

## PLANNING APPLICATION NUMBER:P09/1511

Type of approval sought	Full Planning Permission
Ward	BRIERLEY HILL
Applicant	Mr & Mrs Danny McCue
Location:	<b>34, LYNDHURST DRIVE, STOURBRIDGE, DY8 5YQ</b>
Proposal	<b>TWO STOREY REAR EXTENSION.</b>
Recommendation Summary:	<b>APPROVE SUBJECT TO CONDITIONS</b>

### SITE AND SURROUNDINGS

1. The site measures 0.02 hectares and comprises an inter-war hipped roof semi-detached property. The dwelling is rendered with a brick corbel detail and brick banding across the front elevation. The roof comprises plain clay tiles. The front elevation is defined by the addition of a flat roofed bay window. The dwelling is set back 6.2 metres from the highway with the front laid with tarmac to provide an area for off street car parking.
2. Lyndhurst Drive is characterised by semi-detached properties of a similar age, type and style to the application site. The site is located within a predominantly residential area.

### PROPOSAL

3. The proposal seeks the erection of a two storey rear extension. The extension would extend 2.75 metres from the rear of the dwelling and would be the full width of the original dwelling house (3.9 metres). The proposed extension would be of a hipped roof design with the plane of the roof matching that on the original dwelling. The extension would accommodate a dining room and additional bedroom to the dwelling.

## HISTORY

APPLICATION No.	PROPOSAL	DECISION	DATE
P09/0871	Erection of side/rear conservatory	Refused	

4. The proposed conservatory was refused on the basis that the siting of the conservatory on the boundary with no. 32 Lyndhurst Drive would form an over dominant and over bearing structure that would seriously affect the outlook from this property thereby having an adverse impact upon residential amenity.

## PUBLIC CONSULTATION

5. The application was advertised by way of neighbour notification letters being sent to the occupiers of four properties within close proximity to the site. The latest date for comments was the 3<sup>rd</sup> December 2009. Two letters have been received raising the following material planning considerations:

- Un-balancing of the look of the existing pair of semi-detached properties.
- Height of the proposed extension would over shadow the rear garden and result in a loss of light to a bedroom.
- Overlooking of first floor window into garden resulting on forming an overbearing structure.

## OTHER CONSULTATION

6. Not applicable.

## RELEVANT PLANNING POLICY

- Unitary Development Plan

DD4 Development in Residential Areas

7. The site is not designated for any particular use within the Adopted Dudley Unitary Development Plan (2005).

- Supplementary Planning Guidance

PGN17 House Extension Design Guide

PGN12 The 45 Degree Code

- Regional Spatial Strategy

QE3 Creating a high quality built environment for all

- National policy documents

PPS3 Housing

## ASSESSMENT

### Key Issues

- Impact upon residential amenity
- Character and Appearance

### Impact upon Residential Amenity

8. The proposed two storey rear extension would comply with the 45 degree code with respect to the relationship of the proposed extension to principal windows serving habitable rooms in both of the adjoining properties. This demonstrates that it would be unlikely that the proposed extension would result in a loss of light to the nearest habitable rooms within the adjoining properties.

9. The proposed extension would be set in 1.25 metres from the side boundary with no. 32 Lyndhurst Drive. The proposed extension would be built on the boundary with the attached semi-detached property (no. 36). This dwelling comprises a single storey rear extension built on the boundary with the application site and extends 3.3 metres from the rear of the principal elevation. The presence of this extension would ensure that the potential impacts of the proposed extension would be limited on the ground floor. The first floor component of the proposed extension would be sited 2.2 metres from the rear patio area serving this property.
10. The separation of the proposed extension from the boundary with no. 32, the separation provided by the proposed extension by the existing single storey rear extension to no. 36, the limited depth (2.7 metres) of the proposed extension and compliance with the 45 degree code would on balance make it difficult to suggest that the proposed extension would be so overbearing or result in a significant loss of immediate outlook from these adjoining properties to warrant the refusal of planning permission.
11. The addition of the window at first floor within the rear elevation of the proposed extension would not result in a significant increase in overlooking than the present situation since the existing dwelling comprises a bedroom window at first floor within its rear elevation.
12. No. 32 is located to the north of the application site and no. 36 is located to the south. Given the orientation of the site with respect to the neighbouring properties it is unlikely that the proposed development would result in a significant loss of light to habitable rooms associated with these properties or an increase in the overshadowing of the garden areas associated with these properties from the existing situation.
13. In light of the above on balance it is considered that the proposed development would not have a significant adverse impact upon the residential amenity of the occupiers of the adjoining properties thereby being in accordance with Policy DD4 (Development

in Residential Areas) of the Adopted Dudley Unitary Development Plan (2005) and PGN12 (The 45 Degree Code) and PGN17 (House Extension Design Guide).

#### Character and Appearance

14. The existing pair of semi-detached properties is symmetrical in its design with both properties comprising a single storey rear addition. The proposed two storey rear extension would be the first to be added to the semi-detached properties within the street, the majority of which are of the same house type and therefore it would set a precedent. However, the proposed design of the extension is considered appropriate with a hipped roof design matching that on the original dwelling and given that the extension would be at the rear it would not detract from the visual appearance of the street scene and would on balance be in accordance with Policy DD4 (Development in Residential Areas) of the Adopted Dudley Unitary Development Plan (2005) ensuring that there would not be an adverse impact upon the character of the area

### CONCLUSION

15. The limited depth of the proposed extension and its compliance with the 45 degree code with respect to the position of windows serving habitable rooms within the adjoining properties would ensure that on balance the development would not have a significant adverse impact upon residential amenity to warrant the refusal of planning permission. Whilst the proposed two storey rear extension would be the first within this row of semi-detached properties due to its limited depth and design it would form an appropriate addition to the dwelling that would not detract from the character or appearance of the street scene.

### RECOMMENDATION

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

### Reason for approval

The limited depth of the proposed extension and its compliance with the 45 degree code with respect to the position of windows serving habitable rooms within the adjoining properties would ensure that on balance the development would not have a significant adverse impact upon residential amenity to warrant the refusal of planning permission. Whilst the proposed two storey rear extension would be one of the first within this row of semi-detached properties due to its limited depth and design it would form an appropriate addition to the dwelling that would not detract from the character or appearance of the street scene.

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.

The above is intended as a summary of the reasons for the grant of planning permission. For further detail on the decision please see the application report.

### Note to Applicant

The development hereby permitted shall be built in accordance with the approved plans numbered **0936/002** 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 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.



  
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Site:  
**34 Lyndhurst Drive**  
**Wordsley**  
**West Midlands DY8 5YQ**  
 Title:  
**Location Plan**

Scale:  
**1/1250**  
 Date:  
**May 2009**  
 Drg No.:  
**0936/002**  
 Sheet Size:  
**A4**  
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