

PLANNING APPLICATION NUMBER: P13/1370

Type of approval sought	Full Planning Permission
Ward	Halesowen North
Applicant	Mr Ranjit Singh
Location:	14, BRANDON ROAD, HALESOWEN, B62 9QD
Proposal	ERECTION OF OUTBUILDING IN REAR GARDEN (RESUBMISSION OF REFUSED APPLICATION P13/0560)
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The application site measures 359m² and the property is a semi-detached pitched roof dwelling built in the 1930s. The house has been extended to the side by way of a single storey lean to garage and a flat roofed rear extension with front porch canopy. The house is set back 15m from the highway to the front and there is a driveway to the front of the house with garden to the rear.
2. No. 15 Brandon Road is attached to the host property and located to the east with No. 13 Brandon Road located to the west. No. 13 is also set 8m further forward within the street. Nos. 28, 30 and 32 Brandon Road are at least 27m to the front of the application property and units 2 and 3 Fairfield Road are located over 50m to the north.
3. The property is located within a predominantly residential area with semi-detached and terraced houses in evidence within the street.

PROPOSAL

4. This proposal seeks approval for a detached out-building to the rear of the dwelling.
5. The detached out-building would be positioned at the end of the garden (18.5m from the original rear elevation) measuring 7.5m in length, 5.1m in width with a 4.4m high

pitched roof. The out-building would be positioned 0.5m from the rear boundary and 0.5m from the western side boundary.

HISTORY

6. This property has two previous relevant applications.

APPLICATION	PROPOSAL	DECISION	DATE
P13/0530	Two storey side/rear extension and single storey front extension. Erection of outbuilding to rear garden.	Refused	18.06.2013
P13/1369/PNA	Prior notification for erection of a single storey rear extension with a projection of 6m from rear wall, 2.6m to eaves and 4m maximum height.	Prior Approval Required	06.11.2013

P13/0530 was refused on the following grounds:

- The two storey side and rear extension would have a significant detrimental impact on the outlook experienced by the occupiers of No. 13 Brandon Road due to the 11.1m long two storey wall located directly along the boundary with this property. This proposal would also create an overbearing feature which would significantly impact on outlook for the occupiers due to the 10m breach of the 45 degree code guidelines and the proposal would be contrary to Policy DD4 of the saved UDP, PGN17 and PGN12.
- The proposed single storey front extension would not be subservient to the original property at 1.8m projection, particularly as it features no design punctuation and projects across the entire front of the house. This type of development would not be characteristic of the property type or the street scene and the proposal would create an incongruous addition to the house which would have an adverse impact on the

appearance of the property, semi-detached pair and street scene. The proposal would therefore be contrary to Policy DD4 of the saved UDP and PGN17 – House Extension Design Guide.

PUBLIC CONSULTATION

- Direct notification was carried out to twelve surrounding properties to advertise the proposal. Four written representations (including one from a Ward Councillor) objecting to the scheme have been received; the latest date for receipt of comments was 4th November 2013.
- The objections are based on the following material considerations:
 - The proposal would create additional traffic and would impact on parking and access for emergency vehicles;
 - The size and proportions of the out-building, particularly when taken in conjunction with the application for a rear extension;
 - There are also objections in principle to the detached out-building.
- Other non-material planning considerations such as the use of the out-building not being for residential purposes and the lack of access from the rear have also been mentioned.

OTHER CONSULTATION

None required

RELEVANT PLANNING POLICY

Saved Unitary Development Plan Policies (2005)

- DD1 Urban Design
- DD4 Development in Residential Areas

Supplementary Planning Documents / Guidance

- Parking Standards SPD (2012)
- PGN12 The 45 Degree Code guidelines
- PGN 17 House extension design guide

ASSESSMENT

7. The proposed development must be assessed with regard to its design and whether it would be compatible with the existing dwelling and the character of the area. The potential impact on the amenity of nearby neighbours must also be assessed along with the relevant parking standard requirements.
8. The key issues are
 - Design
 - Neighbour Amenity
 - Access and Parking

Design

9. Policy DD4 of the saved UDP states that extensions to residential dwellings will be allowed provided they do not adversely affect the character of the area or residential amenity.
10. The overall addition would be considered as subservient to the original house and although the proposal would measure a maximum of 4.4m in height, due to the pitched roof design, this would ensure that the addition would not appear as excessive in height.
11. The siting of the out-building would be acceptable as the detached out-building would be located entirely within the rear garden and not visible from the residential street scene to the front. The addition would be visible from the highway to the rear, but this street is industrial in nature and the modest building would be fairly well

screened by vegetation on-site. As such, there would therefore be no adverse impact on the character of the area or the street scene to the front or rear.

12. The pitched roof and fenestration design would relate satisfactorily to the host property.
13. The out-building was also deemed acceptable under P13/0530 and did not feature in the reasons for refusal. As such, the proposal would not have an adverse impact on the visual amenity of the host property and street scene, and, in these respects the proposal would comply with Policy DD4 – Development in Residential Areas of the saved UDP (2005) and PGN 17 – House Extension Design Guide.

Neighbour Amenity

14. The out-building would be over 27.5m from the rear of No. 13 Brandon Road and would not impact on amenity for the occupiers due to this separation distance. Despite the proximity to the boundary and slight change in ground level there would be no impact on privacy due to the single storey nature of the proposal and as the south facing window would be screened by the boundary treatment on-site.
15. The out-building would be 18.75m from the rear of No. 15 Brandon Road. Taking into account this separation distance, the fairly oblique angle and what can be achieved under permitted development rights this part of the proposal would be considered to not impact on amenity for the occupiers.
16. The properties to the front on Brandon Road would not have sight of the out-building which would not impact on residential amenity for the occupiers.
17. The industrial units to the rear would be at least 44m from the out-building. At this distance, and due to the units to the rear being industrial in nature, there would be no impact on amenity for the occupiers.
18. All other properties would be a sufficient distance from the proposal or not in direct line of sight so there would be no adverse impact on residential amenity for these occupiers.

19. It is considered that there would be no demonstrable harm to neighbouring occupiers as a result of the proposed out-building. The development would therefore comply with Policy DD4 – Development in Residential Areas, PGN 12 – The 45 Degree Code - and PGN 17 – House Extension Design Guide.

Access and parking

20. The proposal would not increase the parking requirement of the property and would not reduce the level of parking on-site due to the position within the rear garden. At least four spaces would remain on the frontage of the property which would be in excess of the minimum standards. Therefore, there would be no additional overspill of car parking as a result of the proposal and no impact on highway safety. The development would therefore comply with the Parking Standards SPD (2012) and Policy DD4 of the saved Unitary Development Plan (2005).

CONCLUSION

21. It is considered that the proposed out-building would be acceptable in terms of size and design, and would not impact on residential amenity for surrounding occupiers due to the separation distances involved and taking into account permitted development rights. The proposal would also benefit from sufficient parking on-site and would not impact on highway safety.
22. As such, the development would comply with Policy DD4 (Development in Residential Areas) of the saved Dudley UDP and PGN 17 (House Extension Design Guide).

RECOMMENDATION

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.

Informative Note

The proposed development lies within an area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority.

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.

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

Conditions and/or reasons:

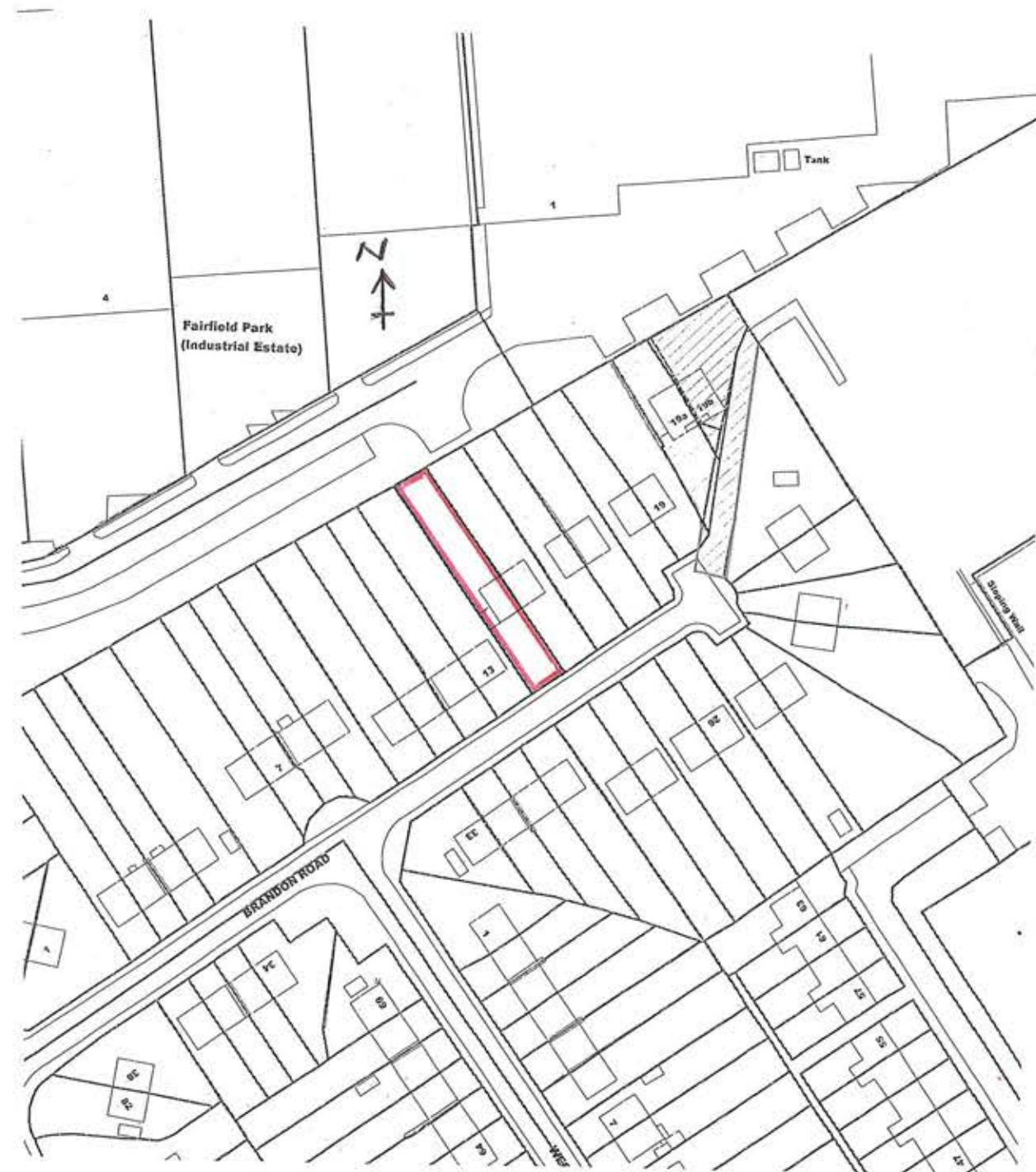
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby approved shall be carried out in accordance with the details shown on plan labelled 'Proposed Store' and '14 Brandon Road'.
3. The materials to be used in 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.
4. The out-building hereby approved shall not be sold-off or sub-let separately from the main dwelling, but used only as ancillary accommodation to the main dwelling for the life of the development.



14 BRANDON RD
HALESOWEN.



1:500



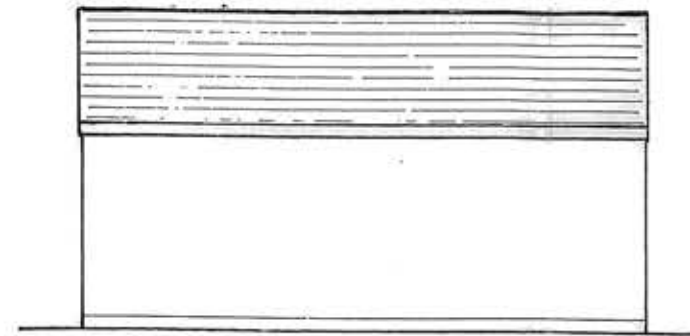
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PROPOSED STORE

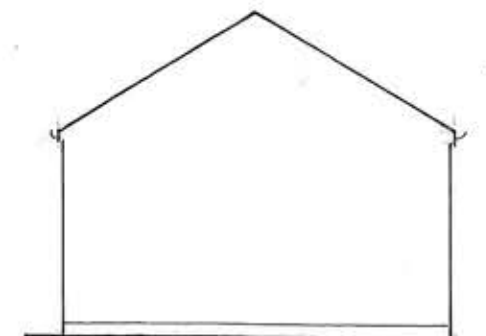
14 BRANDON RD

HALESOWEN

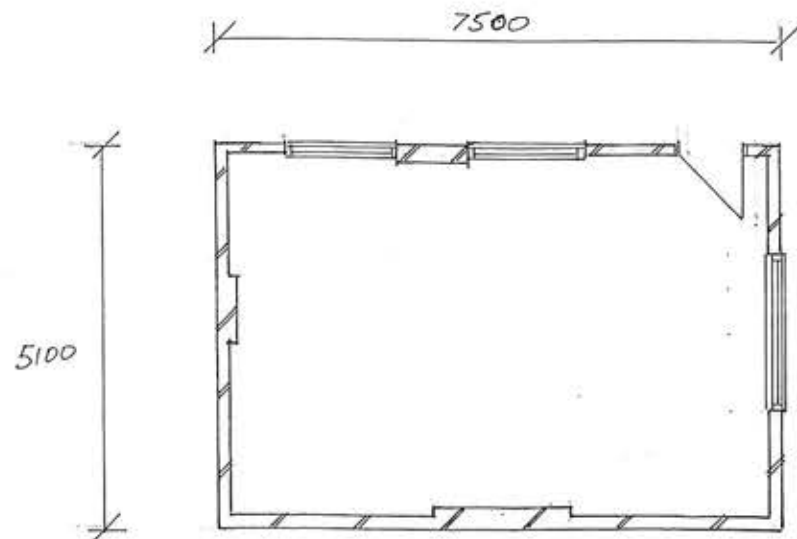
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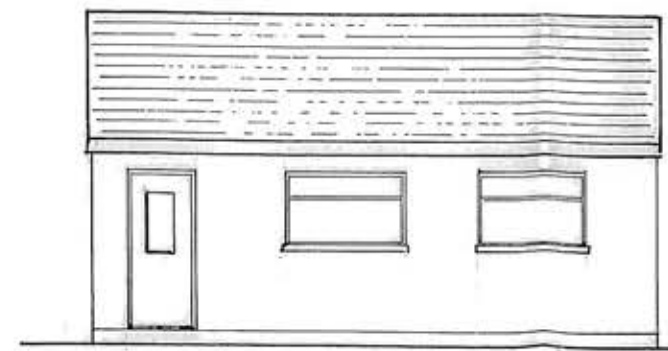
LHS ELEVATION



REAR ELEVATION



LAYOUT PLAN



RHS ELEVATION



FRONT ELEVATION

10 OCT 2013