

Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

**Publication of applications on planning authority websites**

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you

require any further clarification, please contact the Authority's planning department.

**Site Location**

**Disclaimer:** We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to

help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)

Northing (y)

Description

284448

403086

B17 9PU

Birmingham

Birmingham

Harborne

High Street

334-340

# **PP-11295348**

Planning Portal Reference: PP-11295348



**Applicant Details**

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Are you an agent acting on behalf of the applicant?

Yes No

Contact Details

Primary number

Secondary number

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B17 9PU

United Kingdom

Birmingham

Birmingham

Harborne

334-344 High Street

Midland Properties and Finance (Birmingham) Ltd

Afzal

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Fax number

Email address

**Agent Details**

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

Country

Postcode

Contact Details

Primary number

Secondary number

01216334663

B5 5NH

United Kingdom

Birmingham

71-77 Coventry Street

D5 Architects LLP

Architects

D5

Other

[mrtafzal@icloud.com](mailto:mrtafzal@icloud.com)

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Fax number

Email address

**Existing Use**

Please describe the current use of the site

Is the site currently vacant?

Yes No

**Does the proposal involve any of the following? If Yes, you will need to submit an appropriate contamination assessment with your**

**application.**

Existing 3 storey building fronting onto Harborne High Street which includes retail units at Ground Floor and 6 maisonettes to the upper floors. The rear service yard is accessed via Harborne Park Road which includes garages and an open undeveloped grassed area front the road.

**Description of the Proposal**

Please note in regard to:

**Fire Statements** - From 1 August 2021, planning applications for buildings of over 18 metres (or 7 stories) tall containing more than one [dwelling will require a 'Fire Statement' for the application to be considered valid. There are some exemptions. V iew government planning guidance on fire statements or a](https://www.gov.uk/guidance/fire-safety-and-high-rise-residential-buildings-from-1-august-2021) [ccess the fire statement template and guidance](https://www.gov.uk/government/publications/planning-application-forms-templates-for-local-planning-authorities#attachment_5328788)[.](https://www.gov.uk/guidance/fire-safety-and-high-rise-residential-buildings-from-1-august-2021)

**Permission In Principle** - If you are applying for Technical Details Consent on a site that has been granted Permission In Principle, please include the relevant details in the description below.

**Public Service Infrastructure** - From 1 August 2021, applications for certain public service infrastructure developments will be eligible for faster determination timeframes. See help for further details or v [iew government planning guidance on determination periods](https://www.gov.uk/guidance/determining-a-planning-application#what-are-the-time-periods-for-determining-a-planning-application).

**Description**

Please describe details of the proposed development or works including any change of use

Has the work or change of use already started?

Yes No

The change of use from retail (A1) and residential Class C3(a) to Residential, Class C3(a), demolition of existing buildings and proposal of 87 new dwellings and central amenity space including soft landscaping and planting, cycle storage, bin stores, plant store and enabling works .

**Site Area**

What is the measurement of the site area? (numeric characters only).

Unit

Sq. metres

2370.00

[info@d5architects.net](mailto:info@d5architects.net)

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Land which is known to be contaminated

Yes No

Land where contamination is suspected for all or part of the site

Yes No

A proposed use that would be particularly vulnerable to the presence of contamination

Yes No

**Materials**

Does the proposed development require any materials to be used externally?

Yes No

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Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each

material)

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes No

If Yes, please state references for the plans, drawings and/or design and access statement

**Pedestrian and Vehicle Access, Roads and Rights of Way**

Please refer to Design and Access Statement.

**Type:**

Walls

**Existing materials and finishes:**

**Proposed materials and finishes:**

Please see Design and Access Statement for materials and finishes.

**Type:**

Roof

**Existing materials and finishes:**

**Proposed materials and finishes:**

Please see Design and Access Statement for materials and finishes.

**Type:**

Windows

**Existing materials and finishes:**

**Proposed materials and finishes:**

Please see Design and Access Statement for materials and finishes.

**Type:**

Doors

**Existing materials and finishes:**

**Proposed materials and finishes:**

Please see Design and Access Statement for materials and finishes.

**Type:**

Boundary treatments (e.g. fences, walls)

**Existing materials and finishes:**

**Proposed materials and finishes:**

Please see Design and Access Statement for materials and finishes.

**Type:**

Vehicle access and hard standing

**Existing materials and finishes:**

**Proposed materials and finishes:**

Please see Design and Access Statement for materials and finishes.

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Is a new or altered vehicular access proposed to or from the public highway?

Yes No

Is a new or altered pedestrian access proposed to or from the public highway?

Yes No

Are there any new public roads to be provided within the site?

Yes No

Are there any new public rights of way to be provided within or adjacent to the site?

Yes No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

Yes No

**Assessment of Flood Risk**

Is the site within an area at risk of flooding? (Check the location on the Government's [F lood map for planning](https://flood-map-for-planning.service.gov.uk/). You should also refer to national s [tanding advice](https://www.gov.uk/guidance/flood-risk-assessment-standing-advice) and your local planning authority requirements for information as necessary.)

Yes No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

Yes No

**Trees and Hedges**

Are there trees or hedges on the proposed development site?

Yes No

And/or: Are there trees or hedges on land adjacent to the proposed development site that could influence the development or might be important as part of the local landscape character?

Yes No

**If Yes to either or both of the above, you may need to provide a full tree survey, at the discretion of the local planning authority. If a tree survey is required, this and the accompanying plan should be submitted alongside the application. The local planning authority should make clear on its website what the survey should contain, in accordance with the current 'BS5837: Trees in relation to design, demolition and construction - Recommendations'.**

**Vehicle Parking**

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

Yes No

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Will the proposal increase the flood risk elsewhere?

Yes No

How will surface water be disposed of?

Sustainable drainage system

Existing water course

Soakaway

Main sewer

Pond/lake

**Foul Sewage**

Please state how foul sewage is to be disposed of: Mains sewer

Septic tank

Package treatment plant Cess pit

Other

Unknown

**Biodiversity and Geological Conservation**

**Is there a reasonable likelihood of the following being affected adversely or conserved and enhanced within the application site, or on land adjacent to or near the application site?**

**To assist in answering this question correctly, please refer to the help text which provides guidance on determining if any important biodiversity or geological conservation features may be present or nearby; and whether they are likely to be affected by the proposals.**

1. Protected and priority species Yes, on the development site

Yes, on land adjacent to or near the proposed development No

1. Designated sites, important habitats or other biodiversity features Yes, on the development site

Yes, on land adjacent to or near the proposed development No

1. Features of geological conservation importance Yes, on the development site

Yes, on land adjacent to or near the proposed development No

**Supporting information requirements**

Where a development proposal is likely to affect features of biodiversity or geological conservation interest, you will need to submit, with the application, sufficient information and assessments to allow the local planning authority to determine the proposal.

Failure to submit all information required will result in your application being deemed invalid. It will not be considered valid until all information required by the local planning authority has been submitted.

Your local planning authority will be able to advise on the content of any assessments that may be required.

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Are you proposing to connect to the existing drainage system?

Yes No

Unknown

**Residential/Dwelling Units**

Does your proposal include the gain, loss or change of use of residential units?

Yes No

**Please note: This question is based on the current housing categories and types specified by government.**

If your application was started before 23 May 2020, the categories and types shown in this question will now have changed. We recommend that

you review any information provided to ensure it is correct before the application is submitted.

**Proposed**

Please select the housing categories that are relevant to the proposed units Market Housing

Social, Affordable or Intermediate Rent Affordable Home Ownership

Starter Homes

Self-build and Custom Build

**Trade Effluent**

Does the proposal involve the need to dispose of trade effluents or trade waste?

Yes No

**Waste Storage and Collection**

Do the plans incorporate areas to store and aid the collection of waste?

Yes No

If Yes, please provide details:

Have arrangements been made for the separate storage and collection of recyclable waste?

Yes No

Refuse and recycling storage is located within a secure strcuture in the courtyard area, please see Design and Access Statement for further information.

Tick BoxTick BoxTick BoxTick BoxTick Box

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Market Housing

Please specify each type of housing and number of units proposed

**Proposed Market Housing** 1 Bedroom Total 2 Bedroom Total

3 Bedroom Total

4 Bedroom Total

Unknown

Bedroom Total

Bedroom Total

**Category Totals**

**Existing**

Please select the housing categories for any existing units on the site Market Housing

Social, Affordable or Intermediate Rent Affordable Home Ownership

Starter Homes

Self-build and Custom Build

Market Housing

Please specify each existing type of housing and number of units on the site

**Housing Type:**

Flats / Maisonettes

1. **Bedroom:**

0

1. **Bedroom:**

6

1. **Bedroom:**

0

**4+ Bedroom:**

0

**Unknown Bedroom:**

0

**Total:**

6

0

87

0

0

34

53

**Housing Type:**

Flats / Maisonettes

1. **Bedroom:**

53

1. **Bedroom:**

34

1. **Bedroom:**

0

**4+ Bedroom:**

0

**Unknown Bedroom:**

0

**Total:**

87

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**Existing Market Housing**

**Category Totals**

1 Bedroom Total 2 Bedroom Total 3 Bedroom Total 4 Bedroom Total

Unknown

Bedroom Total

Bedroom Total

**Totals**

Total proposed residential units

Total existing residential units

Total net gain or loss of residential units

**All Types of Development: Non-Residential Floorspace**

Does your proposal involve the loss, gain or change of use of non-residential floorspace? Note that 'non-residential' in this context covers all uses except Use Class C3 Dwellinghouses.

Yes No

Please add details of the Use Classes and floorspace.

**Following changes to Use Classes on 1 September 2020: The list includes the now revoked Use Classes A1-5, B1, and D1-2 that should not be used in most cases. Also, the list does not include the newly introduced Use Classes E and F1-2. To provide details in relation to these or any 'Sui Generis' use, select 'Other' and specify the use where prompted. Multiple 'Other' options can be added to cover each**

**individual use. V** [**iew further information on Use Classes.**](https://www.planningportal.co.uk/info/200130/common_projects/9/change_of_use)

Totals Existing gross

internal floorspace (square metres)

Gross internal floorspace to be lost by change of use or demolition

(square metres)

Total gross new internal floorspace proposed (including changes of use)

(square metres)

Net additional gross internal floorspace following development

(square metres)

A1 - Shops Net Tradable Area

Existing tradable floor area (square metres)

Tradable floor area to be lost by change of use or demolition (square metres)

600.0

600.0

-1010.5

0

1010.5

1010.5

**Use Class:**

A1 - Shops

**Existing gross internal floorspace (square metres):**

1010.5

**Gross internal floorspace to be lost by change of use or demolition (square metres):**

1010.5

**Total gross new internal floorspace proposed (including changes of use) (square metres):**

0

**Net additional gross internal floorspace following development (square metres):**

-1010.5

81

6

87

0

6

0

0

6

0

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Total new tradable floor area proposed (including change of use) (square metres)

Net additional tradable floor area following development (square metres)

**Loss or gain of rooms**

For hotels, residential institutions and hostels please additionally indicate the loss or gain of rooms:

**Site Visit**

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

**Hazardous Substances**

Does the proposal involve the use or storage of Hazardous Substances?

Yes No

**Industrial or Commercial Processes and Machinery**

Does this proposal involve the carrying out of industrial or commercial activities and processes?

Yes No

Is the proposal for a waste management development?

Yes No

**Hours of Opening**

Are Hours of Opening relevant to this proposal?

Yes No

**Employment**

Are there any existing employees on the site or will the proposed development increase or decrease the number of employees?

Yes No

-600.0

0.0

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If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

The agent The applicant Other person

**Pre-application Advice**

Has assistance or prior advice been sought from the local authority about this application?

Yes No

**If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application**

**more efficiently):**

Officer name:

Title

First Name

Surname

Reference

Date (must be pre-application submission)

Details of the pre-application advice received

07/11/2019

2019/08753/PA

Brennan

Pamela

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**Ownership Certificates and Agricultural Land Declaration**

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

Yes No

**Authority Employee/Member**

**With respect to the Authority, is the applicant and/or agent one of the following:**

1. **a member of staff**
2. **an elected member**
3. **related to a member of staff**
4. **related to an elected member**

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

Yes No

Please see Design & Access Statement for detailed advice, summary below:

1. Use - the redevelopment for residential purposes is acceptable.
2. Heights - The building facing Harborne High Street should be no higher than four storeys with no set back and the building facing Harborne Park Road should remain as a three storey building as approved under the previous application with no set back.
3. Footprint - The position of the blocks is considered acceptable as these would infill the developments and form a strong building line infilling the block. However, the plot sizes need to be reduced.
4. Elevations - A more contemporary style would feel more integral to the streetscape on Harborne High Street. Harborne Park Road elevations have any opportunity for a more contemporary building which could take from the local vernacular in regards to materials and brick colours. Provides an opportunity to simplify the fenestrations, removal of features such as render, Juliette balconies would be better for the integrity of the proposed development.
5. Amenity - There are concerns with the level of overlooking and privacy concerns between habitable rooms that will require further assessment to ensure these do not negatively impact current and future occupiers.
6. Scale & Massing - The mass, scale and bulk would adversely affect the character and wider townscape of the area and introduce an over intensification of the site.
7. Transport - The proposed zero parking provision and need for a Transport Assessment/Statement is noted. Appropriate levels of secure cycle storage and a residential Travel Plan will need to be provided. Servicing/refuse collection arrangements will need to be submitted.

The scheme was revised from 8 to 6 storeys and the following feedback was recieved: Projecting elements to the rear accepted.

Setbacks to the roofs need to be removed and they are visible from the wider townscape view.

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Is any of the land to which the application relates part of an Agricultural Holding?

Yes No

Certificate Of Ownership - Certificate A

**I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner\* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding\*\***

**\* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.**

**\*\* "agricultural holding" has the meaning given by reference to the definition of “agricultural tenant” in section 65(8) of the Act.**

**NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application**

**relates but the land is, or is part of, an agricultural holding.**

Person Role

The Applicant The Agent

Title

First Name

Surname

Declaration Date

Declaration made

**Declaration**

I / We agree to the outlined declaration Signed

Date

23/08/2022

D5 Architects

I / We hereby apply for Full planning permission as described in this form and accompanying plans/drawings and additional information. I / We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine options of the persons giving them. I / We also accept that: Once submitted, this information will be transmitted to the Local Planning Authority and, once validated by them, be made available as part of a public register and on the authority's website; our system will automatically generate and send you emails in regard to the submission of this application.

23/08/2022

Architects

D5

Other