

## PLANNING APPLICATION NUMBER:P14/0066

Type of approval sought	Full Planning Permission
Ward	Quarry Bank & Dudley Wood
Applicant	Miss Samantha Raybould
Location:	<b>25, DUNSMORE DRIVE, QUARRY BANK, BRIERLEY HILL, WEST MIDLANDS, DY5 2EB</b>
Proposal	<b>CONVERSION AND EXTENSIONS TO EXISTING GARAGE TO CREATE HABITABLE ROOM. SINGLE STOREY SIDE/FRONT EXTENSION AND NEW FRONT PORCH.</b>
Recommendation Summary:	<b>APPROVE SUBJECT TO CONDITIONS</b>

### SITE AND SURROUNDINGS

1. The 488m<sup>2</sup> application site comprises a 1970s pitched roof semi-detached dormer style house. The property occupies a wide plot at the head of the cul-de-sac and has an existing flat roofed garage and store on its western side which is set back 6m from the front elevation and which projects 3m beyond the main rear elevation. The main entrance to the dwelling is within the western side elevation. The site rises significantly towards the south and west and there is frontage parking for two vehicles.
2. 23 Dunsmore Drive is the adjoining semi-detached property to the east and this property also has a garage to the side which projects beyond the rear elevation. Fencing of approximately 1.8m forms the common rear boundary. 24 & 37 Brickon Drive form part of a modern housing development adjacent the site to the west, which are elevated significantly in relation to the application property. The site backs onto 13 Park Walk and 64 Park Road to the south.
3. The property is situated within a wholly residential area characterised by semi-detached properties of two distinct house types.

## PROPOSAL

4. It is proposed to convert and extend the existing garage in order to create a lounge, office, sitting room, hall, wc and porch.
5. The garage would be extended a maximum of 5.3m forward of the existing structure and a dual pitched roof to a maximum height of 4.7m would be added above. The roof would finish with gable ends to the north and west and a lower hipped roof would be incorporated above the porch which is located centrally within the front elevation. The width of the existing structure and the degree to which it projections beyond the rear wall of the dwelling would be unaltered.
6. The application has been submitted by the relative of an employee of Dudley MBC, Department of the Urban Environment.

## HISTORY

7. None

## PUBLIC CONSULTATION

8. Direct notification was carried out to six neighbouring properties with the final date for receipt of objection letters being 11<sup>th</sup> March 2014. No representations have been received.

## OTHER CONSULTATION

- None required

## RELEVANT PLANNING POLICY

National Planning Policy Framework (NPPF) (2012)

Black Country Core Strategy (2011)

- ENV3 Design Quality

### Saved Unitary Development Plan Policies (2005)

- DD1 Urban Design
- DD4 Development in Residential Areas

### Supplementary Planning Documents / Guidance

- PGN 12. The 45 Degree Code
- PGN 17. House extension design guide

## **ASSESSMENT**

### 9. Key issues;

- Visual Amenity
- Neighbour Amenity
- Highway Safety

#### Visual Amenity

10. Saved Policy DD4 of the UDP states that alterations to residential dwellings will be allowed provided they do not adversely affect the character of the area or residential amenity. The extension would be wider than the main part of the existing dwelling, however, the property occupies a generous plot with ample room on its western side. Amended plans were sought to centralise the porch within the front elevation and to incorporate a hipped roof above this element ensuring that the extension appears subservient to the main dwelling house. A set-back would be maintained from the principal front elevation and it is considered that the proposal would relate satisfactorily in design terms. There would be no demonstrable harm to the street scene or character and appearance of the area and in this respect it is considered to be compliant with saved UDP Policy DD1 and DD4 of the Dudley UDP (2005) and PGN 17 – House Extension Design Guide.

### Neighbour Amenity

11. The roof of the extension would be relatively high at 4.7m, however, the structure overall would be set in significantly from the eastern boundary with the adjoining semi-detached property. No significant loss of light, outlook or privacy is envisaged in this respect given the orientation.
12. Properties to the west of the site are elevated significantly and would suffer no adverse effects as a result of the proposal. Similarly properties to the rear are too far away to suffer any adverse effects. It is therefore considered that there would be no demonstrable harm to the general amenities of neighbouring properties which adjoin the site and the proposal is therefore considered compliant with saved Policy DD4 – Development in Residential Areas of the UDP (2005).

### Highway Safety

13. There would be some loss of hard standing to the front of the property which is currently used to park vehicles and the garage would also be lost. A distance of approximately 8m would be retained in front of the extension which is sufficient to park vehicles clear of the highway and there would be scope to provide additional parking within the frontage given its width. The property is located within a residential cul-de-sac and there are no highway safety issues arising as a consequence of the development. In this respect the proposal therefore complies with saved UDP Policy DD4.

## **CONCLUSION**

14. It is considered that the proposed extension would relate satisfactorily to the existing dwelling house maintaining visual and residential amenity. There are no highway safety issues arising as a consequence of the development and the proposal is considered compliant with Saved UDP Policies DD1 - Urban Design and DD4 – Development in Residential Areas, Planning Guidance Note 17 – House Extension Design Guide and 12 The 45 Degree Code.

## **RECOMMENDATION**

15. It is recommended that the application is APPROVED subject to the following conditions;

### **APPROVAL STATEMENT INFORMATIVE**

In dealing with this application the local planning authority have worked with the applicant in a positive and proactive manner, seeking solutions to problems arising in relation to dealing with the application, by seeking to help the applicant resolve technical detail issues where required and maintaining the delivery of sustainable development. The development would improve the economic, social and environmental concerns of the area and thereby being in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

### **NOTE TO APPLICANT**

The granting of planning permission does not confirm the structural integrity of the proposed development. Local Planning Authorities do not have a duty of care to individual landowners when granting applications for planning permission and are not liable for loss caused to an adjoining landowner for permitting development. Sections 77 and 78 of the Building Act 1984, provides Local Authorities with powers to take action with respect to dangerous buildings/structures. Therefore, should the development raise concerns in the future with respect to its structural stability there are powers under separate legislation to planning that would enable the situation to be rectified.

### **Informative**

The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from coal mining. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological fissures; mine gas and previous surface mining sites. Although such hazards are

often not readily visible, they can often be present and problems can occur as a result of development taking place, or can occur at some time in the future.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required, be submitted alongside any subsequent application for Building Regulations approval

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action.

Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at [www.groundstability.com](http://www.groundstability.com)

Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at [www.groundstability.com](http://www.groundstability.com)

#### 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: The drawings entitled Proposed Single Storey Side Extension, Front Storm Porch, Garage Conversion and Internal Alterations at 25 Dunsmore Drive Quarry Bank DY5 2EB stamped AMENDED PLAN recieved on 10th March 2014.
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.

SITE LOCATION PLAN

AREA 2 HA

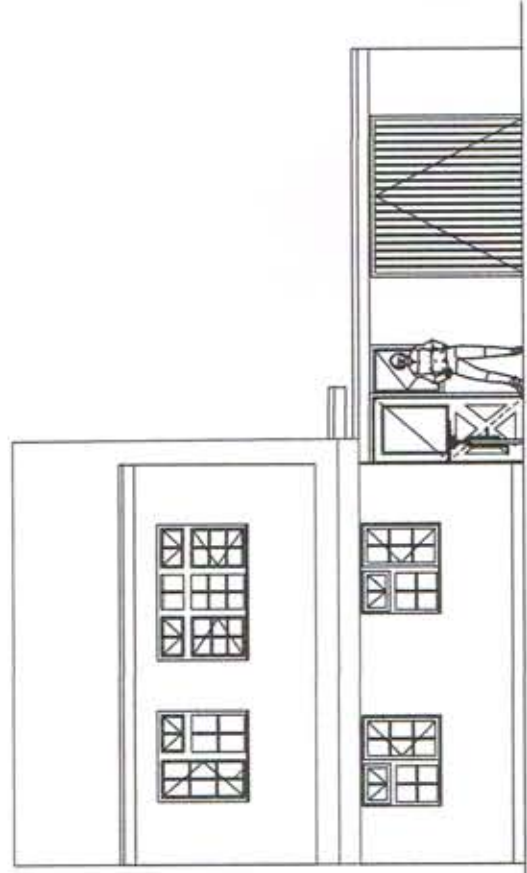
SCALE: 1:1250 on A4

CENTRE COORDINATES: 392736 , 285863



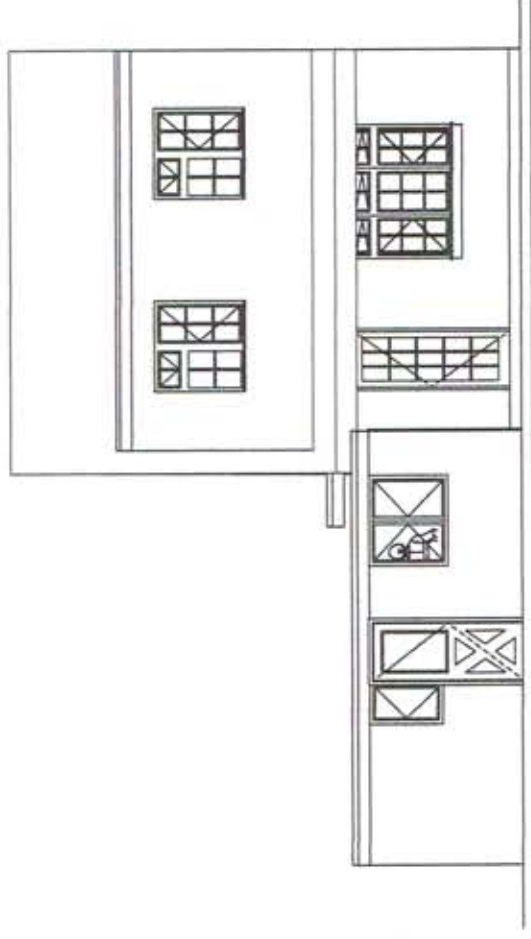
Supplied by Streetwise Maps Ltd  
[www.streetwise.net](http://www.streetwise.net)  
Licence No: 100047474





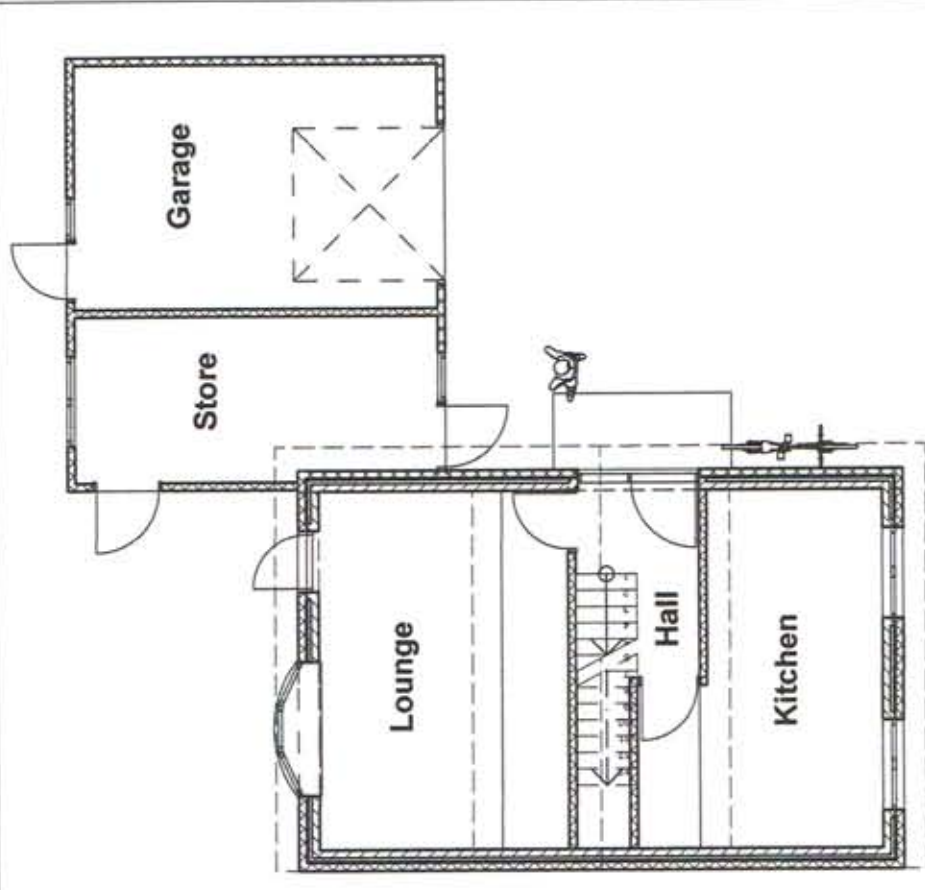
Existing Front Elevation

1:100



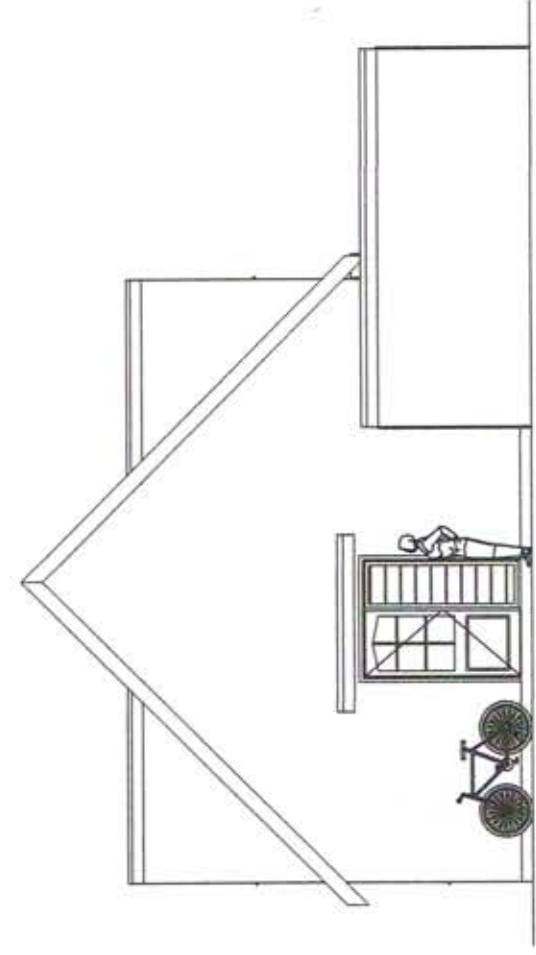
Existing Rear Elevation

1:100



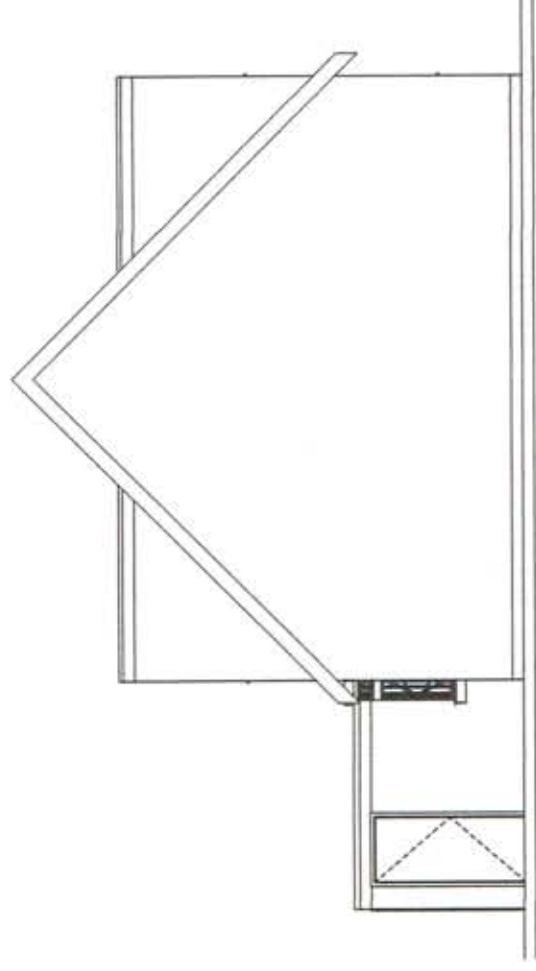
Ground Floor

1:100



Existing East Elevation

1:100



Existing West Elevation

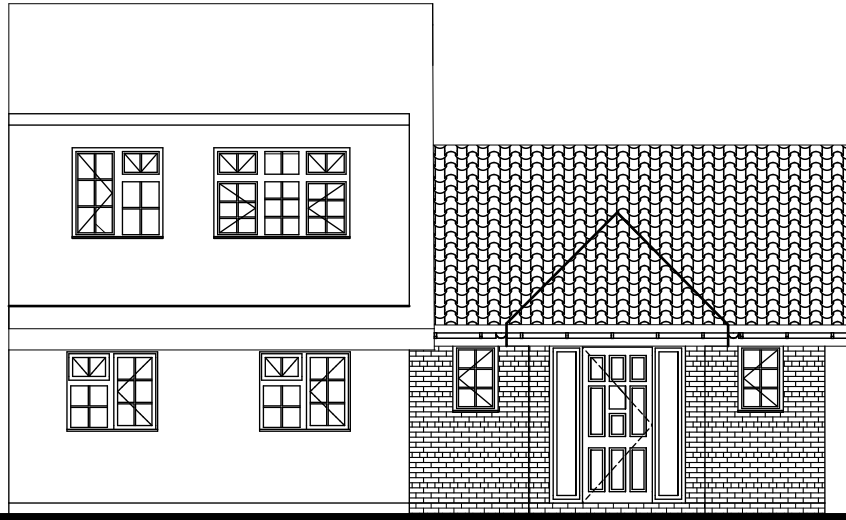
1:100



Site Location (1:1250)

# **Proposed Single Storey Side Extension, Garage Conversion and Internal Alterations at 25 Dunsmore Drive Quarry Bank DY5 2EB**

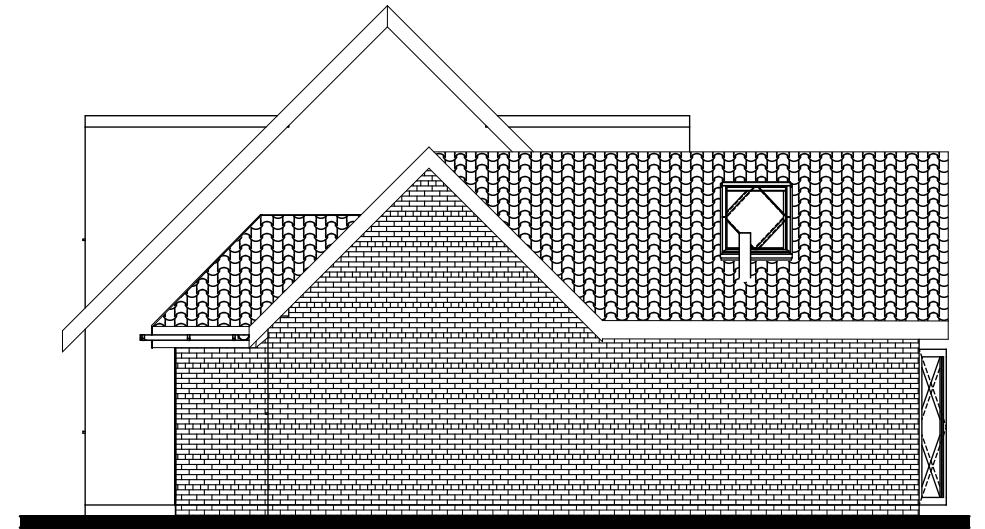




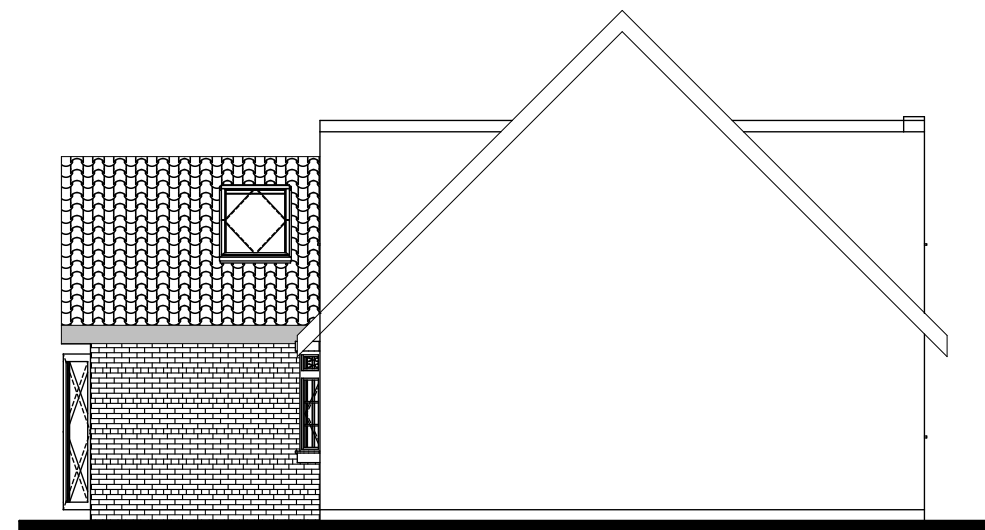
Proposed Front Elevation 1:100



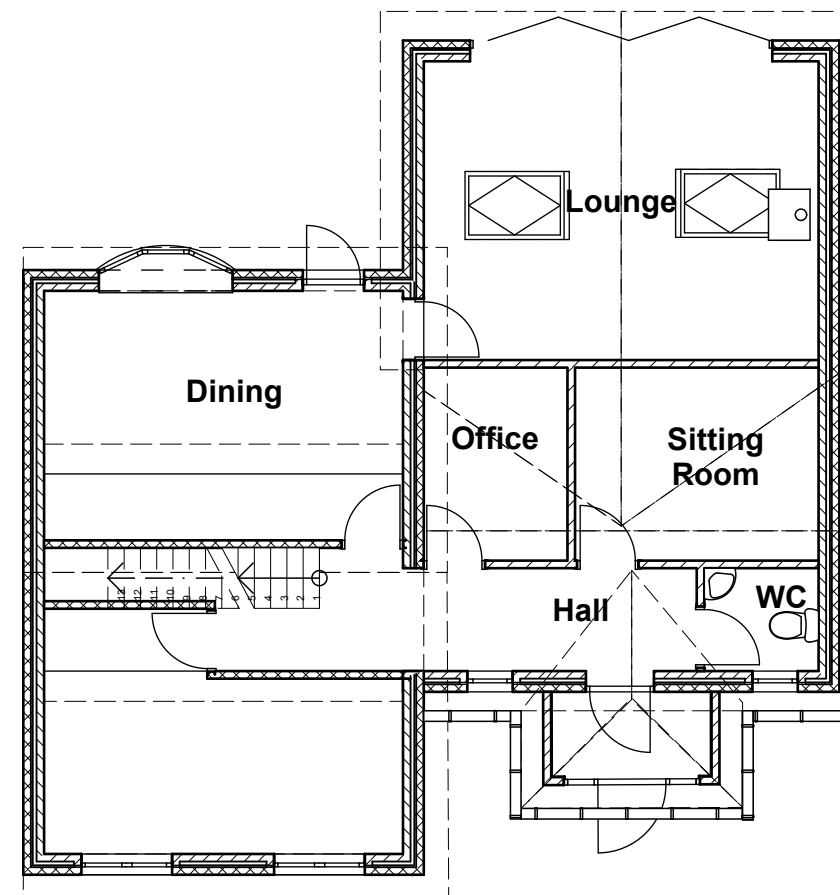
Proposed Rear Elevation 1:100



Proposed East Elevation 1:100



Proposed West Elevation 1:100



0. Ground Floor 1:100

## Notes:

1. All materials to match existing in colour and texture.
2. Roof tiles to match existing and be verified by the Local Authority prior to use.
3. Facing brickwork to match existing in colour and texture. Samples to be submitted to LA prior to commencement.
4. Soffits, gutters and fascia boards to match existing and to the clients requirements.
5. All stormwater to discharge into the existing SWD or to the satisfaction of the Local Authority Building Control officer.
6. Windows to match existing in style and colour.

**Proposed Single Storey Side Extension, Front Storm Porch, Garage Conversion and Internal Alterations at 25 Dunsmore Drive Quarry Bank DY5 2EB**