

DECISION DOCUMENT

APPLICATION NUMBER: 2016/08228/PA

TOWN AND COUNTRY PLANNING ACT 1990

APPLICANT

New Leaf Recovery
16 Flint Green Road
Acocks Green
Birmingham
B27 6QA

AGENT (if used)

Iain Denton Ltd
Milverton Villas
8 Wilsons Road
Knowle
Solihull
West Midlands
B93 0HZ

BIRMINGHAM CITY COUNCIL GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS FOR THE FOLLOWING DEVELOPMENT IN ACCORDANCE WITH THE PLANS AND APPLICATION AS NUMBERED ABOVE:

Erection of single storey side extension and conversion of garage to provide additional residential facilities with maximum number of residents at the care home to remain at 9

at

16 Flint Green Road, Acocks Green, Birmingham, B27 6QA

Conditions that affect this development or use

- 1 Requires the prior submission of a management plan
Within one month from the date of this consent, a management plan, to include a method statement detailing liaison arrangements with local residents, shall be submitted to and approved in writing by the Local Planning Authority. Once approved, the details shall thereafter operate in accordance with the approved management plan unless otherwise agreed in writing by the Local Planning Authority.
Reason: In order to secure the satisfactory development of the application premises in accordance with Paragraphs 3.8 and 3.10 of the Birmingham UDP 2005 and the National Planning Policy Framework.
- 2 Restricts the number of residents to a maximum of 9 persons.
No more than 9 residents shall be permitted to occupy the premises at any one time.
Reason: To ensure that the use does not become over intensive and to safeguard the amenities of neighbouring residential occupiers in accordance with Paragraphs 3.8 and 3.10 of the Birmingham UDP 2005 and the National Planning Policy Framework.
- 3 Requires that the materials used match the main building
The materials to be used in the construction of the external surfaces of the extension(s)/building(s)/dwelling(s)/development hereby permitted shall match those used in the existing building.
Reason: In order to secure the satisfactory development of the application site in accordance with Paragraphs 3.8 and 3.10 of the Birmingham UDP 2005 and the National Planning Policy Framework.
- 4 Requires the prior approval of the siting/design of the access
No development shall take place until full details of the siting and design of the proposed means of access have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the development hereby permitted is brought into use.
Reason: In order to secure the satisfactory development of the application site in the interests of highway safety in accordance with Paragraphs 3.8, 3.10, 6.17 and 6.39 of the Birmingham UDP 2005 and the National Planning Policy Framework.

- 5 Requires the prior submission of details of pavement boundary
No development shall take place until full details of a dwarf wall or similar feature to be erected at the back of pavement have been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the development hereby permitted is brought into use and thereafter retained.
Reason: To ensure that vehicles only access the site through the designated entrance in the interests of highway and pedestrian safety in accordance with Paragraphs 3.8, 3.10, 6.17 and 6.39 of the Birmingham UDP 2005 and the National Planning Policy Framework.
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- 6 Requires the parking area to be laid out prior to use
The use/development hereby approved shall not commence or the building(s)/premises/dwellings(s) occupied until vehicle parking has been constructed, surfaced and marked out in accordance with the approved details and that area shall not thereafter be used for any purpose other than parking, loading and unloading of vehicles.
Reason: In order to secure the satisfactory development of the application site in the interests of highway safety in accordance with Paragraphs 3.8, 3.10, 6.17 and 6.39 of the Birmingham UDP 2005, the Car Parking Guidelines SPD and the National Planning Policy Framework.
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- 7 Requires pedestrian visibility splays to be provided
A pedestrian visibility splay of 3.3 metres by 3.3 metres by 0.6 metres shall be incorporated at the/each access point before the access point(s) is first used and thereafter maintained.
Reason: In order to ensure the safe movement of pedestrians using the adjacent highway in accordance with Paragraphs 3.8, 3.10, 6.17 and 6.39 of the Birmingham UDP 2005 and the National Planning Policy Framework.
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- 8 Prevents the use from changing within the use class
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or reenacting that Order with or without modification), the premises/building(s)/site(s) shall be used for a residential care home and for no other purpose including any other purpose in Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987, (or in any provision equivalent to that Class in any statutory instrument amending, revoking and/or re-enacting that Order with or without modification).
Reason: In order to define the permission in accordance with Paragraphs 3.8 and 3.10 of the Birmingham UDP 2005 and the National Planning Policy Framework.
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- 9 Requires the scheme to be in accordance with the listed approved plans
The development hereby approved shall be implemented in accordance with the details submitted with the application and shown on drawing numbers B002 & B003 and the proposed first and second floor plans ('the approved plans').
Reason: In order to define the permission in accordance with Paragraphs 3.8 and 3.10 of the Birmingham UDP 2005 and the National Planning Policy Framework.
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- 10 Limits the approval to 3 years (Full)
The development hereby permitted shall be begun before the expiration of (3) years from the date of this permission.
Reason: In order to comply with Section 91 of the Town and Country Planning Act 1990 (as amended) and the National Planning Policy Framework.

Date: Thursday 22nd December 2016



Waheed Nazir, Director of Planning and Regeneration

P.O. BOX 28, Birmingham B1 1TU

Please note
This is not a building regulation approval

INFORMATIVE NOTE

Water supplies for fire fighting should be in accordance with the "National Guidance Document on the Provision for Fire Fighting" published by Local Government Association and WaterUK

Please ensure that you visit the following link before commencing any development:
<http://www.water.org.uk/home/policy/publications/archive/industry-guidance/national-guidance-document/national-guidance-document-on-water-for-ffg-final.pdf>

For further information please contact the West Midlands Fire Service Water Office at
water.officer@wmfs.net

In reaching this decision Birmingham City Council have made the decision in a positive way to foster the delivery of sustainable development, working proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area. The decision has been taken having regard to the impact of the development, and in particular to the policies and proposals in the adopted Development Plan, and to all relevant material considerations, including the National Planning Policy Framework, the City Council's draft Birmingham Development Plan and Supplementary Planning Documents/Guidance. The City Council have worked in a seamless and timely manner to undertake the necessary liaison and negotiation with the applicant, third parties and statutory consultees (at the application and pre-application stages) to look for solutions which seek only high quality sustainable development.