PLANNING APPLICATION NUMBER:P08/0173

Type of approval sought	Full Planning Permission
Ward	GORNAL
Applicant	Mr & Mrs Reynolds
Location:	**18, MANOR DRIVE, LOWER GORNAL, DUDLEY, DY3 2XQ**
Proposal	**TWO STOREY SIDE EXTENSION TO CREATE STUDY AND UTILITY WITH BEDROOM AND ENLARGED BATHROOM ABOVE.**
Recommendation Summary:	**APPROVE SUBJECT TO CONDITIONS**

SITE AND SURROUNDINGS

1. The site is situated within a well established residential area. The dwelling is semi-detached and occupies an elevated location with respect to the adjacent dwelling No 16 Manor Drive and to the road itself.

PROPOSAL

2. The application is for the construction of a two-storey side extension. The garage would be converted into a study at the front and would be extended at the rear to create a utility room. At first floor level an additional bedroom would be created and the bathroom would be extended.

3. At first floor level the extension would be set back by 0.75m and the ridge would be set down slightly from the existing roofline. The rear of the two-storey element would be in line with the rear wall of the existing dwelling.

HISTORY

4. None.

PUBLIC CONSULTATION

5. Two letters of objection have been received from an adjacent neighbour which make the following comments:

- The development would be right up to the boundary wall and could put load upon it. This is not a retaining wall. Concerns regarding the transmission of lateral loads and ground water retention. No thought has been given to the soak away and water may discharge onto the neighbouring ground;

- Loss of light and intimidating to look at;
- A window in the gable would be slightly angled towards the property and would lead to a loss of privacy. This window should be obscure glazed and fixed;
- The door in the gable would look over the adjacent property and front door leading to a loss of privacy;
- Development should not trespass onto my airspace;
- If the buildings are to be rebuilt a large area of concrete at No 18 may have to be removed via a pneumatic drill. The vibration could damage the neighbouring wall and buildings;
- The applicants will be held responsible for debris on adjacent property

OTHER CONSULTATION

6. Group Engineer – (Development) – no additional parking provision has been submitted with the application. The parking provision falls short of the 3No parking spaces required. This would displace vehicles onto the highway to the detriment of highway safety and the convenience of the users of the highway. Refusal is recommended.

RELEVANT PLANNING POLICY

7. The adopted Dudley Unitary Development Plan:
   Policy DD1 – Urban Design
   Policy DD4 - Development in Residential Areas
   Policy AM14 – Parking

8. Supplementary Planning Guidance:
   Planning Policy Guidance Note No 17: House Extension Design Guide
   Planning Policy Guidance Note 12: The 45 Degree Code
   Parking Standards and Travel Pans

ASSESSMENT

Key Issues

- Design and Appearance
- Impact upon the amenities of the occupants of adjacent dwellings
- Parking

Design and Appearance

9. The design of the extension would be in keeping with the existing dwelling. It would be set back 0.75m from the front wall of the dwelling and the roofline would be set down. It would therefore be visually subordinate to the existing dwelling. The house would remain gable ended and the fenestration would match the existing dwelling. As such the application would be acceptable being in accordance with Policy DD4 of the adopted Dudley Unitary Development Plan.

Impact upon the amenities of the occupants of adjacent dwellings

10. The application site is set at a higher level than the adjacent dwelling No 16 Manor Drive. The two-storey extension would be built both along and close to the boundary of the site. Inevitably, the extension would appear reasonably high when viewed from the parking area belonging to No 16 Manor Drive. Indeed there have been neighbour objections regarding the visual impact of the extension. The adjacent dwelling, No 16 Manor Drive however is angled away from the application site and its garage is located closest to the boundary where the extension would be constructed. It would not therefore adversely affect any habitable room windows of the adjacent dwelling nor would it unduly overshadow the dwelling. On balance, therefore it is considered that the impact of the development in terms of its size and scale on the amenities of residents of the adjacent dwelling would be insufficient to warrant refusal of the application.

11. The application indicates a side facing landing window in the first floor elevation. The adjacent neighbour has requested that this fixed and obscure glazed. This window would be angled towards No 16 Manor Drive and, as it would be inserted into a wall along the side boundary, it would overhang the neighbours' airspace if opened. It is considered reasonable therefore to place a condition on any approval that this window shall be fixed and obscure glazed.

12. The neighbour is also concerned about the insertion of a side facing door in the garage. Given the change in levels this does have the potential to overlook the adjacent front garden. However, consideration must be given to the fact that the applicant could place a door in the side elevation of the garage and change its use using permitted development rights. It would seem therefore that the best way to reduce the impact of the door is to place a condition on any approval requiring the installation of a 2.0m high boundary fence in the vicinity of the doorway to prevent overlooking.

13. Other matters which have been raised by the neighbour such as the impact upon the boundary wall, drainage issues, damage to the adjacent dwelling and debris caused during construction are not planning matters and therefore cannot influence the consideration of this planning application.

Parking

14. The application indicates the removal of the garage which would reduce the off-site parking available on the site to one space. The application would increase the number of bedrooms at the dwelling to four. Supplementary Planning Guidance "Parking Standards and Travel Plans" indicates a maximum parking requirement in such cases for three off-street parking spaces. This stance is endorsed by the Group Engineer, Development. However, Manor Drive is a quiet residential road and there is scope within the site frontage to provide an additional off-street parking space. This could be achieved by placing a condition upon any planning approval. It is considered therefore on this basis that the provision of two off-street parking spaces is acceptable.

CONCLUSION

15. The design of the extension is acceptable as it is visually in keeping with and subordinate to the existing dwelling. Despite being at a higher level than the adjacent dwelling No 16 Manor Drive, the houses are angled away from each other and the living accommodation of the adjacent house would be set at least 6.0m away from the new development with principle habitable room windows facing away from the development. The provision of two off-street parking spaces is considered to be acceptable within this quiet residential location. As such the application is compliant with Policies DD1, DD4 and AM14 of the adopted Dudley Unitary Development Plan.

RECOMMENDATION

16. It is recommended that the application is approved subject to the following conditions:

Reason for Approval

The design of the extension is acceptable as it is visually in keeping with and subordinate to the existing dwelling. Despite being at a higher level than the adjacent dwelling No 16 Manor Drive, the houses are angled away from each other and the living accommodation of the adjacent house would be set at least 6.0m away from the new development with principle habitable room windows facing away from the development. The provision of two off-street parking spaces is considered to be acceptable within this quiet residential location. As such the application is compliant with Policies DD1, DD4 and AM14 of the adopted Dudley Unitary Development Plan.

The decision to grant planning permission has been taken with regard to the policies and proposals in the adopted Dudley UDP (2005) and to all other relevant material considerations.

Note for Applicant

The development hereby permitted shall be built in accordance with the approved plans, numbered 1001-08 unless otherwise agreed in writing by the Local Planning Authority.

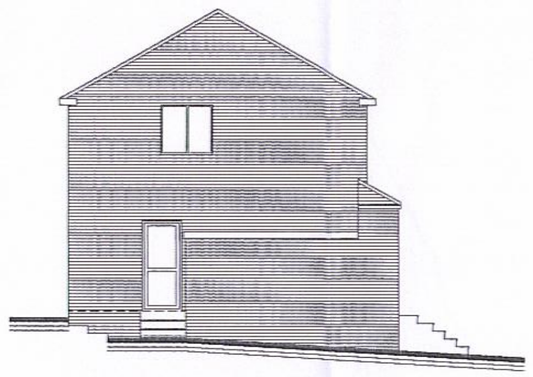
Conditions and/or reasons:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The window to be installed in the first floor side elevation of the extension shall be fitted with obscure glass and be fixed, having no opening lights. This shall be maintained for the life of the development.
3. Notwithstanding the provisions of the General Permitted Development Order 1995, no other openings except those indicated on the approved plan shall be formed in

the side or rear elevations of the extension unless otherwise agreed in writing by the Local Planning Authority.

4. Prior to the occupation of the extension a 2.0m high close boarded boundary fence shall be erected along the line indicated on the approved plan and thereafter maintained for the life of the development.
5. Prior to the occupation of the extension a hard standing capable of accommodating two cars shall be created to the front of the dwelling within the application site. This shall be maintained for the life of the development.
6. The materials used in the external elevations of the development hereby approved shall match in type, texture and colour those of the existing building unless otherwise agreed in writing by the Local Planning Authority.

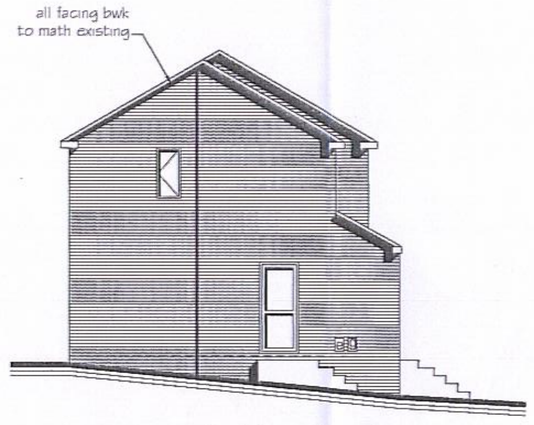
existing front elevation



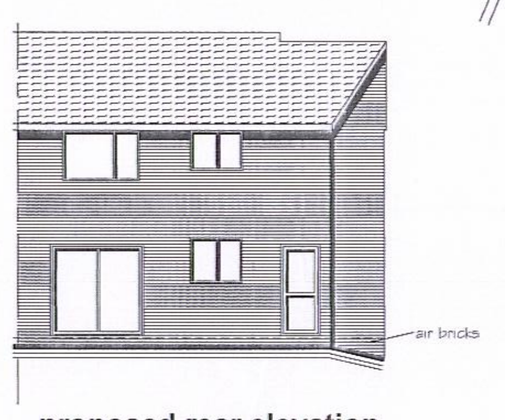
existing side elevation

existing rear elevation

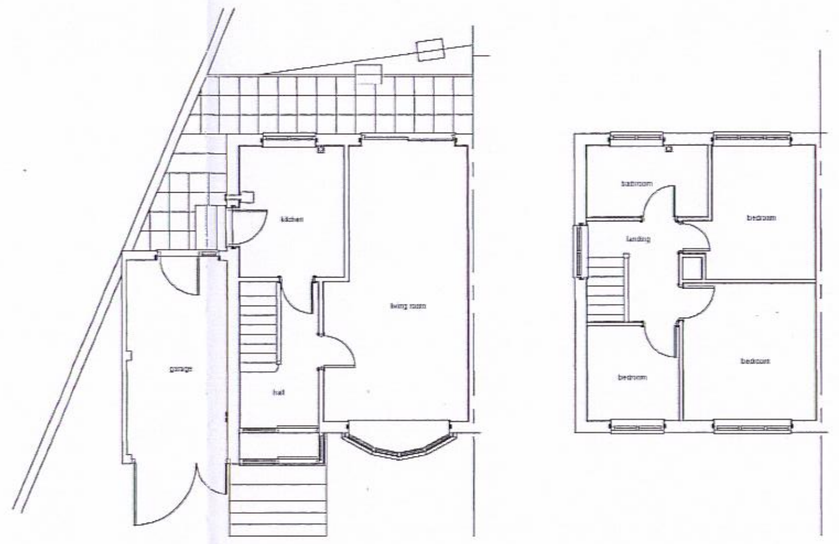
proposed front elevation



proposed side elevation

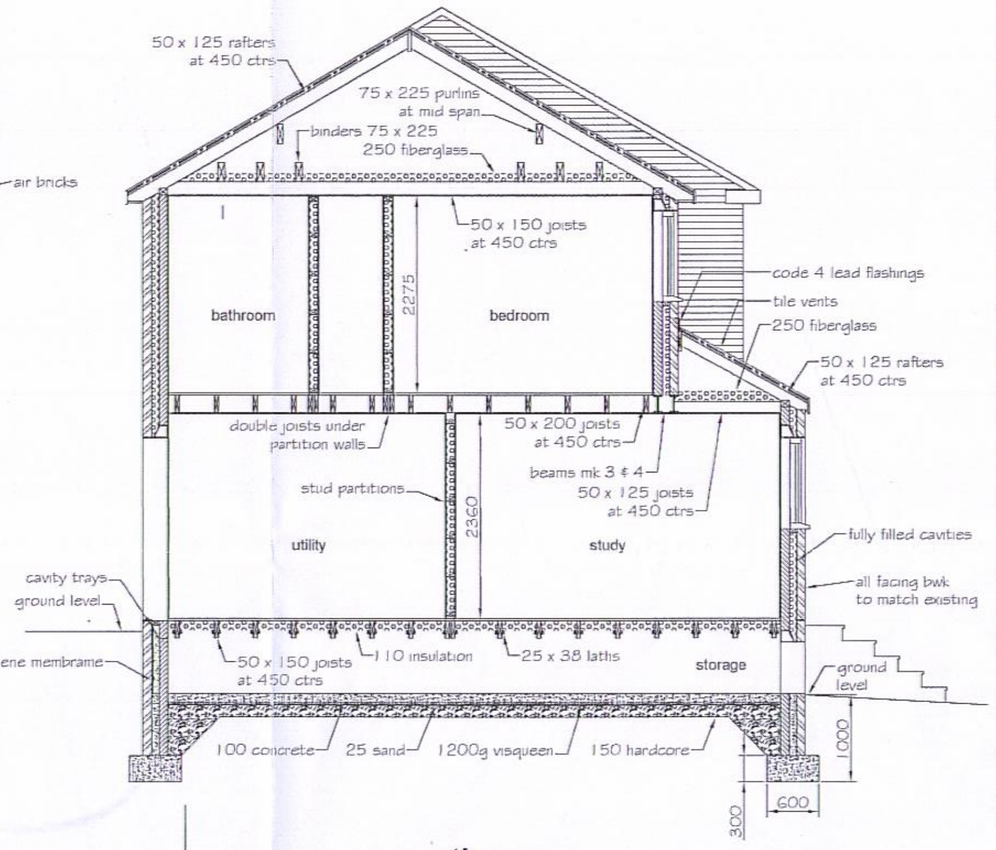


proposed rear elevation



existing ground floor plan

existing first floor plan



section aa

These drawings are for the purpose of obtaining planning permission and building regulations and the work will be subject to Party Wall Act and it is the clients responsibility to comply with the above Act.

FOUNDATIONS

Excavate foundation trenches 600 mm wide placed centrally below walls and down to existing foundation or I m deep whichever is the greater, Foundation trenches to be inspected and approved by Local Authority Building Control prior to placing concrete in foundations. Provide 300 mm minimum thickness of concrete in trenches placed to course with existing damp proof course. Provide 450 mm wide excavations for internal walls with concrete as before described. All concrete to be 25 N/mm2.

SUBSTRUCTURE BRICKWORK

Generally provide cavity wall construction in Class B semi engineering's up to ground level in 3:1 sand, cement mortar. Inner leaf to be in dense concrete blocks laid stretcher bond in cement mortar 1:3 above ground level outer leaf only provide facings provided Class B standard as minimum pointed in weather cut and struck joint in cement mortar 1:3. Any cavities below ground level to be filled with lean mix concrete. Bituthene membrame to inside outer leaf where the ground level is higher than the underfloor.

SUPERSTRUCTURE BRICKWORK

Provide 285 mm cavity wall construction comprising outer leaf in facing brickwork to match existing in colour and texture laid in cement lime mortar 1:1:4 pointed with a neat rounded joint. Provide 85 mm wide cavity filled with dri therm insulation with an inner leaf of Thermalite shield blocks 440 x 215 x 100 laid stretcher bond in cement, lime mortar 1:1:6. Provide stainless steel butterfly wall ties set at 900 mm horizontal and 450 mm vertical at least 5/m2 ensure ties are doubled at reveals every 225 mm vertically with 300 mm maximum horizontal distance from reveal. All new walls to be bonded to existing using continuous stainless steel ties by Furfix or similar fixed strictly in accordance with manufacturers recommendations or by toothing out every other course. Provide 215 x 150 air bricks to duct ventilation to any hollow floors.

GROUND FLOOR

Provide 100 mm thick concrete sub floor on 1200 g. Visqueen dpc turned up walls and lapped into horizontal dpc on 25 mm sand blinding on 150 mm well consolidated hard-core. Floor constructed of 50 x 150 joists at 450 centres with 22mm PT & G boards. Floor insulated with 110 dow floormate insulation supported by 25 x 38mm laths attached to joists.

FIRST FLOOR

Provide 22 mm nominal PT & G boards on 50 x 200 softwood joists at 450 centres. All joists are to be anchored down with 30 x 5 mm cross sectional areas galvanised mild steel straps at a maximum of 2 m centres. Straps should be fixed to first three joists where joists run parallel to external walls. Provide 125 x 50 mm noggin and packing as required at every strap position. Floor joists should not be notched more than 1/8th depth of the joist maximum. Provide 12.5 mm plaster board and skim to ceilings.

PARTITION WALLS

To be constructed from 50 x 100 mm sawn softwood timber with suitable head and sole plates with vertical studs placed at 450 centres with horizontal noggins placed to suit plasterboards which should not exceed 450 mm between studs. Provide 12 mm plasterboard and skim to each side of partition. Note - ensure floor joists are doubled under each partition where the partition runs parallel with joists. Partitions to receive glass fibre insulation providing a sound reduction factor of 38db.

DPC

Hyload damp proof courses to be 100 mm wide horizontal with full laps in running lengths and at corners bedded and pointed in cement mortar with cut and struck jointing. Provide 150 mm insulation dpc's to all cavity closures using damp cor or similar to prevent cold bridging.

DOORS EXTERNALLY

All new doors to be uPVC and to match existing with double glazed sealed units.

CANOPY ROOF

Provide concrete tiles, as main roof, on 125 x 50 rafters at 450 centres fixed to wall plate bolted to new brickwork and birdsmouth over wall plate, 75 x 100 bedded on blockwork. Provide 2 No. tile vents and provide continuous ventilation to soffits as main roof.

TILES

Concrete interlocking roof tiles to match existing profile on 38 x 25 mm treated softwood battens gauged to suit tiles on type 1f sarking felt to BS 747 1977. Tiles to be fixed in accordance with manufacturer's specifications.

ROOF

Provide 50 x 125 rafters fixed at head to 38 x 225 ridgeboard and birdsmouthed over wall plate. Rafters to be supported at mid-span by 75 x 225 purlins built into gables as indicated. Provide 5 x 30 mm galvanised mild steel restraining straps at maximum 2.0 m centres fixed over 3 number rafters and built into gable with 75x50mm packings under each strap. Provide straps over wallplate and screwed to walls. Provide 50 x 150 ceiling joists fixed to wall plate and rafter feet and provide ceiling binders 75 x 225 built into gables and fixed to ceiling joists using jiffy ceiling connectors and provide 25 mm continuous glidevale ventilation system in upvc soffits. Provide 250 mm thick fibreglass quilt insulation in roof voids 150 mm laid inbetween joist and 100mm laid over joists. Provide uPVC fascia and barge boards to perimeter. Provide lead soakers and flashings in Code 4 milled lead to all wall and roof abutments.

FLASHINGS

Flashings to be in Code 4 lead and soakers in code 3 lead. All leadwork to comply with BS1182 1982 and in accordance with the Lead Development Associations guide for good practice - LEAD SHEET IN BUILDING.

DRAINAGE

All underground drainage to comply with BS 65 and BS 540, all drains passing under walls to be ducted with single course pre stressed lintels over. Drains to be supersleve or terrain UPVC with universal preformed manholes with cast iron covers and frames. Grade C. Provide back inlet gullies where necessary to incorporate vertical inlet hoppers. Drains to be laid at 1:40 to existing inspection chamber and bedded and surrounded in pea gravel externally and encased in concrete where under floor. Stormwater drainage as above or taken to suitably constructed soakaways in rear garden at least 6 m from building. Soakaways to be at least 2 m2 capacity filled with graded broken brick hard-core.

PLUMBING

All wastes to have 75 mm deep seal traps where maximum length of waste exceeds 1.7 m Fittings to be fitted with anit-syphonic self sealing bottle trap. Separate connections from fittings discharging to yard gullies. Waste pipes should have rodding access points at every change in direction.

HEATING

Resite existing boiler or provide new combination condensing boiler to with balaced flue . Extend thermostatically controlled valve radiators to all new rooms, sized in accordance with heating engineers design and calculations.

SMOKE DETECTION

Provide 2 No. smoke detection units, wired to circuit breaker with battery back up.

FINISHINGS

Provide two coat plaster or 12.7 plasterboard on dabs to walls and provide 12.7 plasterboard and skim to stud walls and ceilings. Skirting boards and archtitrves to match existing. New internal doors to match existing.

LINTELS

Catnic or other proprietary lintels to be galvanised mild steel cavity lintels with 150 mm minimum end bearings, 150 mm or 225mm deep.

WINDOWS

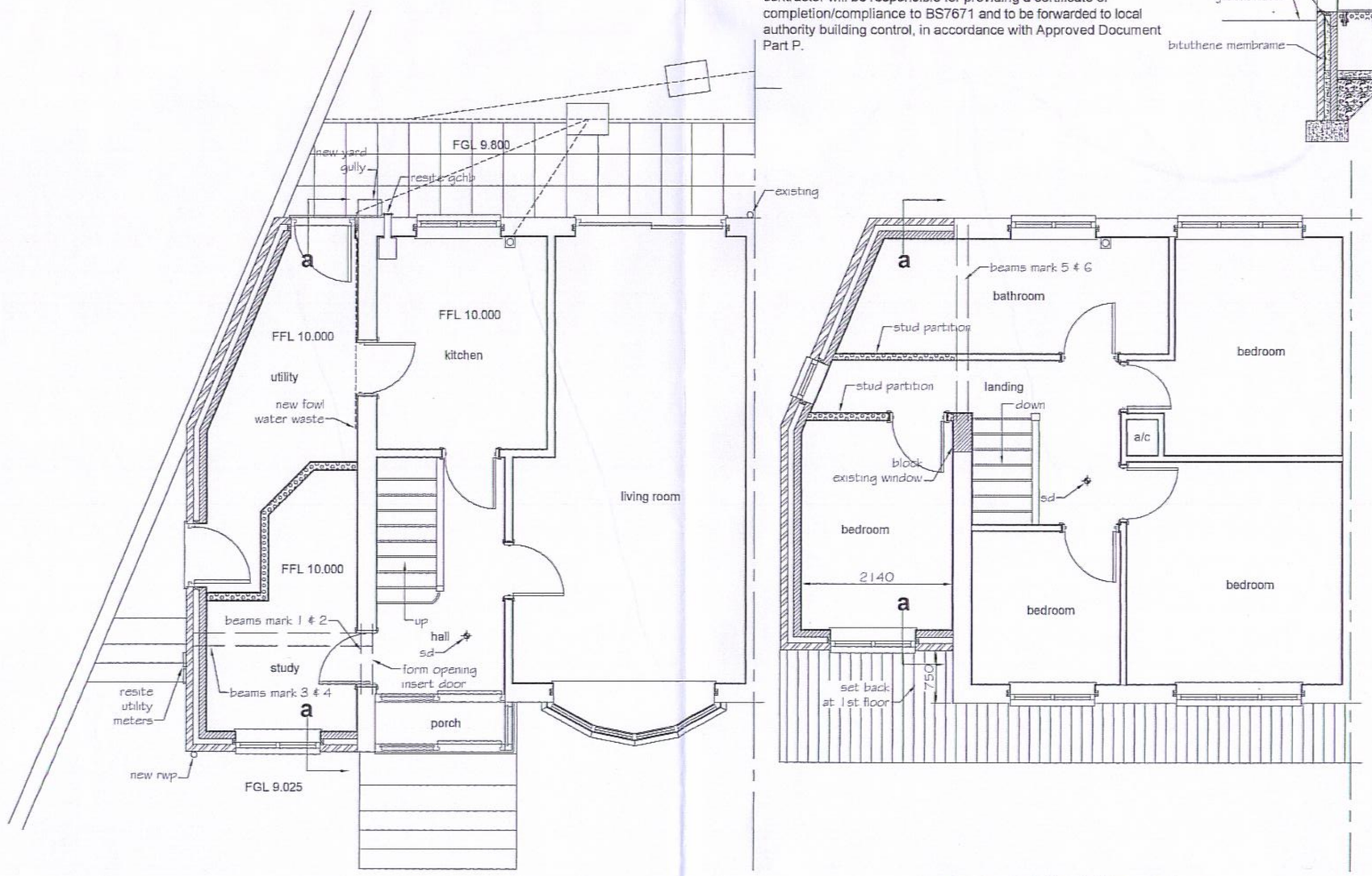
All new windows to be uPVC and to match existing with double glazed sealed units with background ventilation equivalent to a minimum of 8,000 mm2 per room with opening window for rapid ventilation. Background ventilation to be provided by ready fitted trickle vents to all window frames prior to delivery on site. Opening lights to equal 1/20th of floor area. Escape windows to be provided to first floor of at least 550 wide by 800 high, clear opening.

GLAZING

All new glazing should comply with BS 6206 and part N1 of the l99l revised Building Regulations. All new glazing to be in Pilkington K glass to cavity side of inner leaf. Glazing cavity to be 16 mm.

ELECTRICAL INSTALLATION

Provide electrical installation in accordance with current IEE regulations. Contractor must be NICEIC approved. Prior to commencement of any electrical works the Contractor must confirm electrical layout with Client and upon completion, the electrical contractor will be responsible for providing a certificate of completion/compliance to BS7671 and to be forwarded to local authority building control, in accordance with Approved Document Part P.



proposed ground floor plan

proposed first floor plan

RECEIVED 29 JAN 2008

CLIENT	MR & Mrs J Reynolds
ADDRESS	18 MANOR DRIVE, LOWER GORNAL DUDLEY DY3 2XQ
PROJECT TITLE	GROUND FLOOR EXTENSION TO CONVERT GARAGE TO STUDY, ADD A UTILITY AND FIRST FLOOR EXTENSION TO BATHROOM WITH NEW BEDROOM OVER STUDY
SCALE 1:100 & 1:50 / DATE 20/01/08	
DRAWING No. 1001- 08	REV.