

Planning Statement

176 Tanworth Lane
Shirley
Solihull
B90 4DD

This Planning Statement has been prepared by Neil Boddison Associates Ltd, and supports the full planning application for the demolition of the existing property on Tanworth Lane, and the erection of 8 apartments.

Shirley is a suburban town within the Metropolitan Borough of Solihull in the West Midlands. Solihull Town Centre is located approximately 3 miles north east. The area is almost entirely residential with Tanworth Lane Surgery and Tanworth Court to the left of the site. The majority of the surrounding housing stock is traditional in its design though the immediate neighbours along the street scene do vary in height and architectural design.

The original building on the site is an expansive bungalow with hipped roofs and parking to the frontage. The proposal seeks to demolish the existing building and redevelop the site to provide an apartment building comprising 8 apartments.

Careful consideration during the design process has ensured that the proposal relates well to its surroundings. The facades have been de-constructed to help articulate the elevations, and reduce the overall mass of building, bringing depth, shadow, reveal, strength and verticality. Given the height of the neighbouring building and vary heights along the street scene it is felt that an element of 2.5 storey would be appropriate scale for the site. A two storey hipped roof mirroring the adjacent property, then rises to two and a half, to ensure a smooth transition between properties. Consideration has been given to the amenity of the neighbouring properties ensuring ample separation distances from habitable windows and no encroachment of the 45 degree code.

Sufficient parking allocation has been provided to the front of the site. The parking court will be largely hidden from the street scene by a new boundary hedgerow improving the visual amenity.

In summary, it is suggested that the proposal is well designed and represents a sustainable residential development that will create an attractive and safe living environment. In conclusion, we respectfully request the Council grant approval for the proposed development.