

PLANNING APPLICATION NUMBER: P16/0304

Type of approval sought	Full Planning Permission
Ward	Norton
Applicant	Miss S. Hickman
Location:	10, WINDSOR ROAD, NORTON, STOURBRIDGE, DY8 3BW
Proposal	TWO STOREY SIDE AND SINGLE STOREY FRONT EXTENSION, NEW FRONT PORCH. SINGLE STOREY SIDE AND REAR EXTENSION (FOLLOWING PART DEMOLITION OF EXISTING KITCHEN)
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The application site comprises a semi-detached dwelling located within a residential street of dwellings set on a fairly common building line and level plateau however varying in age and style.
2. The property which is characterised by a hipped roof and facing brickwork is set off the highway behind a gravelled driveway that can accommodate 3-4 vehicles. To the side of the dwelling there is an attached garage with canopy roof over that extends across the front of the dwelling. To the rear the property displays a staggered rear wall with a single storey flat roof section that serves the kitchen projecting 3.8m. To the rear the garden is enclosed by a combination of 1.5m and 2.0m high fencing.
3. The application property is bound to the west by adjoining semi-detached dwelling No.12 Windsor Road. This dwelling is of the same age and style and displays a staggered rear wall mirroring that of the application property. To the east is No.8 Windsor Road, a semi-detached dwelling also of the same age and style. This neighbouring property benefits from a single storey side/ rear extension built up to the common boundary shared with the application property.

4. The rear garden of detached dwelling, No.35 Heath Farm Road meets the rear boundary of the application site.

PROPOSAL

5. This application is before Development Control Committee as the applicant is a partner of an elected member. The elected member is Councillor Chris Hale, ward councillor for Wollaston and Stourbridge Town. This application is located with the neighbouring ward of Norton.
6. Two storey side and single storey front extension, front porch. Single storey side and rear extension (following part demolition of existing kitchen)
7. The two storey side extension would be constructed to the east elevation of the dwelling facing No.8 and incorporating the existing garage. The extension would be 3.3m in width, 7.9m deep at ground floor, 7.1m deep at first floor, displaying a hipped roof with hidden gutter details to the boundary. The extension would provide a garage and enlarged kitchen at ground floor and a bedroom and en-suite at first floor.
8. The single storey front extension front porch would comprise of extending the existing garage 0.75m forwards, retaining the same width as the existing garage of 3.3m. The front porch would project 0.75m forwards to be level with the extension to the front of the garage.
9. The single storey side/rear extension would attach to the rear of the two storey side extension outlined above, projecting 3.0m from the original rear wall of the dwelling and would display a width of 9.0m. The extension would be built to a height of 3.9m (2.7m to eaves).

Note: Amended plans

Amended plans were submitted removing a parapet gutter arrangement to the boundary, and additional plans were supplied to show a hidden gutter and eaves details.

HISTORY

10.

APPLICATION	PROPOSAL	DECISION	DATE
92/20218	Dining Room Extension	Approved with conditions	28/05/1992

PUBLIC CONSULTATION

11. Direct notification was carried out with five neighbouring properties. With the final date for representations being 28th March 2016. There were no objections or comments received.

OTHER CONSULTATION

12. None required

RELEVANT PLANNING POLICY

13. National Planning Policy Framework (NPPF) (2012)
14. Saved Unitary Development Plan Policies (2005)
- DD1 Urban Design
 - DD4 Development in Residential Areas
15. Supplementary Planning Documents / Guidance
- PGN 12. The 45 Degree Code.
 - PGN 17. House extension design guide
 - Parking Standards

ASSESSMENT

16. Key issues.

- Impact on visual amenity and character of the area
- Residential amenity
- Parking and highway safety

Impact on the visual amenity and character of the area

17. The design scale and massing of the all elements of the development proposed within this application would relate satisfactorily to both the host dwelling and the character of the area.
18. The single storey front extension and porch, which would comprise of bringing the front of the existing garage forwards 0.8m to be level with the existing canopy, and the addition of a porch to the same projection. Given the modest projection of the extension and alterations proposed to the front of the dwelling, it considered that there would be no detrimental impact to the character and appearance of the dwelling or the area.
19. The two storey side extension would be of an appropriate width in relation to the host dwelling, would incorporate a 0.75m set back at first floor and the roof would be set down by 0.3m which would ensure a visual design break remains. Given these arrangements it is considered the extension would be an appropriate and subservient addition to the dwelling.
20. The single storey side/rear extension would not seen from the public domain, and is considered to be of an appropriate design, scale and massing in relation to the host dwelling.
21. The application site is located within a streetscene of properties of varying age and design. It is considered within the context of its surroundings the proposed development would be of appropriate scale, height and massing, thereby doing no harm to the visual amenity and character of the wider locality. In view of the above

noted visual considerations the development would therefore comply with saved Policy DD4 of the adopted UDP (2005) and the provisions of the House Extension Guide - PGN17.

Residential amenity

22. The single storey front extension would be compliant with the Council's 45 degree code guidelines and would result in no harm to the amenity of adjacent dwellings.
23. The two storey side extension would be built up to the common boundary shared with No.8, however the extension would not impact on the habitable room windows of this adjacent dwelling. In addition there are no side facing windows proposed in the extension it is therefore considered the extension would cause no demonstrable harm to neighbour amenity.
24. The single storey side/rear extension would breach the Council's 45 degree code guidelines in respect of No.8, however a single storey rear extension of this scale, if built in isolation could be constructed under permitted development. Given this fall back position, it is considered that refusal of the application on these grounds are not warranted.
25. Given the circumstances and considerations as outlined above, the development would be acceptable in design terms and would result in no demonstrable harm to visual amenity nor impact adversely on the character of the area in accordance with Planning Guidance Note 17 – House Extension Guide, Saved UDP Policy DD4.
26. Based on the orientation and relationship between neighbouring properties there would be no significant harm in terms of the receipt of light, enjoyment of outlook or privacy. Neither would the development be overbearing or cause any significant overshadowing. The proposed development would therefore comply with saved UDP Policy DD4, and PGN17, in terms of protecting the amenity of neighbouring occupiers.

Parking and highway safety

27. There would be no detrimental impact arising as a result of the proposal in terms of parking and highway safety in the locality. The property is located within a mostly residential area and the proposed extension would result in no loss of parking area. The proposed is therefore considered to comply with saved UDP Policy DD4.

CONCLUSION

28. The amended scheme is acceptable in terms of scale and design, having no detrimental impact on the visual amenity and character either of the host property or the surrounding area.
29. Given the sitting, scale and the orientation and relationship with neighbouring dwellings, the development would have no significant impact on the receipt of light, outlook or privacy and would neither cause overshadowing or be overbearing for the occupiers of neighbouring properties. In addition there would be no significant impact on parking or highway safety and the development would therefore be compliant with Saved UDP Policy DD4, the Council's Parking Standards guidance and Planning Guidance Note 17.

RECOMMENDATION

30. It is recommended that the application be APPROVED subject to the following conditions:

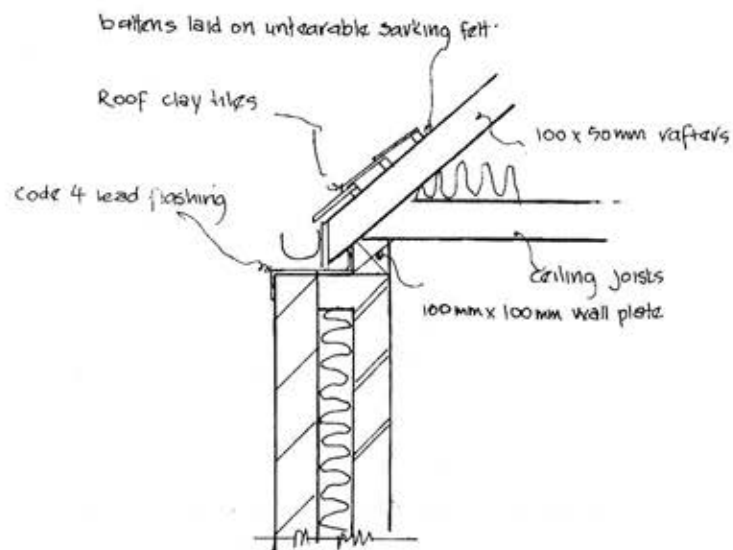
Conditions and/or reasons:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following approved plans: Drawing No - ['0010/WR/1A', 0010/WR/2, 0010/WR/3]
3. The materials to be used in the approved development shall match in appearance, colour and texture those of the existing building unless otherwise agreed in writing with the Local Planning Authority.



LOCATION PLAN 1:1250

10, WINDSOR ROAD NORTON.
BOUNDARY GUTTER DETAIL.



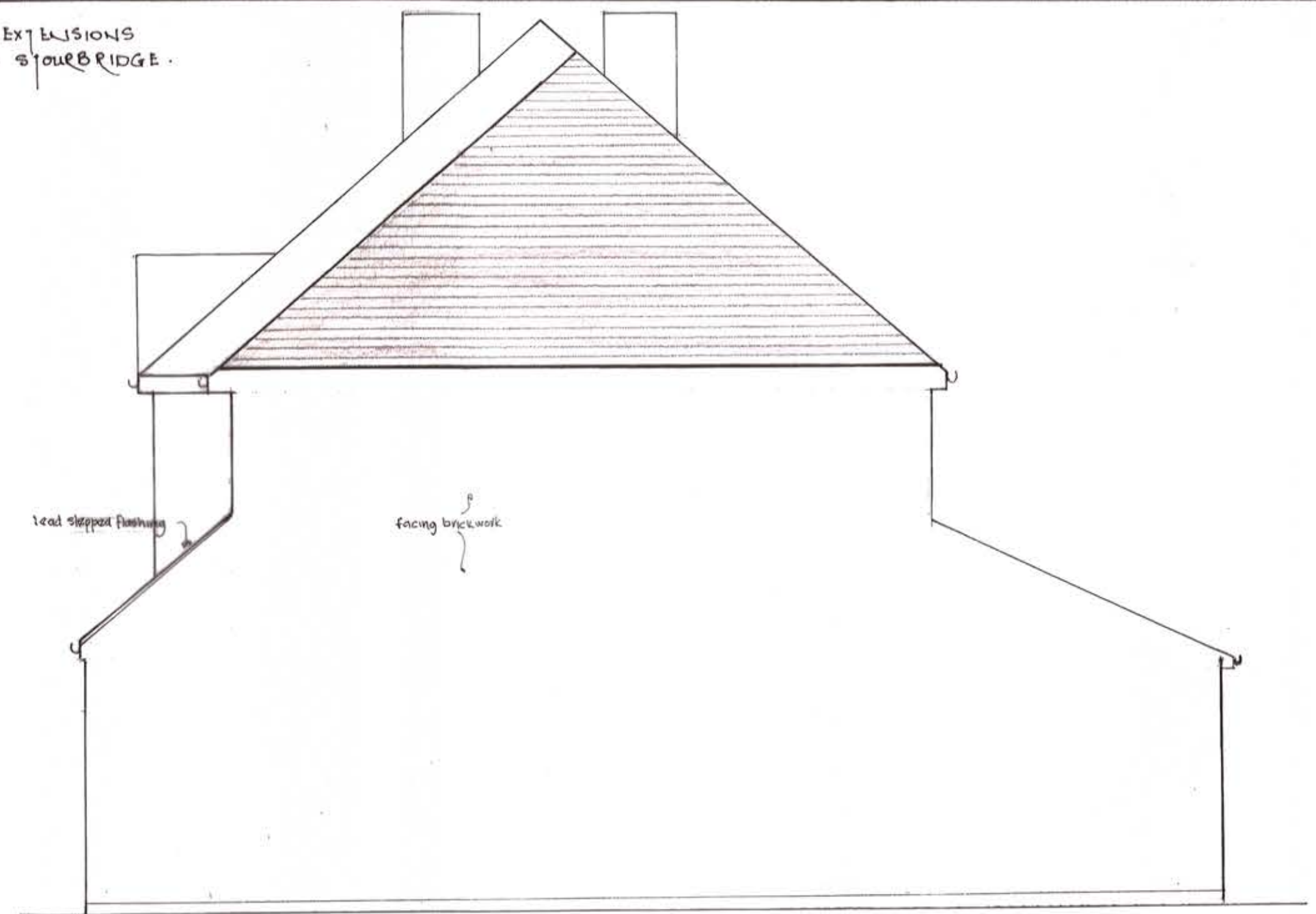
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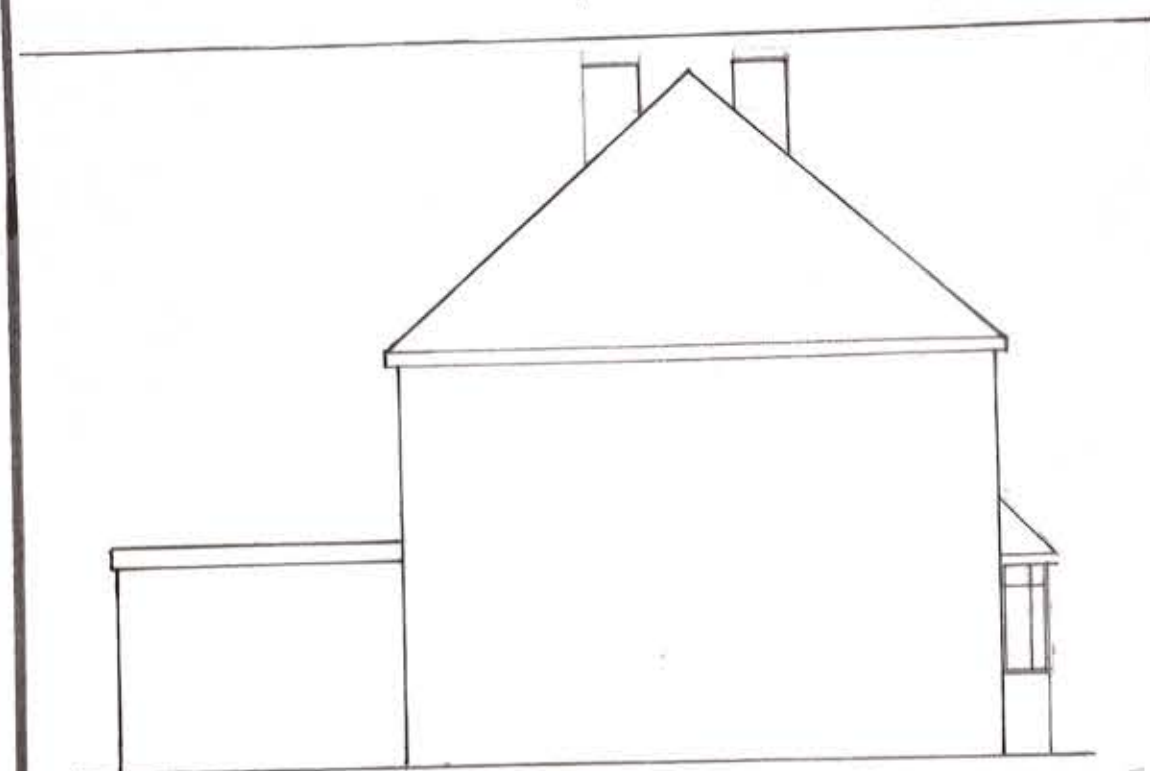
ELEVATIONS AND SECTION OF EXTENSIONS
AT 10, WINDSOR ROAD STOURBRIDGE.



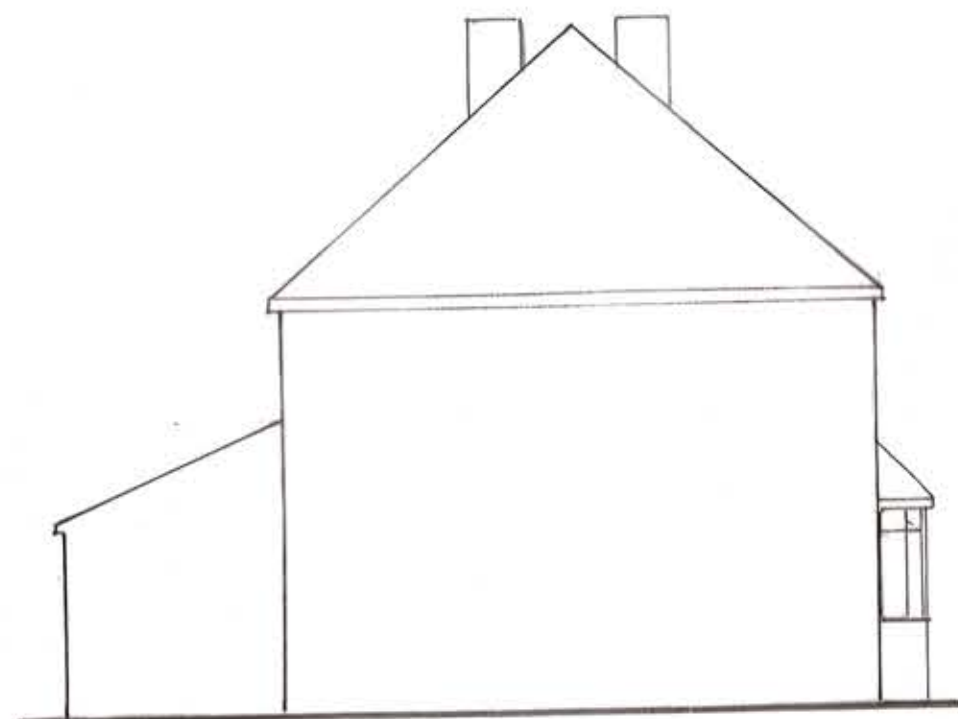
EXISTING SIDE ELEVATION VIEW 'Y'



PROPOSED SIDE ELEVATION VIEW 'Y'

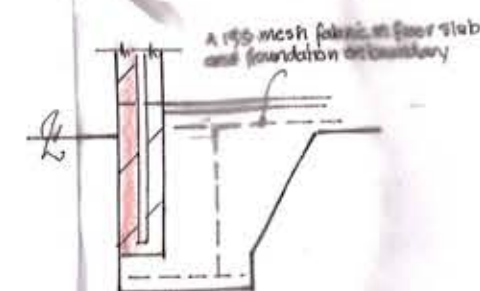


EXISTING SIDE ELEVATION VIEW 'X'

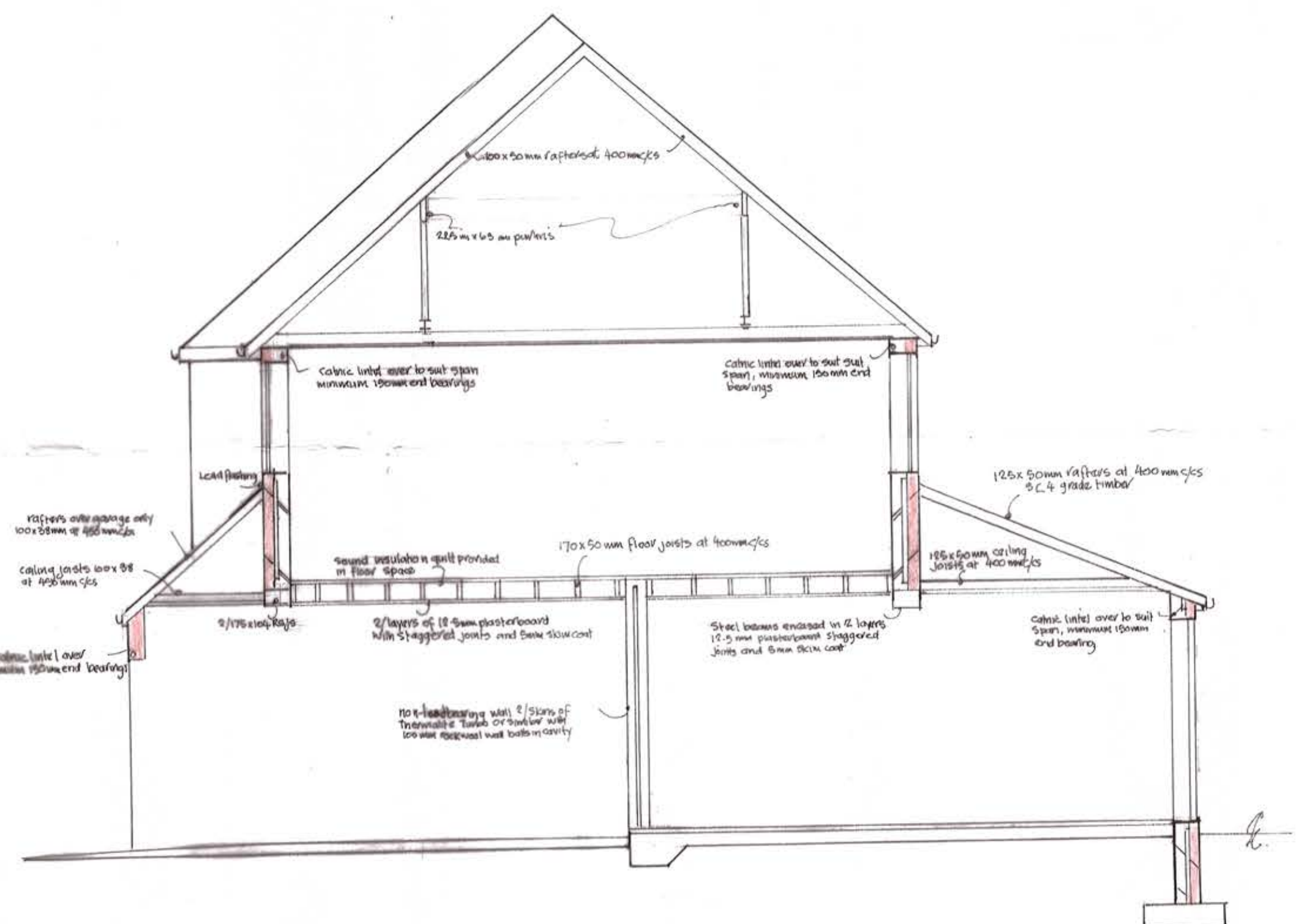


PROPOSED SIDE ELEVATION VIEW 'X'

DRAWING SCALE 1:100.



Foundation detail on boundary.



TYPICAL SECTION THRO' EXTENSIONS.

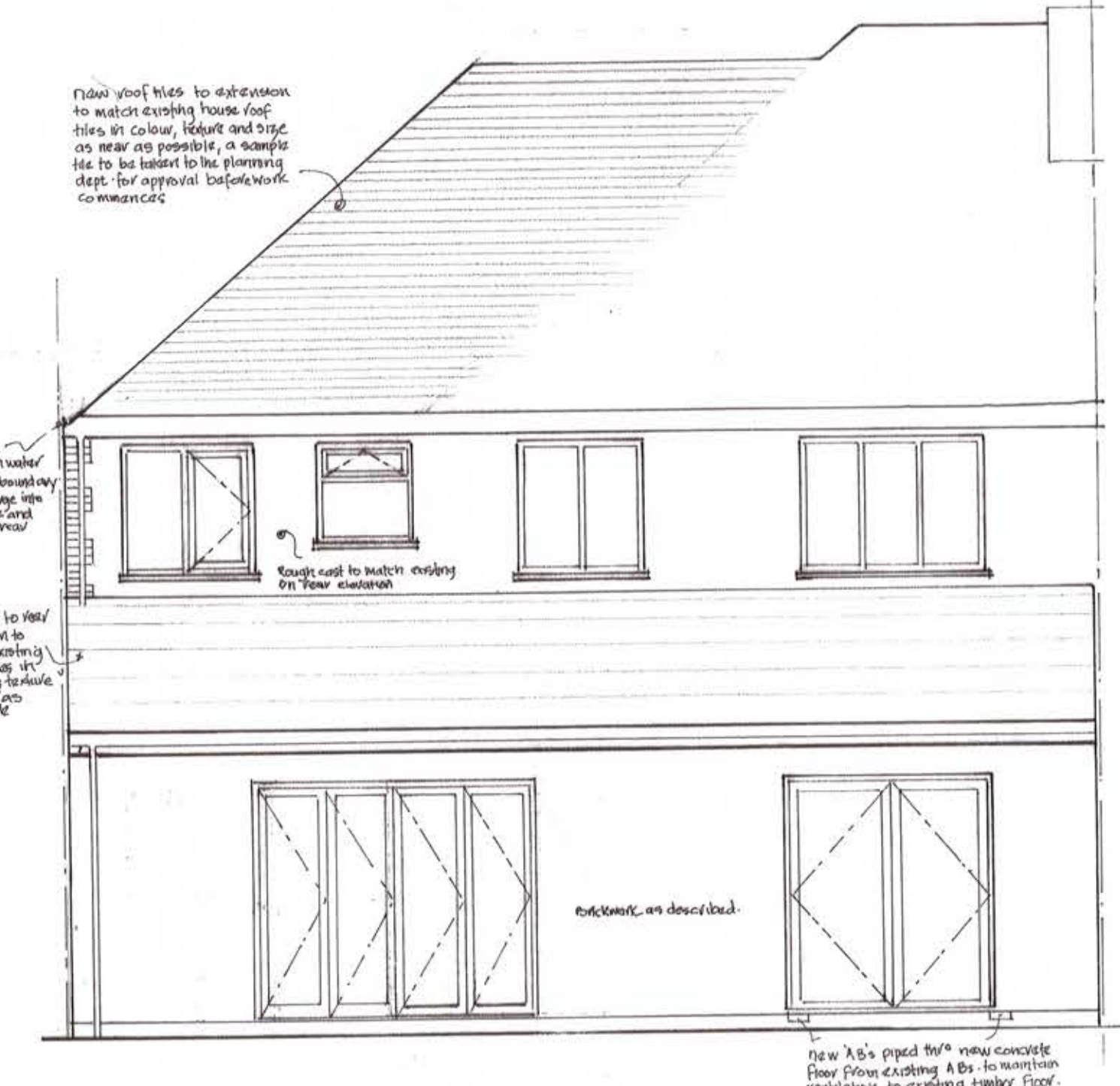
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DRG NO 0010/WR/2.

PROPOSED TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION PLUS FRONT PORCH WITH EXTENDED GARAGE UNDER EXISTING FRONT CANOPY.
AT 10, WINDSOR ROAD NORTON STOURBRIDGE



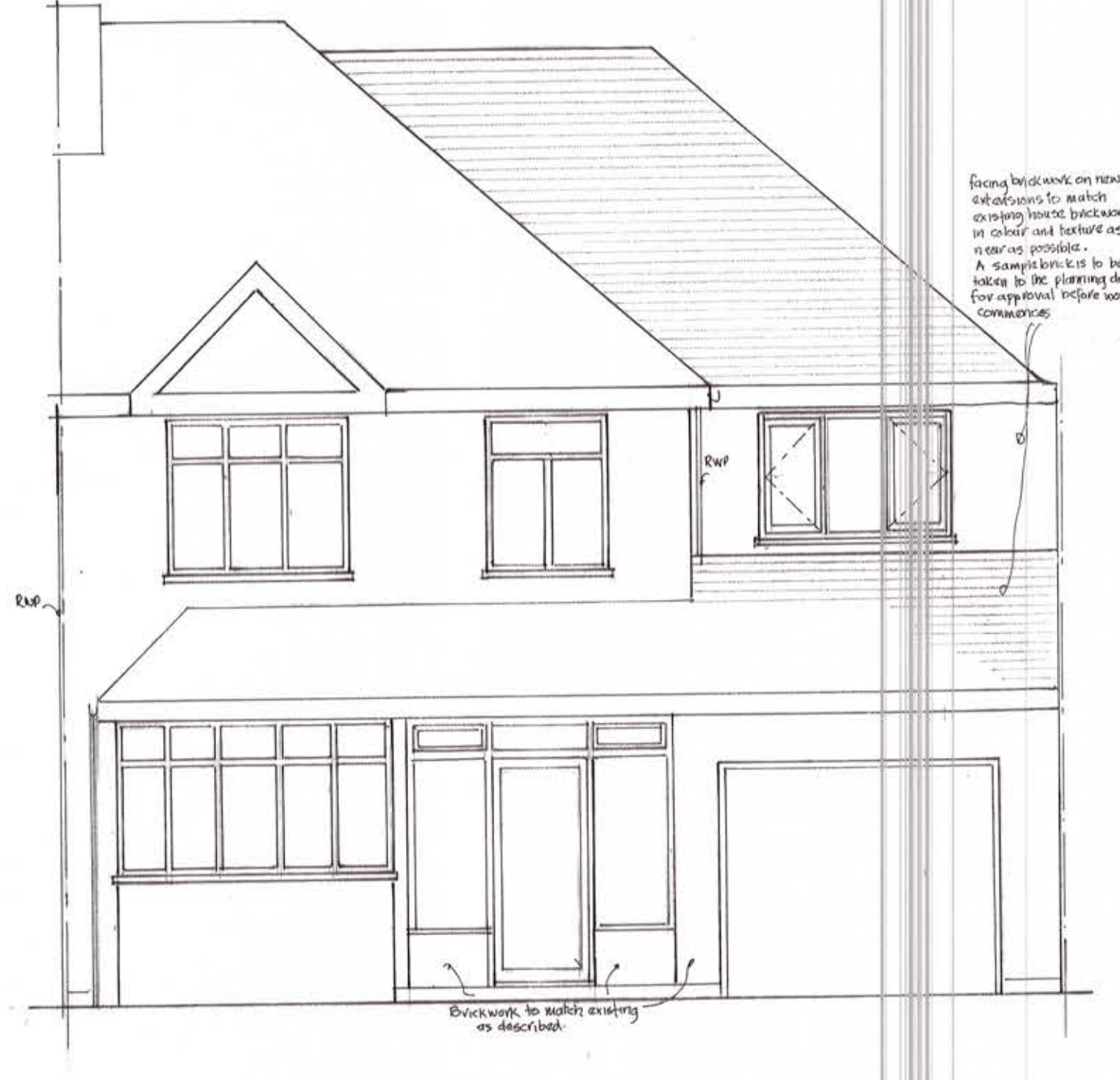
EXISTING REAR ELEVATION.



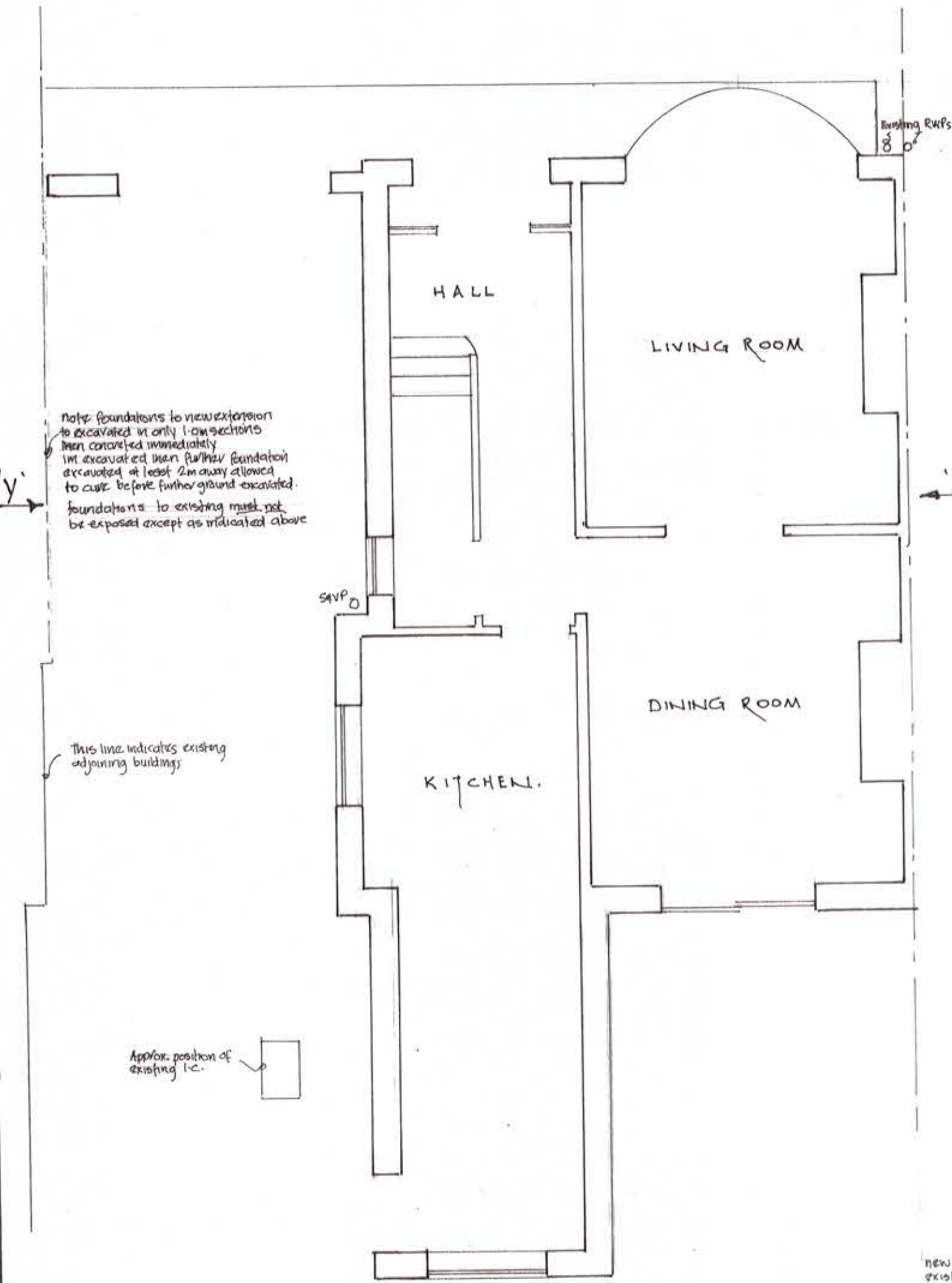
PROPOSED REAR ELEVATION.



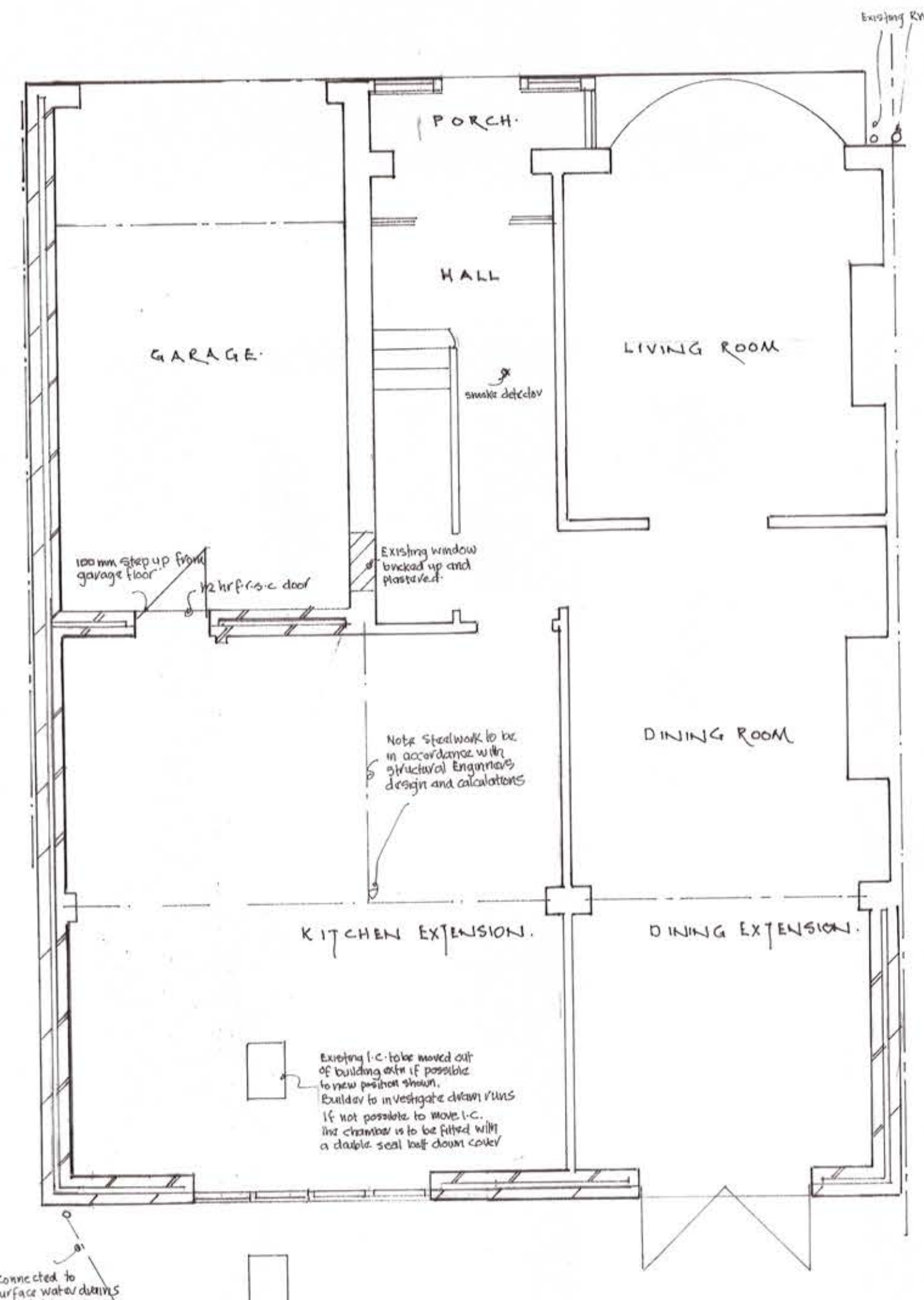
EXISTING FRONT ELEVATION.



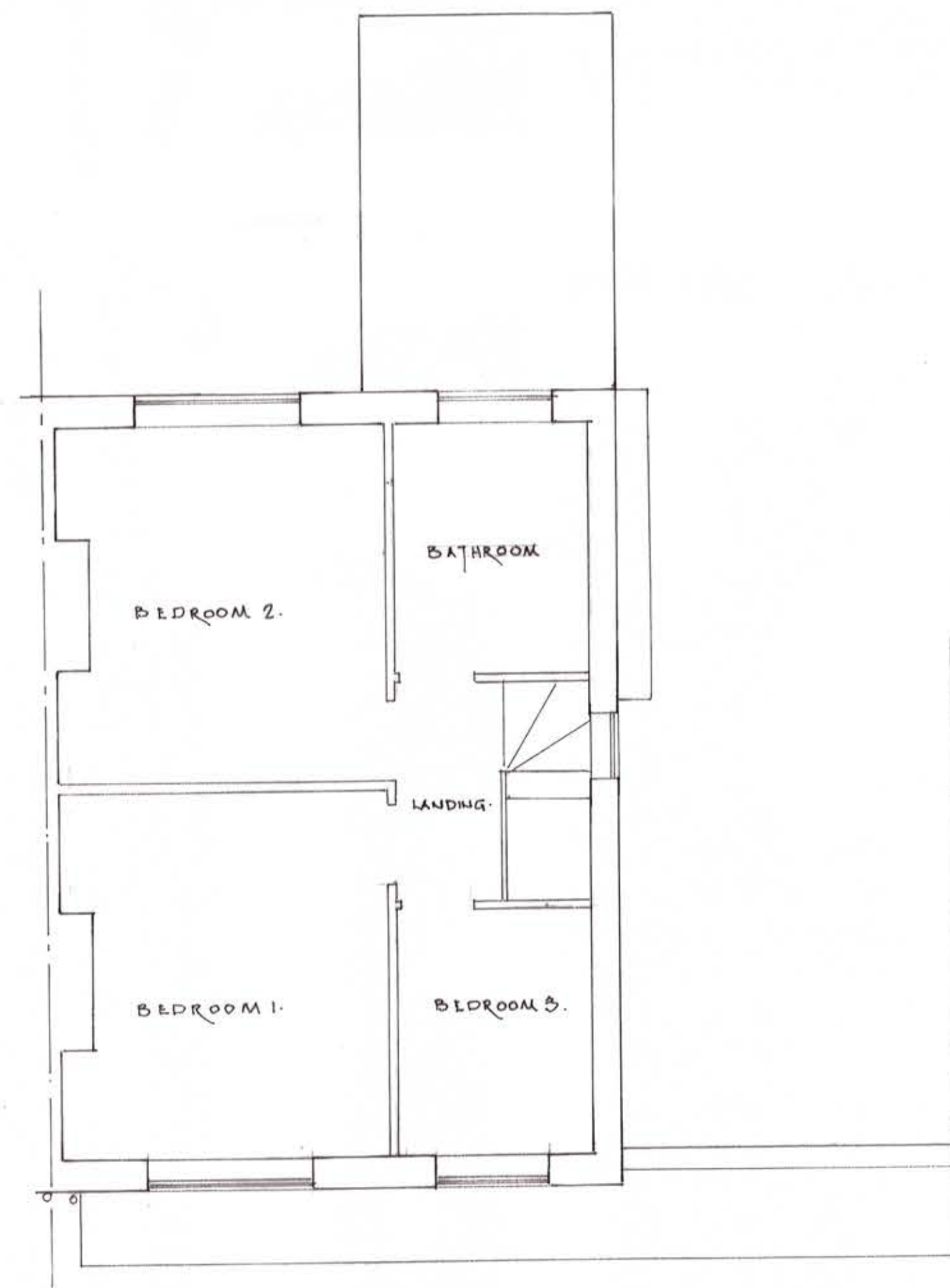
PROPOSED FRONT ELEVATION.



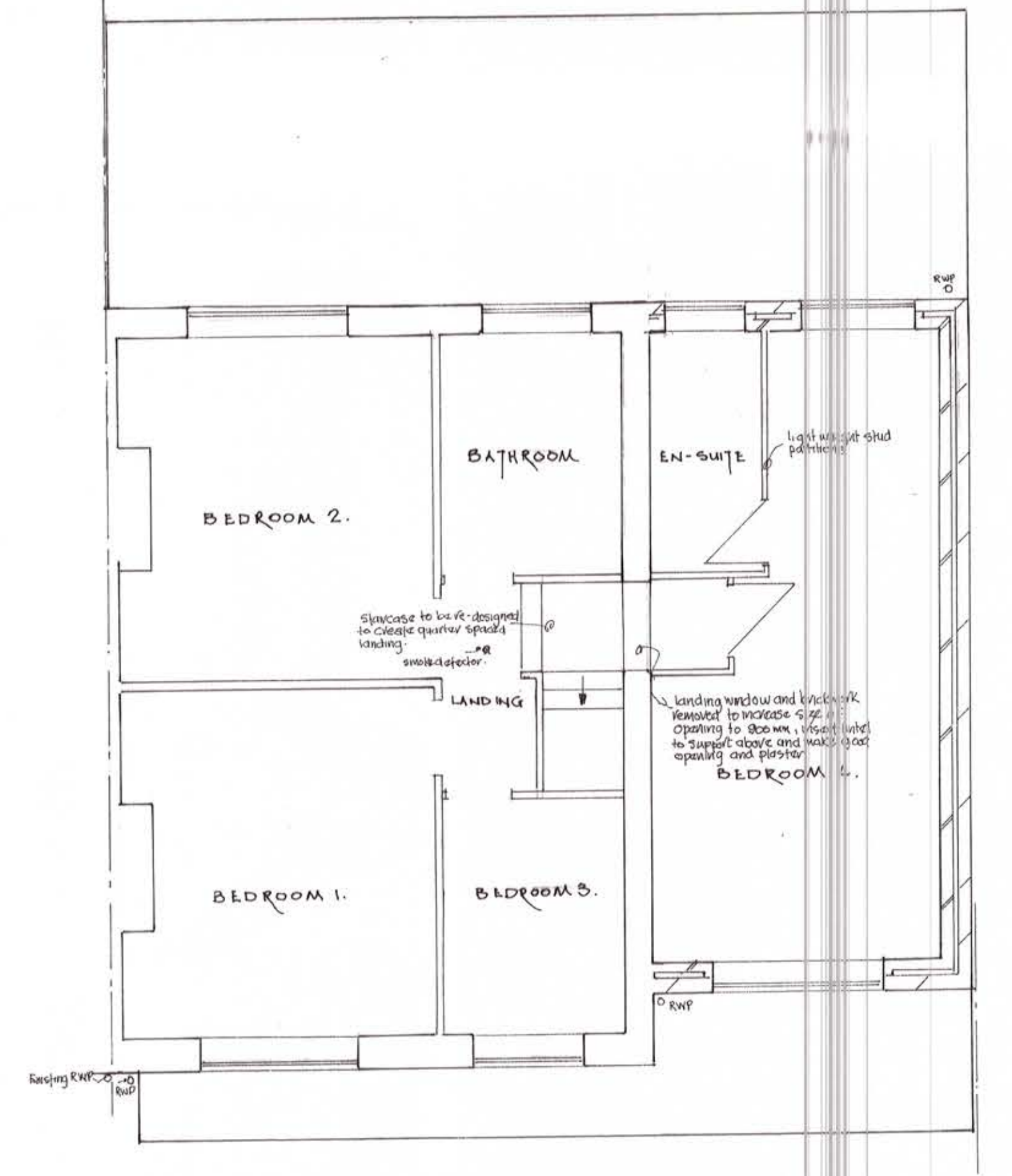
EXISTING GROUND FLOOR PLAN.



PROPOSED GROUND FLOOR PLAN.



EXISTING FIRST FLOOR PLAN.



PROPOSED FIRST FLOOR PLAN.

DRAWING SCALE 1:50