between Plots 15A and 15 B and between 15A and side boundary wall with No. 19 failing to meet the numerical guidance as set out in Designing Walsall SPD.

The development would be contrary to BCCS Policies CSP4 and ENV2, Saved UDP

Policy ENV32, DW3 of the Designing Walsall SPD, design guidance 'Streetly Area of Special Townscape Character' and NPPF.

1. The existing dwelling extends across the full width of the plot and is a larger detached house of arts and crafts design contributing to the special townscape character of the area and understood to form part of the original layout at this section of Middleton Road. The loss of the existing dwelling would result in visual harm to the special townscape and would be contrary to BCCS Policies CSP4 and ENV2, Saved UDP Policy ENV32, DW3 of the Designing Walsall SPD, design guidance 'Streetly Area of Special Townscape Character' and NPPF.
2. Due to the increased overall height when combined with the proximity of the proposed house to No.13, the proposal would result in an unacceptable additional loss of light and shadowing, particularly to nearest habitable windows serving No.13 during the morning to mid-afternoon period. This proposal is contrary to Saved UDP Policy GP2, SAD Policy HC2, Appendix D of the Designing Walsall SPD and NPPF.
4. The applicant has failed to demonstrate that the proposed layout would not impact on the existing Sycamore tree on the highway verge as the result of access widening works. For these reasons the proposals would not accord with UDP Policy ENV18, the guidelines of NE7 and NE8 of Walsall's Conserving the Natural Environment SPD and NPPF.

END OF OFFICERS REPORT