
Committee Date:	09/07/2015	Application Number:	2015/04954/PA
Accepted:	18/06/2015	Application Type:	Demolition Determination
Target Date:	16/07/2015		
Ward:	Kings Norton		

Nos. 1-19 (odds) Dee Grove, Forth Grove, and 2-36 (evens) Ithon Grove, Kings Norton, Birmingham, B38

Application for Prior Notification for the proposed demolition of 57 dwellings and associated buildings

Applicant: Birmingham City Council
Department of Planning and Regeneration, 1 Lancaster Circus,
Birmingham, B4 7DY
Agent: Acivico (Building Consultancy) Ltd
1 Lancaster Circus, Birmingham, B4 7DY

Recommendation

No Prior Approval Required

1. Proposal

- 1.1. This application is made under the provisions of Part 11 of the Town and Country Planning (General Permitted Development) Order 2015 and seeks a determination as to whether prior approval is required for the method of demolition and site restoration of Nos. 1-19 (odds) Dee Grove, all properties on Forth Grove, and Nos. 2-36 (evens) Ithon Grove, Kings Norton.

[Link to Documents](#)

2. Site & Surroundings

- 2.1. The application site relates to a number of two and three storey, Post-War, terraced, council-owned houses with garages/sheds located on Dee Grove, Forth Grove and Ithon Grove, Kings Norton.
- 2.2. The houses within this estate sit on prominent linear rows with front elevations of alternate rows either facing on to the highway or on to areas of grassed amenity.
- 2.3. The surrounding area is residential in character with areas already cleared making way for the redevelopment of the whole Kings Norton Three Estates.

[Site Location Map](#)

3. Planning History

- 3.1. 5 March 2015 - 2014/09196/PA - Outline planning application (All matters reserved - except access) for mixed use development to include a maximum of 295 dwellings (2, 3, 4 and 5 bedrooms), a neighbourhood park, and 468sqm (GIA) retail space (Class A1/A2/A3) – Approved-conditions

Adjoining sites

- 3.2. 12 June 2014 – 2014/03550/PA - Application for prior notification of proposed demolition of 2-24 Dee Grove, 24-38 Medway Grove and 1-37 and 2-44 Tern Grove – Approved-conditions

4. Consultation/PP Responses

- 4.1. Transportation Development – Comments awaiting
- 4.2. Regulatory Services – Comments awaiting
- 4.3. Letters of notification have been sent to Local Resident's Associations and Ward Councillors. In accordance with the requirements of the legislation, the Applicant has displayed a site notice to advertise the submission of the application – No comments received to date.

5. Policy Context

- 5.1. The following local policies are relevant:
- Birmingham Unitary Development Plan
 - Draft Birmingham Development Plan
 - Kings Norton Planning Framework
- 5.2. The following national policies are relevant:
- National Planning Policy Framework (NPPF)
 - Circular 10/95: Planning Controls over Demolition

6. Planning Considerations

- 6.1. It is proposed that the buildings would be demolished using a 360-degree mechanical machine. Dust levels would be limited by hosing down the site during demolition. A traffic management plan would also be put into place. The site would be graded and fenced upon completion of the demolition, with trip rails installed at the back of pavements and 1.8m high chain link fencing set 2m back from the pavement.
- 6.2. The proposal for this site is consistent with demolition applications approved elsewhere in the City in the past involving the removal of demolition material from the site to slab level to leave the site in a tidy condition and its enclosure with appropriate fencing to secure the site, pending its future redevelopment. This will ensure that the site has an acceptable appearance taking into account the residential nature of the surrounding area.
- 6.3. I do not consider that it is necessary for further details to be submitted and so no prior approval is necessary.

7. Conclusion

- 7.1. The proposed methods of demolition and clearance/site restoration of the site are acceptable and therefore no prior approval is required.

8. Recommendation

- 8.1. No prior approval required.

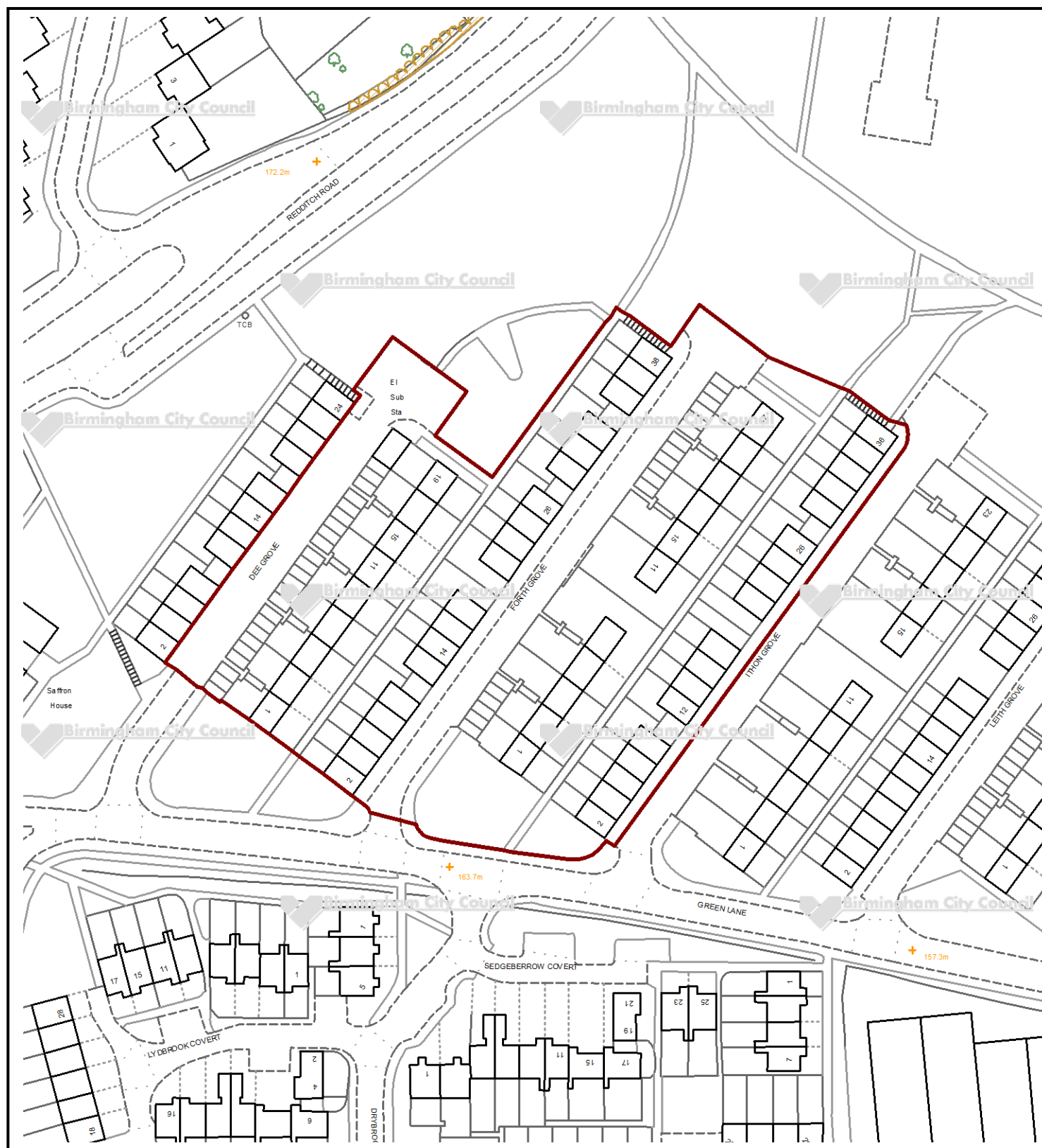
Case Officer: Andrew Conroy

Photo(s)



Figure 1 – Properties on Dee Grove

Location Plan



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