

## PLANNING APPLICATION NUMBER:P10/1521

Type of approval sought	Full Planning Permission
Ward	KINGSWINFORD SOUTH
Applicant	Mr Richard Shaw
Location:	<b>53, BARNETT LANE, WORDSLEY, STOURBRIDGE, DY8 5PS</b>
Proposal	<b>CONVERSION AND ROOF ALTERATIONS TO DETACHED GARAGE IN REAR GARDEN TO CREATE ANNEXE ACCOMMODATION</b>
Recommendation Summary:	<b>APPROVE SUBJECT TO CONDITIONS</b>

### SITE AND SURROUNDINGS

- 1 The planning application site consists of a significantly extended and altered detached dormer bungalow within an area of mostly detached or semi detached houses which have large gardens to the rear.
- 2 Within the rear garden is a large single storey flat roofed building which is used for parking and for storage relating to the applicants business. The building has three extra wide up and over garage doors to its front elevation with a large drive/turning area in front of it.
- 3 To the rear of the building is an allotment area.

### PROPOSAL

- 4 The planning application is to convert two of the existing garages into a granny annex. The application involves blocking up the existing garage doors with domestic doors and windows. A new pitched roof would also be provided. The accommodation would consist of a living room, kitchen, bathroom and one bedroom.

- 5 The difference between this application and the previous two is that the accommodation is at ground floor only and is of smaller scale, i.e. one bedroom, rather than two.

## HISTORY

APPLICATION No.	PROPOSAL	DECISION	DATE
BH/51/870	Erection Of Bungalow	Refused	20/12/1951
P06/1821	Single storey rear extension to provide kitchen utility and bedroom. Loft conversion with front and rear dormers exten...	Refused	13/11/2006
P10/0224	First floor extension over existing garage to provide granny annex	Refused	15/4/2010
P10/0350	Change of use of detached garage buildings to business storage facility (B8)	Refused	05/5/2010
P10/0974	First floor extension over existing garage to provide granny annex (resubmission of refused application P10/0224)	Refused	27/8/2010

- 6 P10/0224 and P10/0974 were also for granny flats. However, in both cases this involved accommodation being provided at first floor level, with dormers facing onto the garden area. These applications were refused on design, scale and amenity grounds.

## PUBLIC CONSULTATION

- 7 Direct consultation carried out with adjoining neighbours. Two letters of objection received. Main issues raised:-
- Will affect outlook
  - Loss of privacy
  - Increase in traffic
  - Could be sold separately

- Loss of view
- Loss of property value

## OTHER CONSULTATION

8 None

## RELEVANT PLANNING POLICY

### Unitary Development Plan

DD1 Urban Design

DD4 Development in Residential Areas

DD6 Access and Transport Infrastructure

HE1 Local Character and Distinctiveness

### Supplementary Planning Guidance/Documents

Parking Standards and Travel Plans Supplementary Planning Document

New Housing Development Supplementary Planning Document

PGN3. New housing development

PGN 17. House extension design guide

## ASSESSMENT

9 The main issues are

- Accommodation
- Design
- Neighbour Amenity
- Access and Parking

### Accommodation

10 The existing flat roofed building at the end of the garden stretches the entire width of the plot, and therefore is already a substantial building. This proposal seeks to convert two of the double garages into an annex. This involves replacing the existing doors with two windows and new front door. Also proposed is a new pitched

roof replacing the existing flat roof. This would have four roof lights in the rear elevation.

- 11 The accommodation is now considered of a scale to be classified as annex accommodation, in that it is now single storey, has one bedroom, a kitchen, living room and bathroom. This compares with the previous two applications which had two bedrooms, en-suite accommodation and utility rooms on two levels. A condition can also be imposed to ensure the accommodation remains ancillary to the main house and prevent it from being sold off separately.

### Design

- 12 The existing building is a flat roofed building and was probably constructed using the then permitted development rights. The proposal is now to provide a pitched roof over two of the double garages, together with the blocking up of the existing garage doors. The design of the proposal is now considered to be acceptable in that it is of conventional design which is considered to be appropriate to the character of the area.

### Neighbour Amenity

- 13 As the proposal is now for single storey accommodation the likelihood of overlooking to neighbours is significantly reduced. Additionally the existing building is below the main garden level which also reduces the impact of the proposed development.
- 14 In respect of light, the building would be over 25m away from the nearest principle windows to the neighbouring properties which is considered to be sufficient to prevent any significant harm.

### Access and parking

- 15 There is sufficient space within the application site to provide parking for the annex and the existing dwelling in that a double garage would be retained, together with a large area of hard standing adjoining the building and the parking area in front of the main dwelling.

### **CONCLUSION**

- 16 The proposal is considered to be of a scale to constitute an annex, is of acceptable design, and would cause no significant harm to neighbour amenity. In addition the proposal raises no highway safety or parking issues. . Consideration has been given to policies DD1, DD4, DD6 and HE1 of the Dudley Unitary Development Plan.

### **RECOMMENDATION**

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

#### Reason for approval

The proposal is considered to be of a scale to constitute an annex, is of acceptable design, and would cause no significant harm to neighbour amenity. In addition the proposal raises no highway safety or parking issues. Consideration has been given to policies DD1, DD4, DD6 and HE1 of the 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.

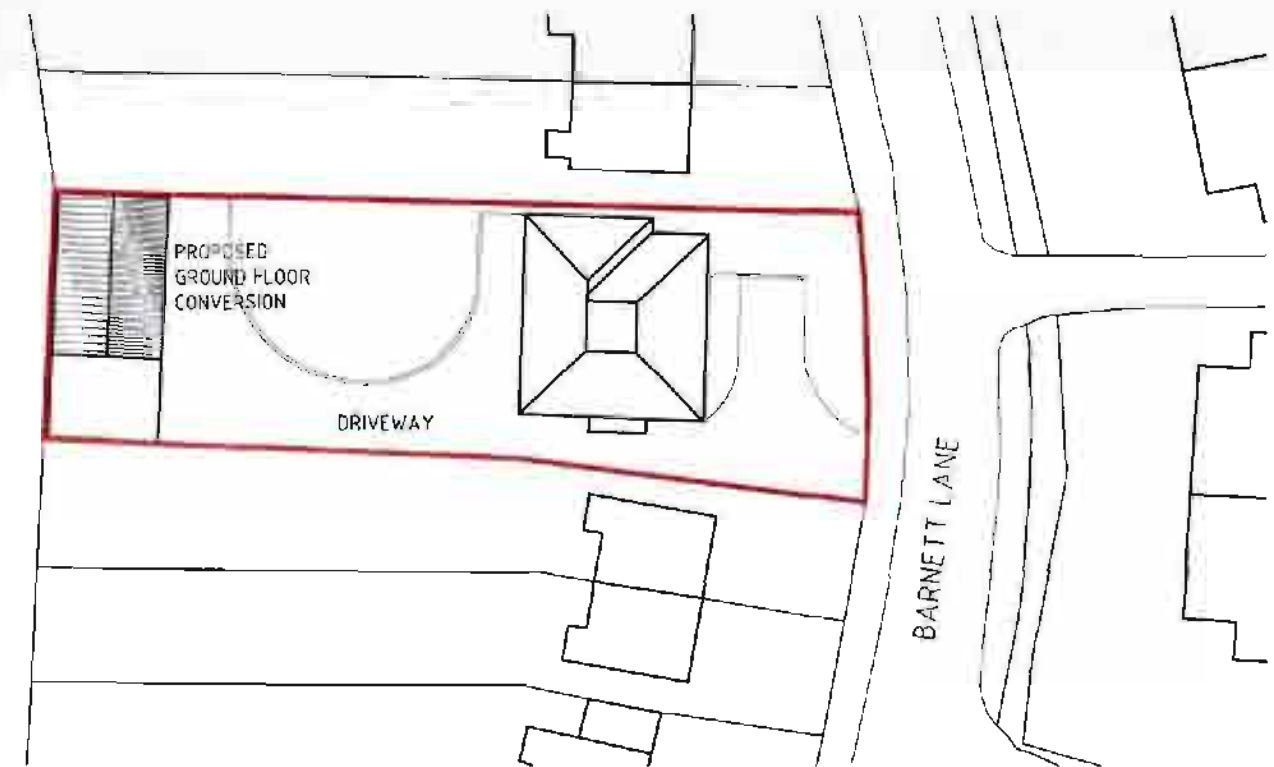
The above is intended as a summary of the reasons for the grant of planning permission. For further detail on the decision please see the application

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 annex hereby approved shall be used for purposes incidental to 53, Barnett Lane, Wordsley, and shall not be sold or leased separately from the main dwelling without the express grant of planning permission.
3. The new brickwork to the building shall match the existing.
4. None of the development hereby approved shall be first commenced until details of the roofing material have been submitted to and approved in writing by the Local Planning Authority,. The building shall thereafter be roofed in accordance with the approved plans.
5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order revoking or re-enacting that Order with or without modification) no extensions to the building shall be erected or constructed without the express grant of planning permission.
6. The development hereby permitted shall be carried out in accordance with the following approved plans: 10BI/001 and 10BL/041



LOCATION PLAN



SITE PLAN



PROPOSED EXTENSION  
OVER EXISTING GARAGES  
FOR MR. & MRS. SHAW

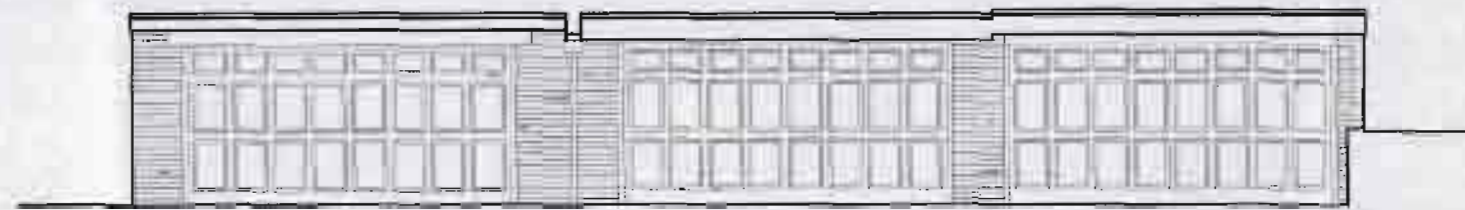
SITE & LOCATION PLANS  
SCALE 1:500 & 1:1250

DATE: JANUARY 2010

DRWG: 10BL/001

ADDRESS : 53 BARNETT LANE  
KINGSWINFORD  
DY8 5PS

Existing Plans (A3) -  
P10/1521



FRONT ELEVATION



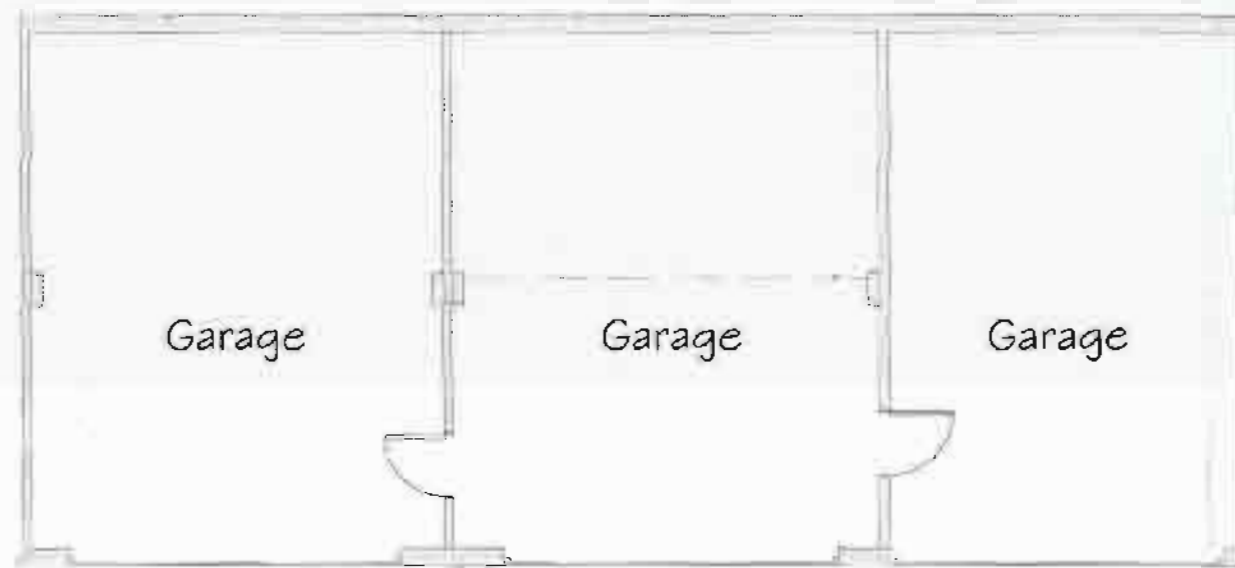
RIGHT SIDE ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR PLAN



PROPOSED EXTENSION  
OVER EXISTING GARAGES  
FOR MR. & MRS. SHAW

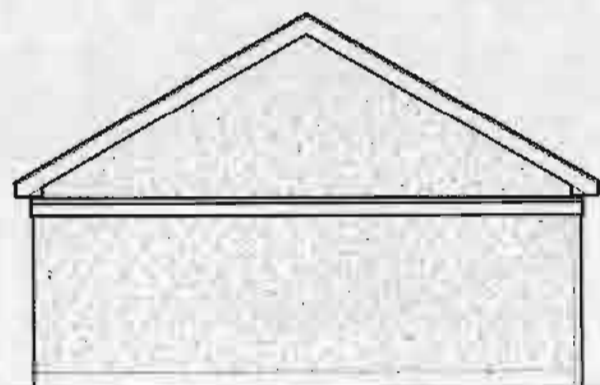
EXISTING PLANS & ELEVATIONS  
SCALE 1:100

DATE: JANUARY 2010

DRWG: 10BL/002

ADDRESS : 53 BARNETT LANE  
KINGSWINFORD  
DY8 5PS

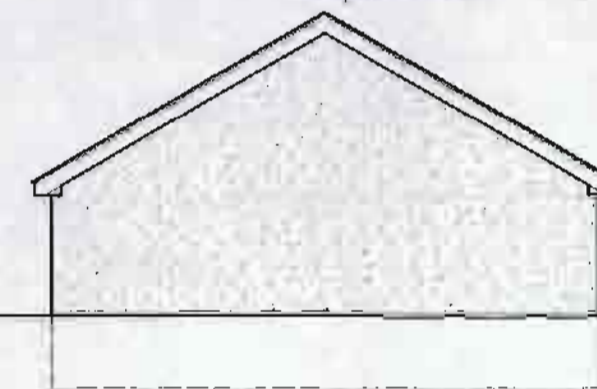




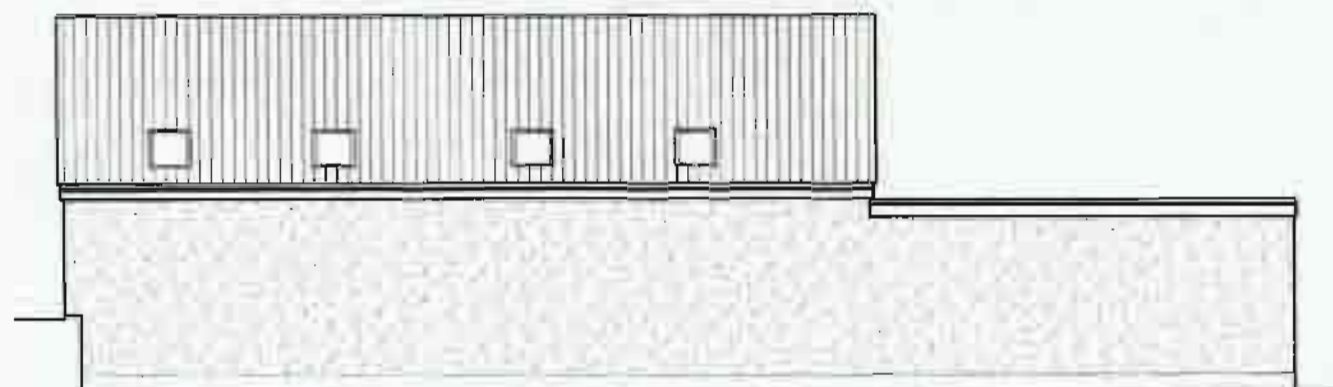
SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



GROUND FLOOR PLAN



PROPOSED EXTENSION  
OVER EXISTING GARAGES  
FOR MR. & MRS. SHAW

PROPOSED FLOOR PLANS  
SCALE 1:100

DATE: OCTOBER 2010

DRWG: 10BL/041

ADDRESS : 53 BARNETT LANE  
KINGSWINFORD  
DY8 5PS