

PLANNING APPLICATION NUMBER:P10/0133

Type of approval sought	Full Planning Permission
Ward	HALESOWEN SOUTH
Applicant	Dr Hala El-Sayed
Location:	33, CARTERS LANE, HALESOWEN, WEST MIDLANDS, B62 0DA
Proposal	SINGLE STOREY FRONT AND REAR EXTENSIONS. TWO STOREY SIDE/REAR EXTENSION (FOLLOWING DEMOLITION OF EXISTING UTILITY ROOM).
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. 33 Carters Lane is a semi detached property located in a frontage of properties similar in size and design and owing to the service road and grass verge in front of the property is set back from the rear of the pavement by some 30.7m. The property has a distinct roof shape to the side where the plane is continuous from the ridge to the eaves and has an integral garage which projects approx 0.6m from the front elevation with a pitched roof over. The property has a rear element at first floor projecting approx 0.8m, extending beyond the rear first floor bedroom window and is in line with the ground floor rear elevation.
2. At the rear, no. 35 (adjoining) has a conservatory on the boundary projecting 3m and a brick wall up to a height of 1.6m and obscure glazing up to eaves height.
3. No. 31 has a flat roof rear w.c. and utility on the boundary which adjoins the existing flat roof w.c. to the applicant's property. There are four side/rear facing non habitable room windows which serve a bathroom, w.c., the hallway and a store.
4. At the rear, 14 Cavendish Road has rear facing habitable room windows set apart from the application property by approx 52m.

PROPOSAL

5. The application seeks planning permission for a development comprising the following four elements:
- a. single storey front extension projecting 0.6m to form a porch with hipped roof.
 - b. Single storey rear extension projecting 3m with an eaves height of 2.8m and a total height of 3.5m.
 - c. First floor wrap round extension projecting 0.8m from the rear elevation in line with existing rear projecting element at first floor and 5.2 from the side elevation to in fill the existing separation between no. 31 and no. 33.
 - d. Loft conversion and addition of side dormer.

RELEVANT PLANNING HISTORY

6. **None relevant.**

PUBLIC CONSULTATION

7. Neighbour notification letters were sent to eight properties adjoining the site to which three responses have been received raising the following material planning concerns:

Objection Letter 1

- The loss of light to the side of the neighbouring property
- Loss of privacy due to the removal of the brick wall and replacement with a fence

Objection Letter 2

- No material planning concerns

Objection Letter 3

- The proposed scale of the extension
- Outlook would be severely compromised
- Not in keeping with the surrounding properties

OTHER CONSULTATION

8. **None relevant.**

RELEVANT PLANNING POLICY

9. Adopted Unitary Development Plan (2005)

Policy DD4 – Development in Residential Areas

10. **Supplementary Planning Guidance**

PGN 17 – House Extension Design Guide

ASSESSMENT

11. Key issues:

- Character, Scale and Design
- Residential Amenity
- Parking

Character, Scale and Design

Permitted Development allows for single storey rear extensions to semi detached properties projecting 3m from the rear elevation, at a maximum height of 4m and an eaves height of 3m.

12. As the projection of the single storey rear element of the scheme is proposed at 3m, the maximum height at 3.5m and the eaves height at 2.7m, this would fall well within the allowances to build without the requirement for permission and is therefore considered to be of a scale appropriate to the application property.

13. In response to the neighbour letter concerning loss of privacy as a result of the demolition of the side wall to the utility and w.c at no. 31, amended plans were

received which indicated this wall would be retained and strengthened at a height of 1.8m minimum.

14. By way of its scale and design, the single storey rear element of the proposal is considered an acceptable and appropriate addition to the property.

Permitted Development also allows for enlargement of a dwellinghouse by way of an addition or alteration to its roof provided works undertaken:

- do not exceed the height of the highest part of the existing roof,
- do not extend beyond the plane of any existing roof slope which forms the principal elevation and fronts the highway
- do not result in roof space exceeding 50 cubic meters

15. As the proposed loft conversion would result in alterations to the roof which would not exceed the parameters outlined above by way of its total height, extension beyond a plane forming the principal elevation or resulting cubic volume, this element of the proposal could also be lawfully constructed without the requirement for planning permission. The proposed loft conversion and roof extension is therefore considered an appropriate addition to the host dwelling..

16. The proposed first floor side and rear extension would project 0.8m from the existing rear elevation and span 2.6m across the rear elevation. The side extension at first floor would extend beyond the sloping roof plane but would also be set back some 7.5m from the principal elevation of the host dwelling. Neighbouring properties within the streetscene have benefited from similar first floor extension side extensions. As such it is considered the proposed first floor rear and side element of the scheme would be an appropriate addition to the host dwelling and appear similar in appearance to developments within the area.

17. The front extension forming a porch would be modest, projecting 0.6m and would appear similar to development to no. 25 and 27 Carters Lane. Therefore it is considered to be an addition similar in appearance to the neighbouring properties

within the streetscene and in accordance with Planning Guidance Note 17 – The House Extension Design Guide and DD4 – Development in Residential Areas.

Residential Amenity

- 18.No. 31 has four side and rear facing non habitable room windows serving a bathroom, w.c., the hallway and a store. A neighbour letter received highlights concerns regarding loss of light to these windows, however, as they are considered to serve non habitable areas of the adjacent property as prescribed by Planning Guidance Note 17, it is not considered that any significant adverse impact would arise as a result the proposed development in terms of the loss of daylighting to or outlook from no. 31.
- 19.No. 35 has a rear conservatory projecting 3m and side facing obscure glazed windows immediately adjacent to the boundary with the application property. As the conservatory structure is not deemed to be a habitable room and has obscure glazed windows on the boundary, it is considered that no undue harm would arise as a result of development in terms of the loss of daylighting to or outlook from no. 35.
- 20.The proposed first floor rear extension would be a modest 0.8m projection and would sit flush with the existing rear first floor element of the host dwelling. A neighbour letter was received highlighting concerns regarding outlook being compromised as a result of the development, however as the development would not extend beyond the rear elevation at first floor and would leave a separation of 52m between facing habitable rooms, this would attain well in excess of the minimum guideline distance of 22m between two facing habitable rooms as prescribed Planning Guidance Note 17.
- 21.Development would therefore be acceptable in terms of Planning Guidance Note 17 – The House Extension Design Guide and Policy DD4 – Development in Residential Areas.

Parking

- 22.The proposed development would result in the creation of a 4 bedroom home from the existing 3 bedrooms. In addition to the existing garage, space exists on the frontage of the applicant's property in order to provide 3 car parking spaces in total

in accordance with the maximum level required by the Parking Standards SPD, therefore no adverse impact upon highway safety would result in accordance with UDP Policy DD4.

CONCLUSION

The proposed single storey front and rear and two storey side and rear extensions would be of an appropriate scale and design in relation to the host dwelling. In terms of loss of daylight to and outlook from neighbouring properties, residential amenity would not be significantly impacted as a result of the proposal, and is therefore in accordance with DD4 – Development in Residential Areas and Planning Guidance Note 17 – The House Extension Design Guide.

RECOMMENDATION

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

REASON FOR THE GRANT OF PLANNING PERMISSION

The proposed single storey front and rear and two storey side and rear extensions would be of an appropriate scale and design in relation to the host dwelling. In terms of loss of daylight to and outlook from neighbouring properties, residential amenity would not be significantly impacted as a result of the proposal, and is therefore in accordance with DD4 – Development in Residential Areas and Planning Guidance Note 17 – The House Extension Design Guide.

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.

INFORMATIVE

For the avoidance of doubt, this permission relates drawing numbers 1000-895-01b, 1000-895-02a, 1000-895-03 and 1000-895 and shall be implemented in strict accordance with these plans unless otherwise agreed in writing with the LPA.

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.

Central Design Consultants Ltd.
Civil Structural Building



The Old Chapel, Bilston Street, Sedgley Tel: 01902 662244
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Job Title

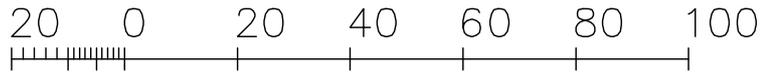
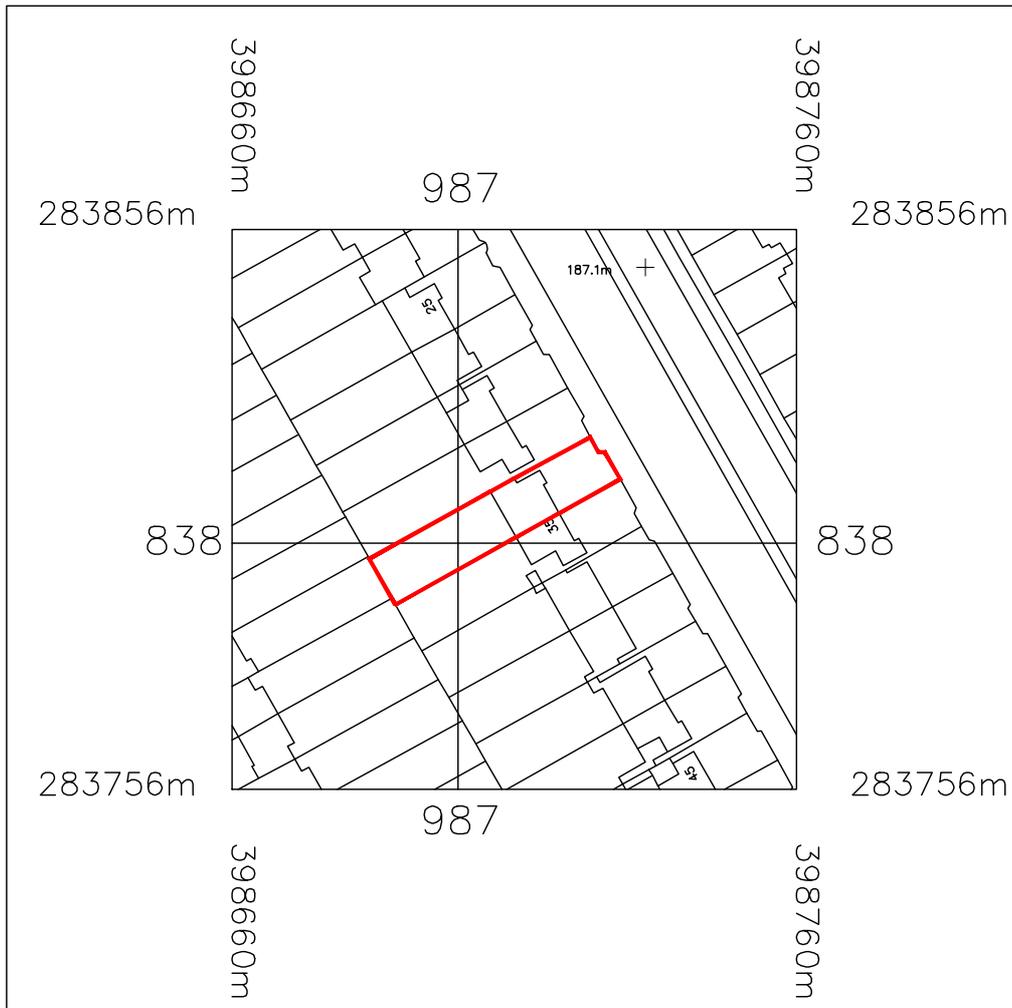
**33 Carters Lane,
Halesowen**

Date *Jan 2010*

Drawn *ARG*

Job No.
1000-895

Location Plan

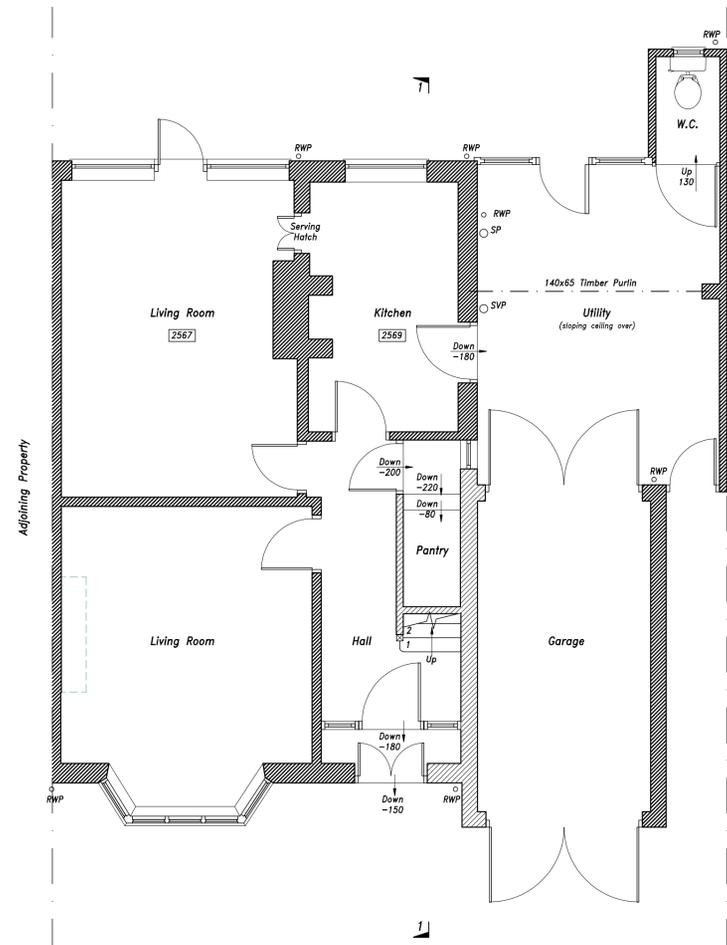


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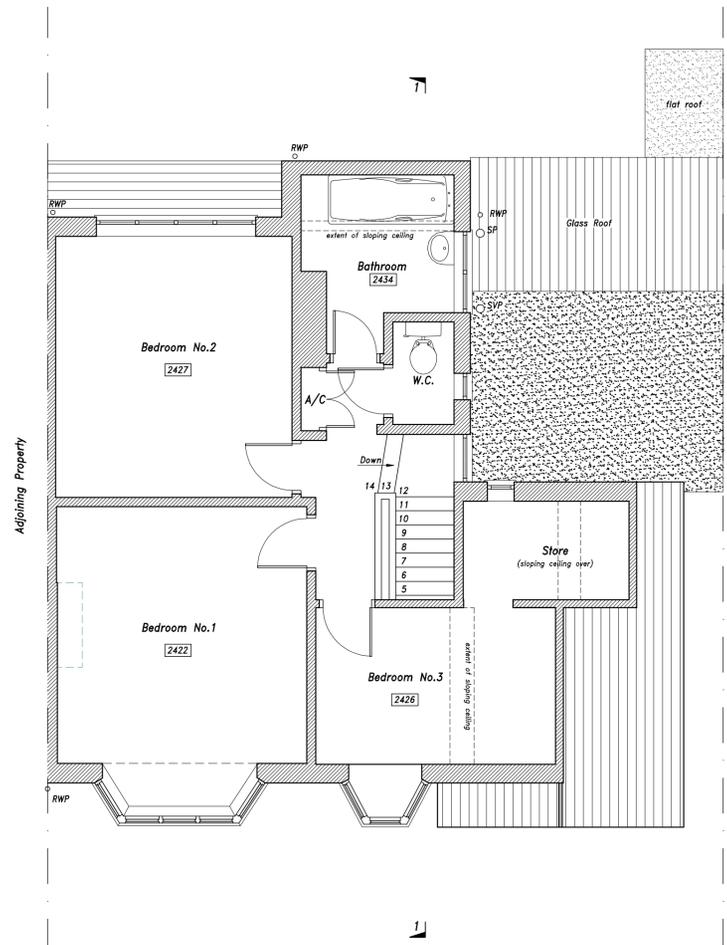
A4 at 1:1250

General Notes:

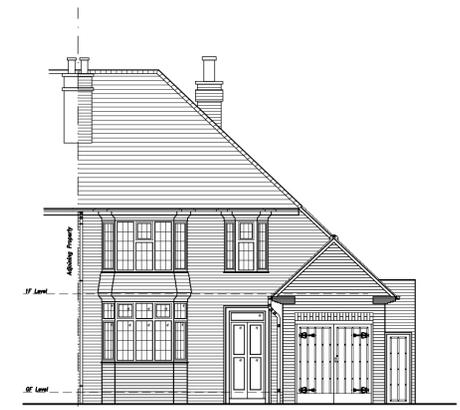
This drawing is to be read in conjunction with any other Central Design Consultants Ltd drawings
 All details and dimensions are to be confirmed on site, prior to works commencing or any ordering of materials
 Do not scale off this drawing - use figured dimensions only! If in any doubt - ask !!



Ground Floor Plan



First Floor Plan



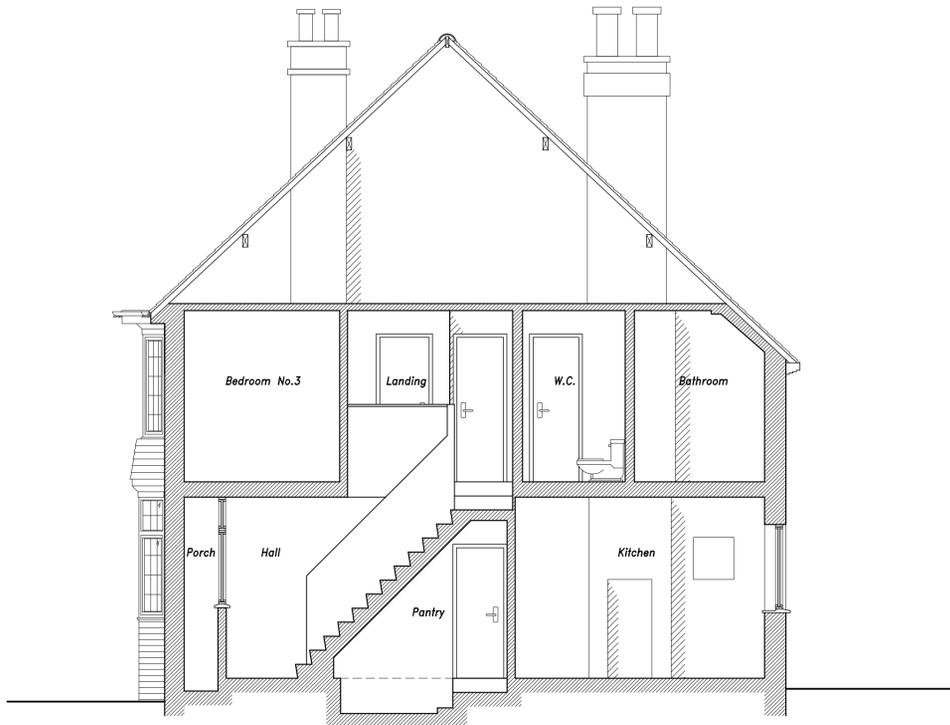
Front Elevation



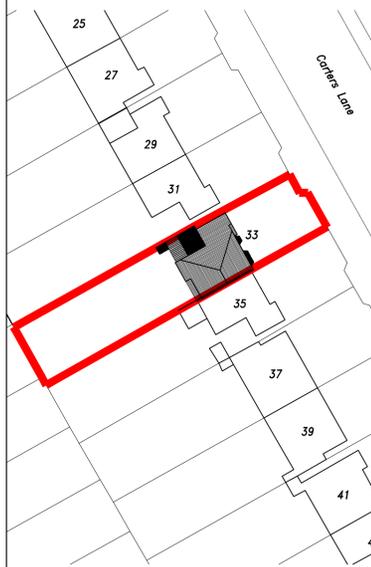
Rear Elevation



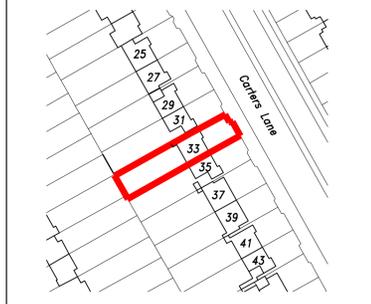
Side Elevation



Section 1-1



Site Plan (1:500)



Location Plan (1:1250)

Rev b Party wall chimney omitted to reflect clients pre-application alteration 12.01.10 AW
 Rev a Section 1-1 amended, Eaves height amended 21.12.09 AW

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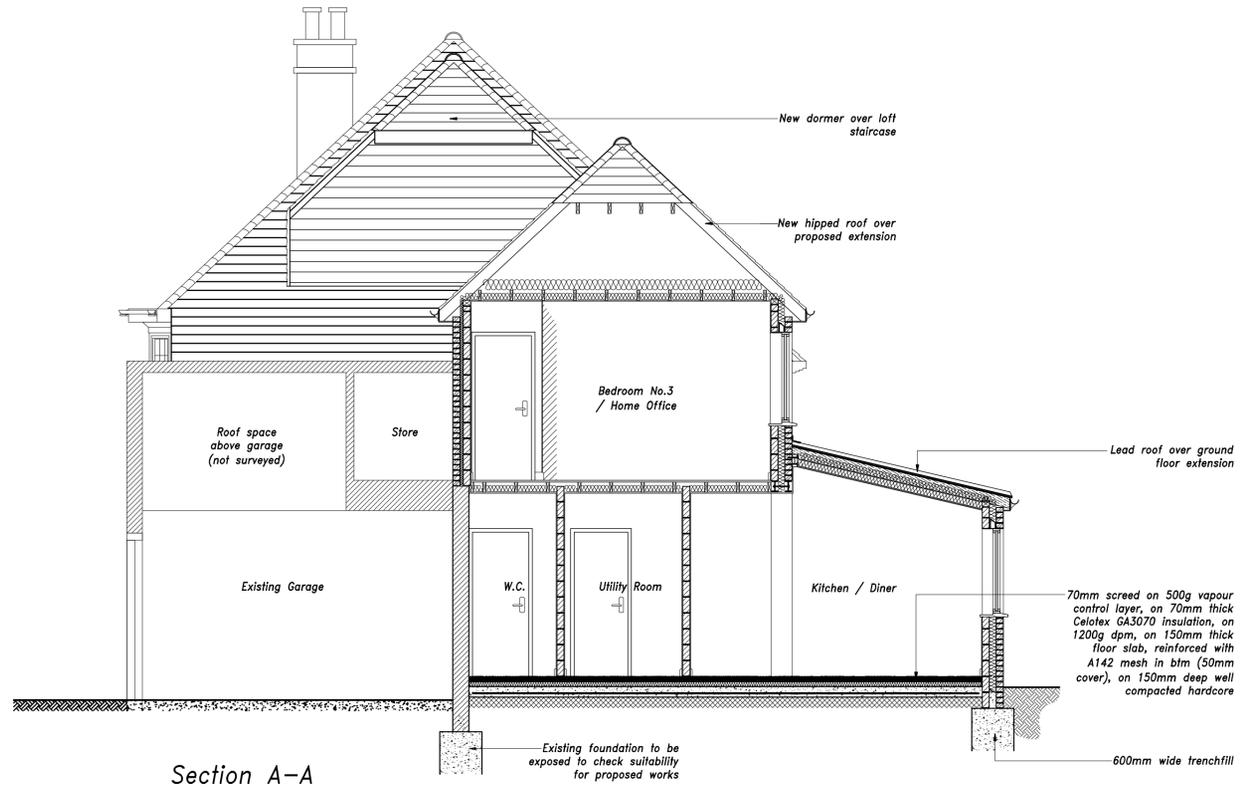
Drg. Title *Survey Plans & Elevations*

Scale <i>1:50&100</i>	Drg. No. <i>1000-895-01b</i>
Date <i>Nov 2009</i>	
Drawn <i>AW</i>	

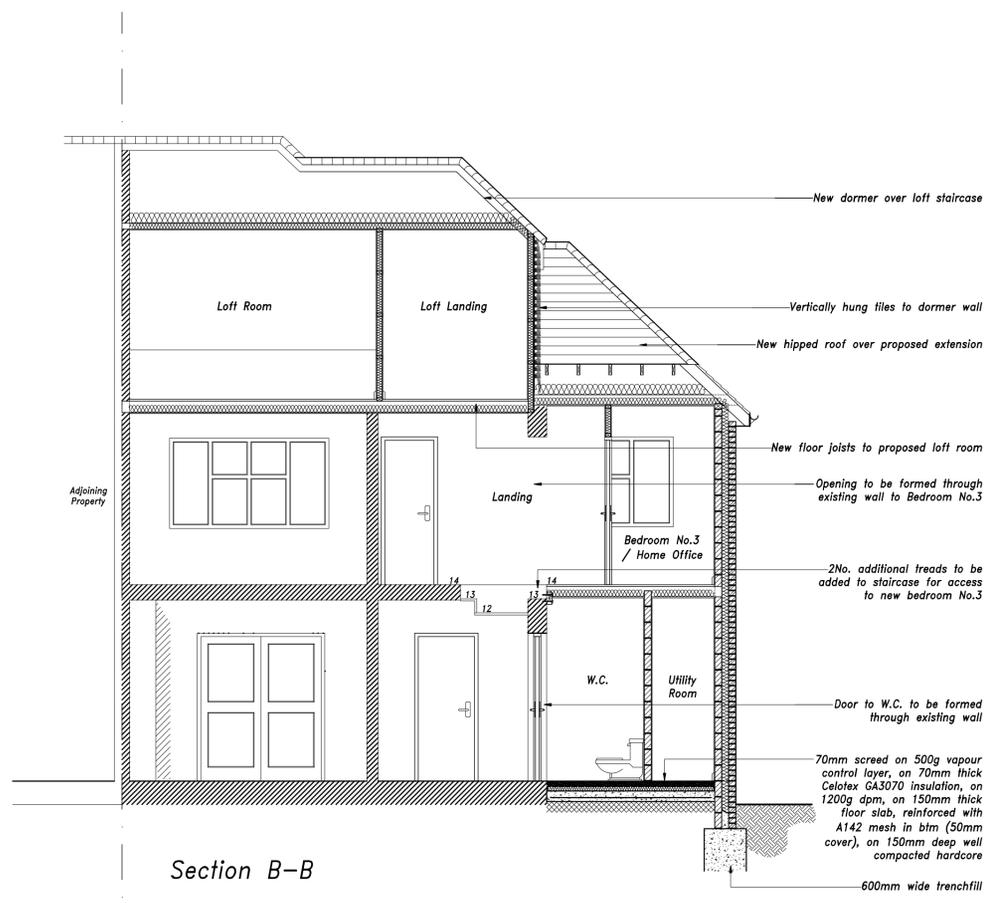
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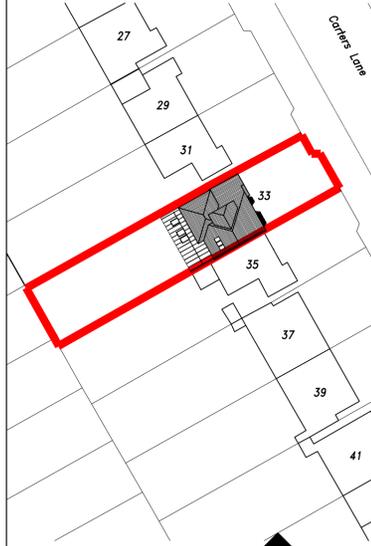
For Location of sections A-A & B-B, refer to drawing No. 1000-895-02



Section A-A



Section B-B



Site Plan (1:500)



Location Plan (1:1250)

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Client *Dr H.F. El-Sayed*

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Drg. Title *Proposed Sections*

Scale	1:50	Drg. No.	1000-895-03
Date	Dec 2009		
Drawn	AW		