

PLANNING APPLICATION NUMBER:P08/1597

Type of approval sought	Full Planning Permission
Ward	WOLLASTON & STOURBRIDGE TOWN
Applicant	Mr Pedro Flask
Location:	44, BOWLING GREEN ROAD, STOURBRIDGE, STOURBRIDGE, DY8 3TY
Proposal	SINGLE STOREY SIDE/REAR EXTENSION TO CREATE ENLARGED KITCHEN/DINING AREA AND UTILITY
Recommendation Summary:	REFUSE

SITE AND SURROUNDINGS

1. The application property is a semi-detached, early 20th century L-shaped house with an existing single storey rear extension. The property is attached to no.46 Bowling Green Road to the west. Immediately adjacent to the east is no.42, the two houses being separated by a 1m wide alleyway.

PROPOSAL

2. Permission is sought for a single storey L-shaped rear extension. The proposal involves the demolition of the existing rear extension. The proposed extension will project approximately 0.7m beyond the rear of no.46 Bowling Green Road and approximately 6.5m beyond no.48. The extension is 1.8m high to eaves level and is set in 0.5m from the boundary with no.42.
3. This application is being reported to Committee at the request of a Councillor.

HISTORY

4. None.

PUBLIC CONSULTATION

5. The occupants of no.46 Bowling Green Road have objected to the proposal on the following grounds material to the determination of the application:
 - The appearance of the proposed extension is not in keeping with the existing character of the house.
6. The occupants of no.42 Bowling Green Road have stated that they would have no objection to the application subject to:
 - The height to eaves level of the extension being no greater than 1.8 metres high;
 - The full length of the extension being set back 0.5 metres from the boundary;
 - The roof pitch being no greater than 15 degrees up to the point where the extension encroaches into the 45 degree line, and no more than 5 degree thereafter;
 - A method statement being submitted by the applicant to ensure that the proposed works will not result in any potential for subsidence at their property.

OTHER CONSULTATION

7. None required.

RELEVANT PLANNING POLICY

8. Adopted UDP

Policy DD4 (Development in Residential Areas)

9. Supplementary Planning Guidance

PGN12 (The 45 Degree Code)

ASSESSMENT

10. Key Issues

- The impact of the development on the character of the area and residential amenity.
11. Policy DD4 of the UDP advises that new development in residential areas will only be allowed where there would be no adverse effect on the character of the area or upon residential amenity.
12. The design of the proposed extension is acceptable, having no adverse impact on the visual amenities of the area. Should permission be granted a condition can be imposed requiring the extension to be constructed of similar materials to the existing property.
13. The development would not have any detrimental impact on no.46 Bowling Green Road as there are no rear windows at that property adjacent to the proposed extension.
14. The proposed extension would breach the 45 degree code in respect of outlook from the nearest habitable room window at no.42 by approximately 4.5m. Notwithstanding that the extension has a relatively low roof pitch (5 degrees from the point where the development would extend beyond the 45 degree line), and would be set back 0.5m from the boundary, it is considered that such a significant breach of the 45 degree code would result in a severe loss of amenity at no.42 by reason of loss of outlook sufficient to warrant refusal of the application.

CONCLUSION

15. The proposed development would have an adverse impact on amenities of the occupants of no.42 Bowling Green Road by reason of loss of outlook. As such the proposal conflicts with Policy DD4 of the UDP and PGN12.

RECOMMENDATION

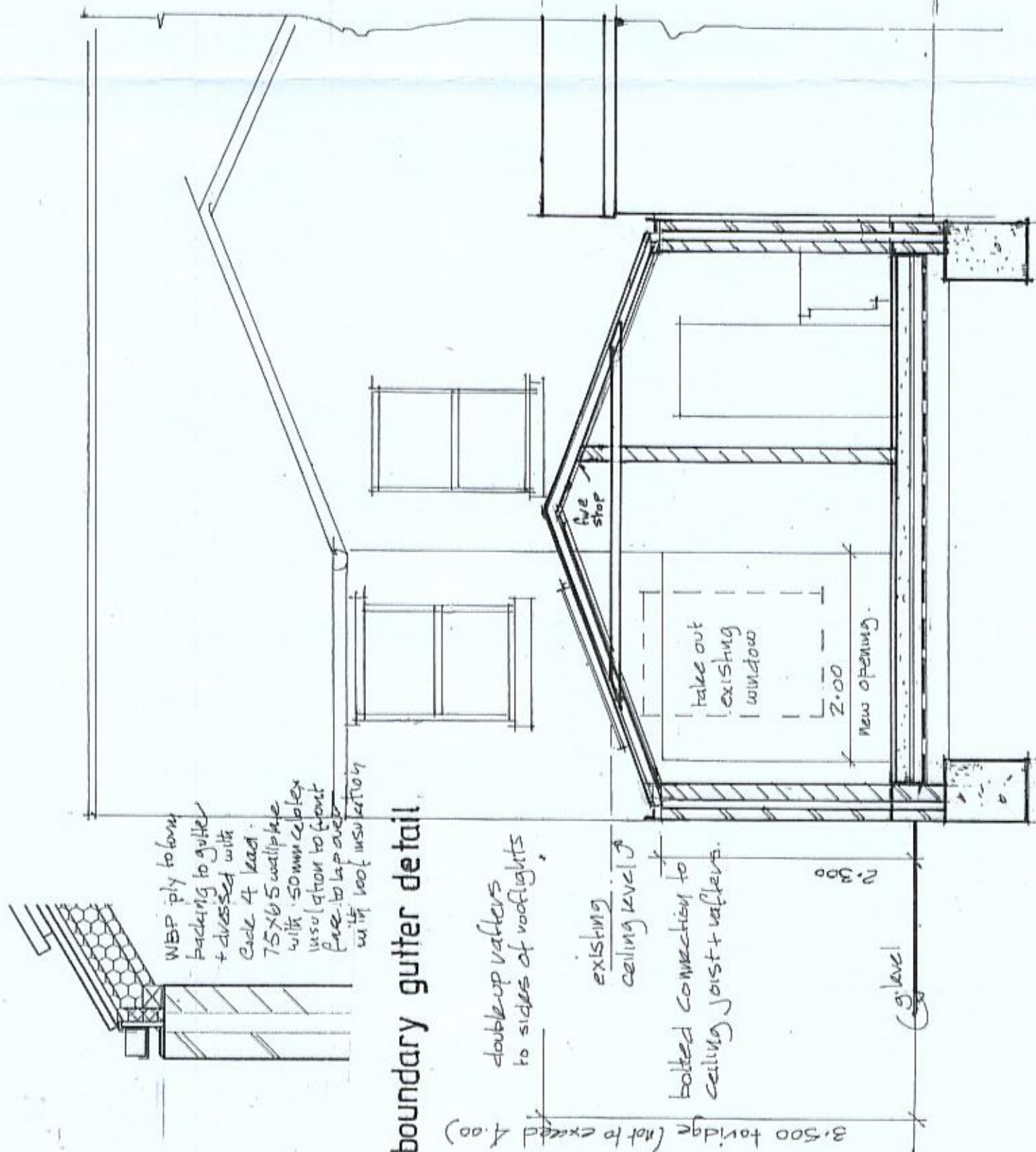
16. It is recommended that the application be refused for the following reason:

Conditions and/or reasons:

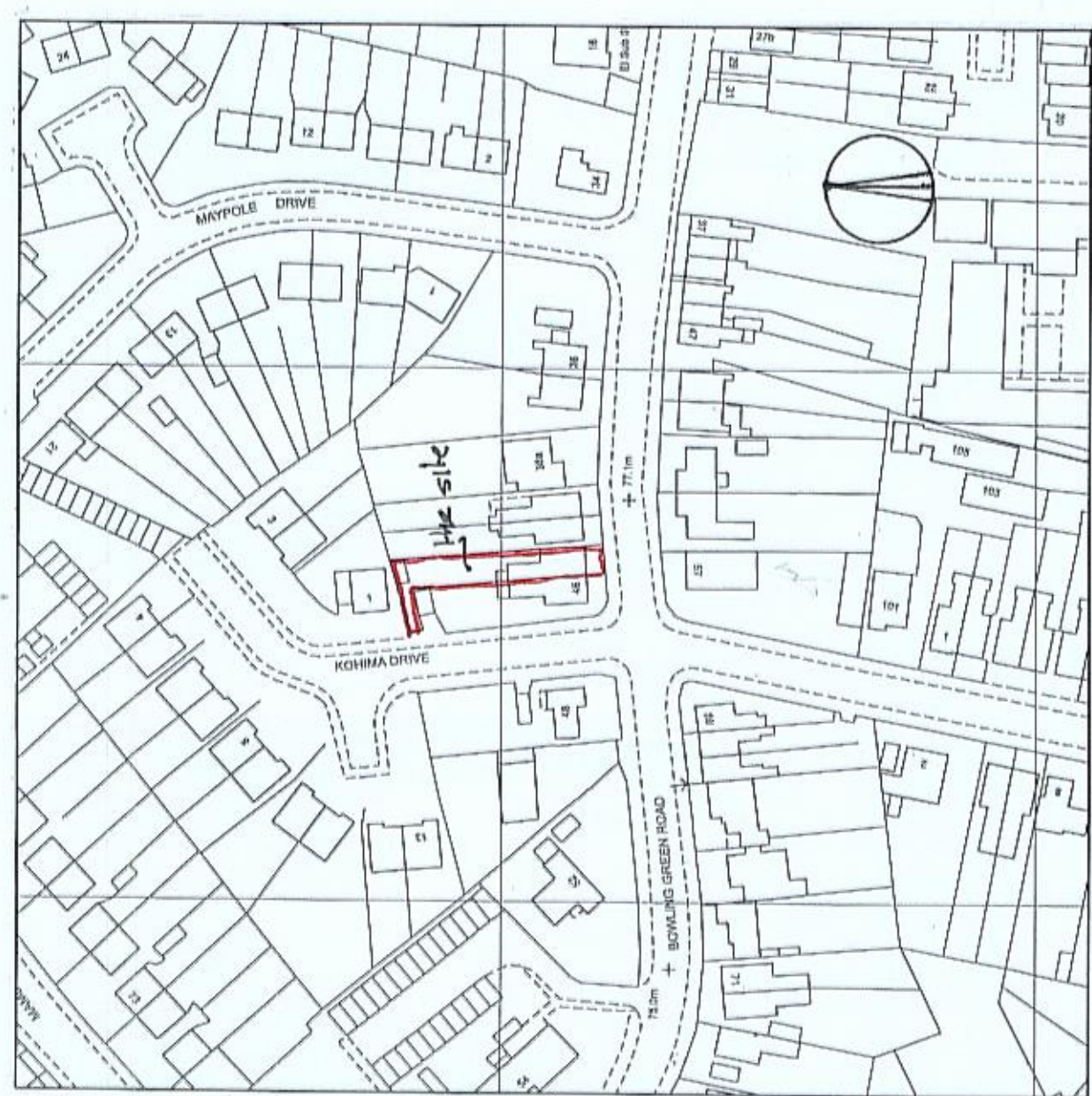
1. The proposed extension, by reason of its length along the boundary with no.42 Bowling Green Road, would significantly breach the 45 Degree Code in respect of outlook from the nearest habitable room window at that property. The development would therefore have a detrimental effect on existing residential amenity at that property, contrary to Policy DD4 of the UDP and supplementary planning guidance contained in PGN3 (The 45 Degree Code).

PO8/1597

Location Plan +
Sectional Drawing



TYPICAL CROSS SECTION



LOCATION PLAN scale 1:1250



Judith M. Trimbee Chartered Architect 46 Bridgnorth Road Stourton Nr Stourbridge West Midlands DY7 5RT tel. 01384 873551		RIBA		Mr. + Mrs P. Flask 44 Bowling Green Rd Stourbridge DY8 3TY		Proposed side + rear Single storey extension	Scale 1:50, 1:20	Revisions 	Dwg No 208/108/4
						Date Sept. 2008	THIS DRAWING AND DESIGN ARE THE COPYRIGHT OF THE ARCHITECT. WORK TO DIMENSIONS ONLY.		

46, Bridgnorth Road
Stourton Nr Stourbridge
West Midlands DY7 6RT
tel 01384 873551

Mv + Mrs P. Flask
44 Bowling Green Rd
Stourbridge DY8 3TY

Scale	1:50
Date	Sept. 2008

Revisions _____

Proj. No. 208/108/3

[rear part only]

- * new beams to structural engineer's details.

PROPOSED
FIRST FLOOR PLAN

$$\frac{2}{10} \times \frac{1}{2}$$

ii) drainage to be agreed on site with B/Council officer before building work commences. All dimensions be checked on

boundary
hedge 2

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Stourton Nr Stourbridge
West Midlands DY7 6RT
tel. 01384 873551

RIBA

Judith M. Trimbee
Chartered Architect

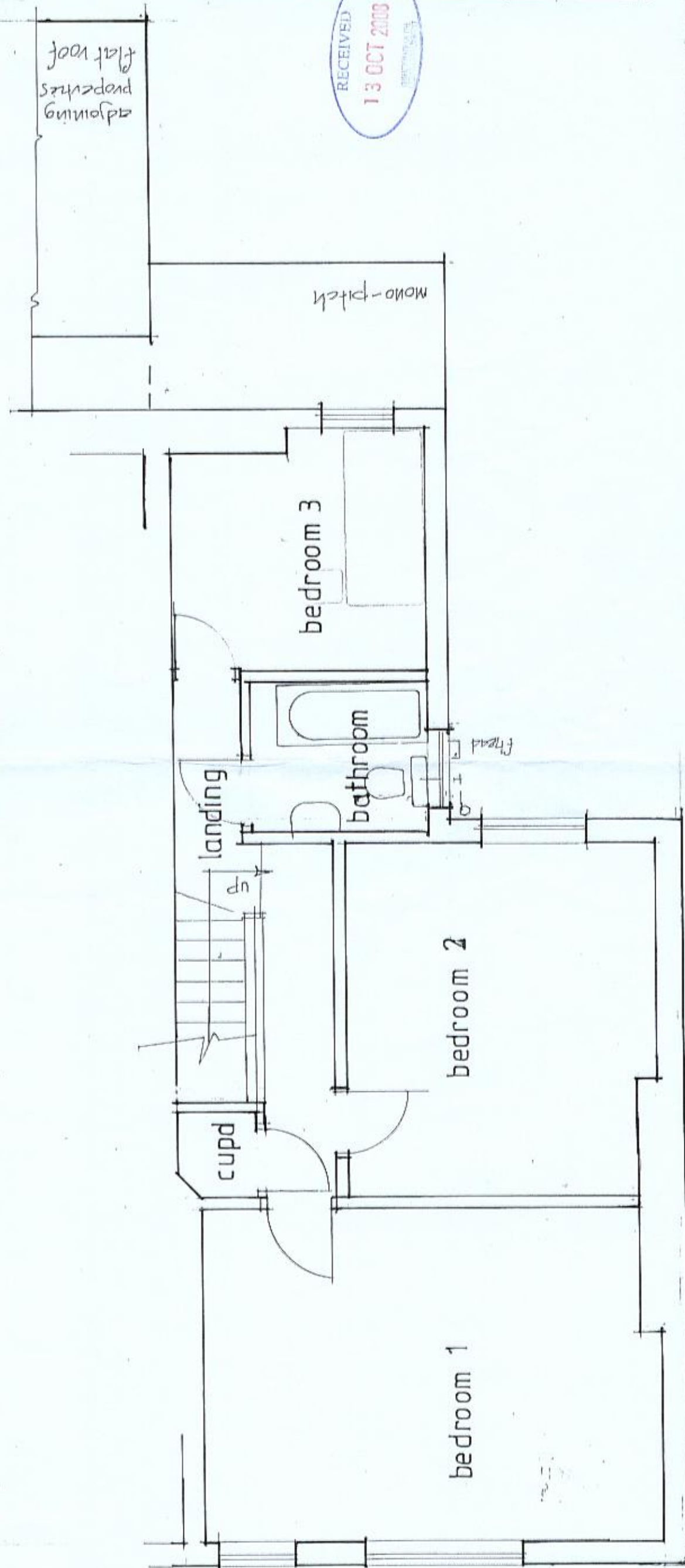
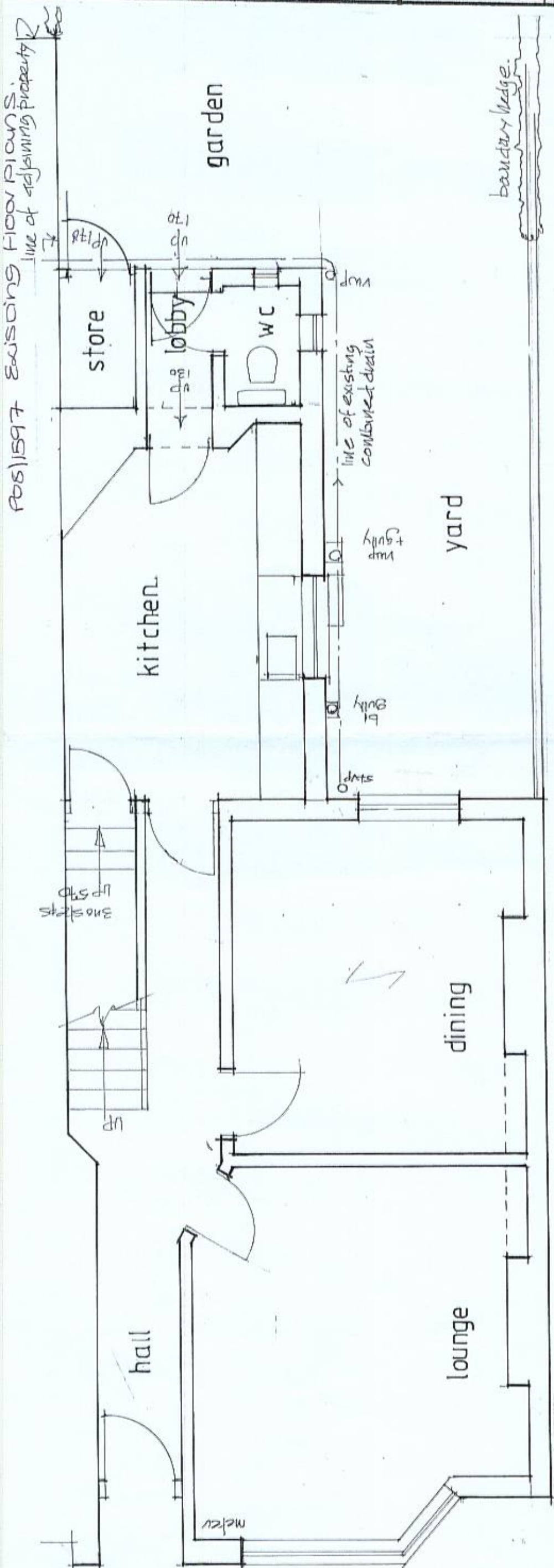
Mrs P. Task
44 Bowling Green Rd
Stourbridge DY8 3TY

Single storey extension
1:50
Date: Sept. 2008

Scale
Date
Revisions
wg No

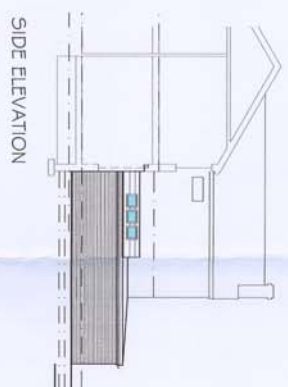
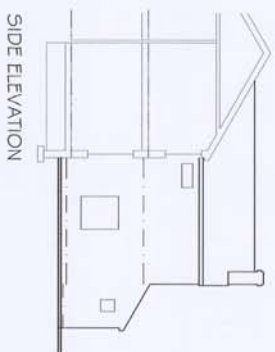
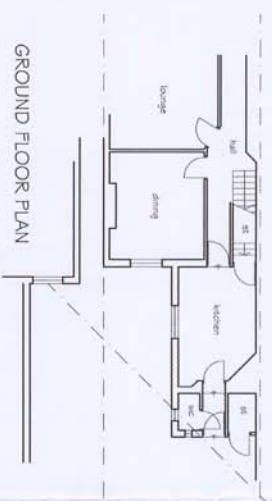
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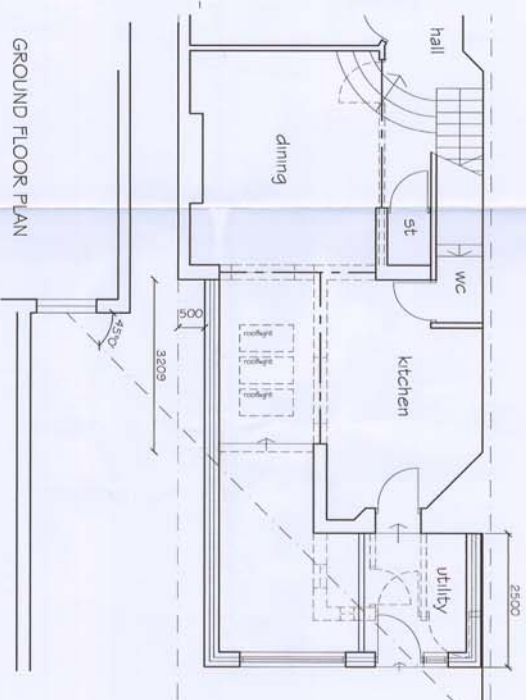
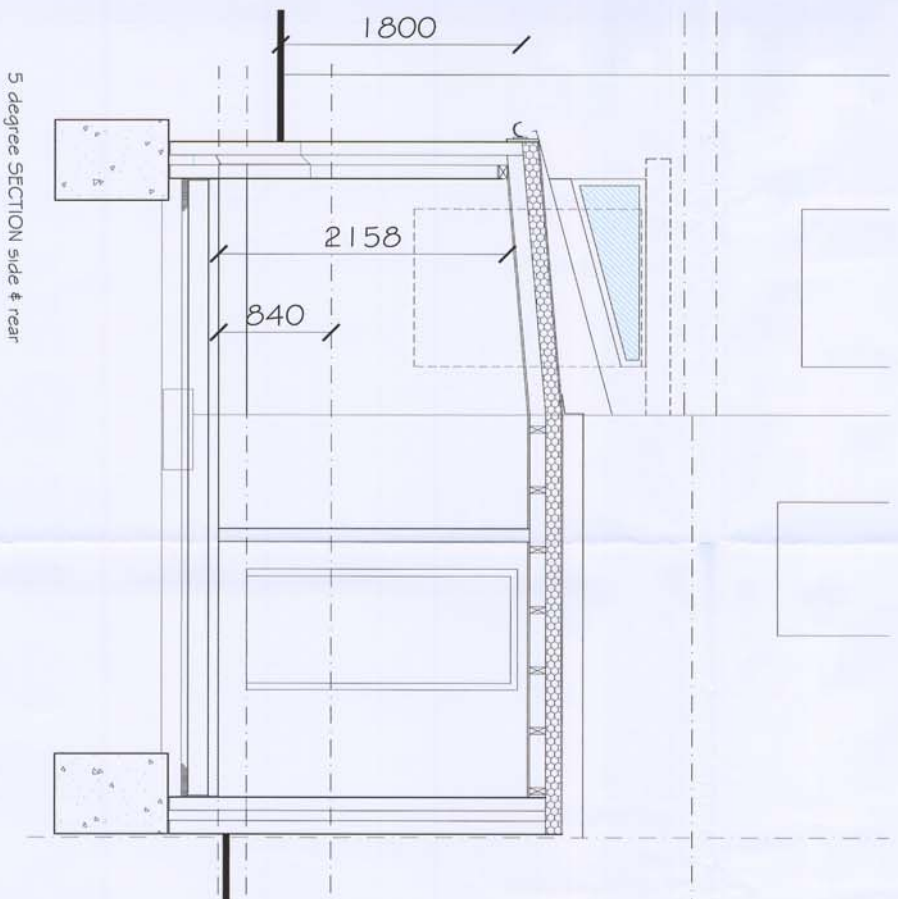
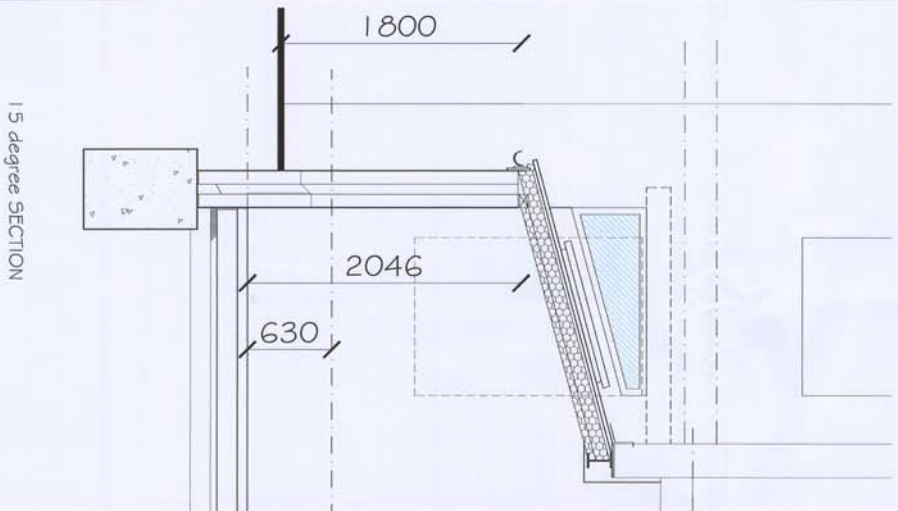


POS 1597 Existing floor plan of adjoining property

EXISTING



PROPOSED



NOTES:
ROOF TILES TO MATCH EXISTING
EXISTING ROOF TILES TO MATCH EXISTING
JOINERY TO MATCH EXISTING

AMENDED PLAN

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46 Bridgforth Road
Stourton Nr Stourbridge
West Midlands DY7 6RT
tel. 01384 873551

Mr & Mrs P. Fisk
44, Bowing Green Road
Stourbridge DY8 3TV

Title Single Storey Rear / Side Extension
Date dec 2008 Scale 1:100 & 1:50
DWG No 208/106/9k Rev B