

PLANNING APPLICATION NUMBER:P13/1706

Type of approval sought	Full Planning Permission
Ward	Wordsley
Applicant	Mr Craig Russon
Location:	54, KIRKPATRICK DRIVE, WORDSLEY, STOURBRIDGE, DY8 5TG
Proposal	ERECTION OF DETACHED OUTBUILDING IN REAR GARDEN (RETROSPECTIVE)
Recommendation Summary:	APPROVE

SITE AND SURROUNDINGS

1. The 266m² application site comprises a modern detached house with red facing brickwork and red plain tiles. The rear garden is roughly west facing and a detached outbuilding has recently been constructed in the rear garden towards the south west corner. The rear garden is enclosed by boundary fencing of approximately 1.8m in height. The site is covered by a blanket Tree Preservation Order, however, there are no preserved trees within the site.
2. 56 Kirkpatrick Drive is a detached property adjacent the site to the south. This property is approximately 3.5m further forwards than the application property. 52 Kirkpatrick Drive is another detached property adjacent to the north and is approximately 4.5m further back than the application property. The site backs onto the rear garden of 16 Clock Tower View to the west, which is at a lower ground level.
3. The property sits in the centre of a modern housing estate and a wholly residential street. It is situated within Wordsley Hospital Conservation Area.

PROPOSAL

4. It is proposed to retain the outbuilding which has been erected without the benefit of planning permission. The outbuilding is 7300mm in length, 2480mm in width and 3100mm in height with pitched roof. It is situated approximately 500mm from the garden boundaries with the neighbouring properties to the south and west and is some 6.5m from the boundary with the property to the north. The outbuilding has been clad in timber and has white painted timber framed windows and door and tiled pitched roof with velux windows. The outbuilding is located a minimum of 10 metres away from the rear elevation of 16 Clock Tower View.

5. The application is accompanied by a Heritage Statement.

HISTORY

6. None relevant

PUBLIC CONSULTATION

7. Direct notification was carried out to three neighbouring properties and a site notice was also displayed. The final date for receipt of objection letters was 23rd January 2014 and one letter of objection has been received from the occupier of 16 Clock Tower View which raises the following issues;
 - That the outbuilding is more than 2.5m in height
 - That it has been constructed right up to the boundary fence
 - That it is extremely high and visible above neighbouring fences and is an 'eyesore'.
 - That it overshadows neighbouring gardens and will be worse during the spring and summer months.
 - That the outbuilding is completely out of character with surrounding properties
 - That it is large in comparison to the size of the garden.
 - Concerns are also raised regarding the use of the outbuilding for residential purposes.

OTHER CONSULTATION

- None relevant

RELEVANT PLANNING POLICY

National Planning Policy Framework (NPPF) (2012)

Black Country Core Strategy (2011)

- ENV2 Historic Environment and Local Distinctiveness
- ENV3 Design Quality

Saved Unitary Development Plan Policies (2005)

- DD1 Urban Design
- DD4 Development in Residential Areas
- HE4 Conservation Areas

Supplementary Planning Documents / Guidance

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

ASSESSMENT

8. Key issues;
 - Design & Conservation Area
 - Neighbour Amenity
 - Other Matters

Design & Conservation Area

9. Saved Policy DD4 of the UDP states that extensions to residential dwellings will be allowed provided they do not adversely affect the character of the area or residential

amenity. Saved UDP Policy HE4 states that the Council will safeguard and seek to enhance approved Conservation Areas.

10. Glimpses of the outbuilding are visible from Kirkpatrick Drive given the staggered building line and the spaces between dwellings. The structure is not, however, read within the context of the street scene and is wholly confined to the rear garden. The outbuilding has a high quality modern finish which sits comfortably within the context of a modern housing estate albeit a Conservation Area. The submitted Heritage Statement demonstrates that consideration was given to the use of appropriate materials given the sensitivity of the site and surroundings.
11. Whilst the outbuilding is large, sufficient rear amenity space has been retained to serve the occupiers of the application property. It is considered that the development has a neutral impact on the character and appearance of the Conservation Area and in this respect the proposal is therefore considered compliant with saved Policy DD4 and HE4 of the UDP (2005) and Planning Guidance Note 17 – House Extension Design Guide.

Neighbour Amenity

12. The outbuilding requires planning permission as it is situated within 2m of the boundary of the site and its height exceeds 2.5m. Given the fall in levels to the west the structure appears higher when viewed from the property backing onto the site and is set approximately 1.5m above the fence line. The structure is, however, narrow and is viewed against the backdrop of the application property. It is approximately 10m from habitable room windows in the rear of this neighbouring property and has a high quality finish. It is considered that the outbuilding does not appear unduly overbearing or incongruous to this adjacent neighbour despite the level difference. There would be no significant overshadowing of the rear garden associated with this neighbouring property given the orientation to the north-west.
13. At 7300mm, the outbuilding runs along a significant length of the boundary with the neighbouring property to the south and is visible approximately 1m above this fence line. No loss of immediate outlook has arisen given the staggered building line and

no loss of light would be experienced by this neighbouring property given the orientation. The roof of the outbuilding has been designed sympathetically and again the structure has a high quality finish.

14. The outbuilding is set in significantly from the boundary with the property to the north and no loss of amenity is envisaged in this respect. It is considered that there would be no demonstrable harm to the general amenities of neighbouring properties which adjoin the site through retention of the outbuilding and the proposal is therefore considered to comply with saved Policy DD4 – Development in Residential Areas of the UDP (2005)

Other Matters

15. The application has been submitted to retain a domestic outbuilding which is incidental to the enjoyment of the main dwelling house. Speculations regarding its use are non-material and any material change of use would require planning permission.

CONCLUSION

16. It is considered that retention of the detached outbuilding would have a neutral impact on the character and appearance of the Conservation Area. There would be no demonstrable harm to neighbouring amenity despite the difference in levels with the neighbouring property to the rear. The proposal is therefore considered compliant with saved Policy DD4 (Development in Residential Areas) and HE4 (Conservation Areas) of the Dudley UDP and PGN 17 (House Extension Design Guide).

RECOMMENDATION

It is recommended that the application is APPROVED.

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.



ASHDOWN DRIVE

CLOCK TOWER VIEW

Tower Lodge
1 to 25

Chimney

KIRGATTICK DRIVE

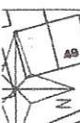
KIRGATTICK DRIVE

Footpath

QUAIDIAN WALK

QUAIDIAN WALK

The Ridge
Hill Centre



29 NOV 2013

El Sub Sta

KIRKPATRICK DRIVE

Chimney

23

43

51

48

1

67

56

16

63

99

15

26

1300
2480



514 KIRKPATRICK DRIVE
WORDSELEY, STOURBRIDGE
DY8 5TQ,

LENGTH - 7300mm

WIDTH - 2480mm

HEIGHT - 3100mm.

