

PLANNING APPLICATION NUMBER:P09/1337

Type of approval sought	Full Planning Permission
Ward	HALESOWEN SOUTH
Applicant	Mr Shahid Qureshi
Location:	116, MANOR ABBEY ROAD, HALESOWEN, HALESOWEN, WEST MIDLANDS, B62 0AA
Proposal	ERECTION OF GARAGE (RETROSPECTIVE)
Recommendation Summary:	APPROVE

SITE AND SURROUNDINGS

1. 116 Manor Abbey Road is a detached dwelling located above street level by approx 1m and is sited to front both Lapal Lane North and Manor Abbey Road. The property is skewed away from the adjacent property 3 Lapal Lane North where there is an approximate separation of 4.5m.
2. The property had a 2m brick wall facing the highway which was built up to the boundary with the neighbouring property and a garden gate to gain access to the rear garden.
3. 3 Lapal Lane North has a bay window serving a living room projecting approx 0.3m from the front elevation of the property.

PROPOSAL

4. The application seeks retrospective permission for the approval of a single storey front/side extension to the applicant's property to create a second garage with a flat roof.
5. The side wall of the garage would be skewed in order to accommodate the boundary with 3 Lapal Lane North.

RELEVANT PLANNING HISTORY

6. None relevant

PUBLIC CONSULTATION

7. Neighbour notification letters were sent to four adjacent properties to which one response was received from the occupier of 3 Lapal Lane North highlighting the following concerns:
- a. Proximity of extension to wall of neighbouring property
 - b. Breach of building line
 - c. Extension is an add on which does not follow character of the original house

OTHER CONSULTATION

8. None relevant.

RELEVANT PLANNING POLICY

9. Adopted Unitary Development Plan (2005)

Policy DD4 – Development in Residential Areas
Supplementary Planning Guidance

10. PGN 17 – House Extension Design Guide

ASSESSMENT

11. Key issues:

- Scale and Design
- Residential amenity
- Character and appearance within the streetscene

Scale and Design

12. As an addition to the host dwelling, the proposed front extension would continue the building line of the existing garage and would be modest in width adjacent to the side elevation of 3 Lapal Lane North. The host dwelling would remain the dominant feature and therefore the proposal is considered an appropriate addition to the property and acceptable in terms of PGN 17 and DD4.

Residential amenity

13. The side elevation of the garage extension is located in close proximity to the habitable room window serving a living room at the front of the neighbouring property. However, the angle at which the wall is sited in relation to the window is considered sufficiently distant in order not to have any significant adverse impact upon the residential amenity in terms of daylight to and outlook from the property. For these reasons it is considered that there would not be any significant adverse impact upon residential amenity experienced at 3 Lapal Lane North.

Character and appearance within the streetscene

14. Whilst the extension to the property is elevated above street level, the extension to the existing projecting garage is located approx 15.8m from the rear of the pavement where there is a significant expanse of garden at the front of the site. As such it is considered that the addition of the side extension to the garage would not have a significant adverse impact upon the appearance of the host dwelling, nor the appearance of the dwelling within the streetscene. Therefore development would be in compliance with PGN 17 and DD4.

CONCLUSION

15. The erection of the garage would have no significant detrimental impact on the residential amenity in terms of outlook from and daylight to 3 Lapal Lane North, nor any adverse impact on the character or appearance of the area as a result of the development. As such, the proposal is in accordance with Policy DD4 – Development in Residential Areas and Planning Guidance Note 17 – The House

RECOMMENDATION

It is recommended that retrospective permission is granted.

REASON FOR THE GRANT OF PLANNING PERMISSION

The erection of the garage would have no significant detrimental impact on the residential amenity in terms of outlook from and daylight to 3 Lapal Lane North, nor any adverse impact on the character or appearance of the area as a result of the development. As such, the proposal is in accordance with Policy 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 number ZL-1380/3 and Location Plan received with P09/1337 and shall be implemented in strict accordance with these plans unless otherwise agreed in writing with the LPA.

Conditions and/or reasons:

1. It is recommended that retrospective permission is granted.

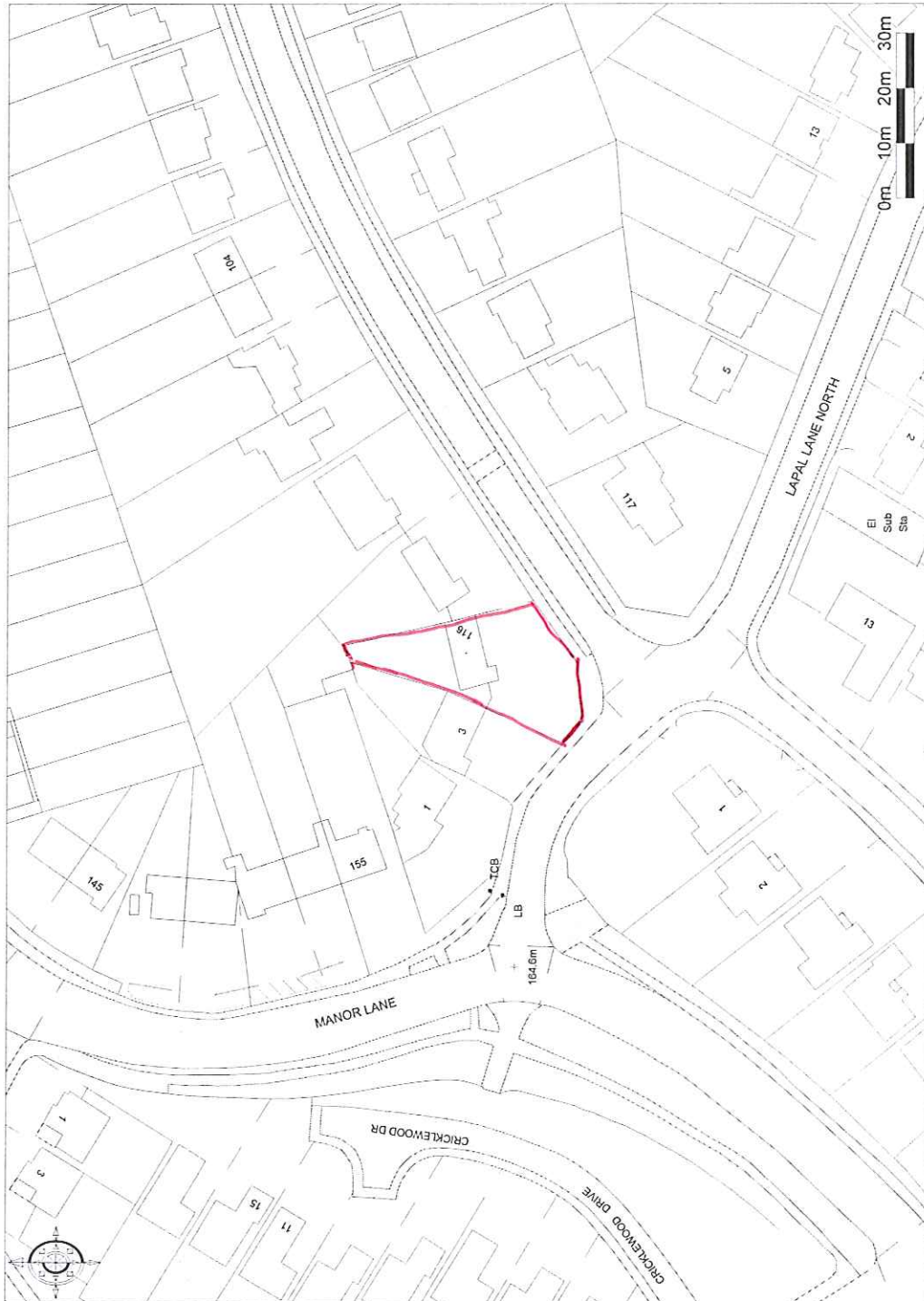
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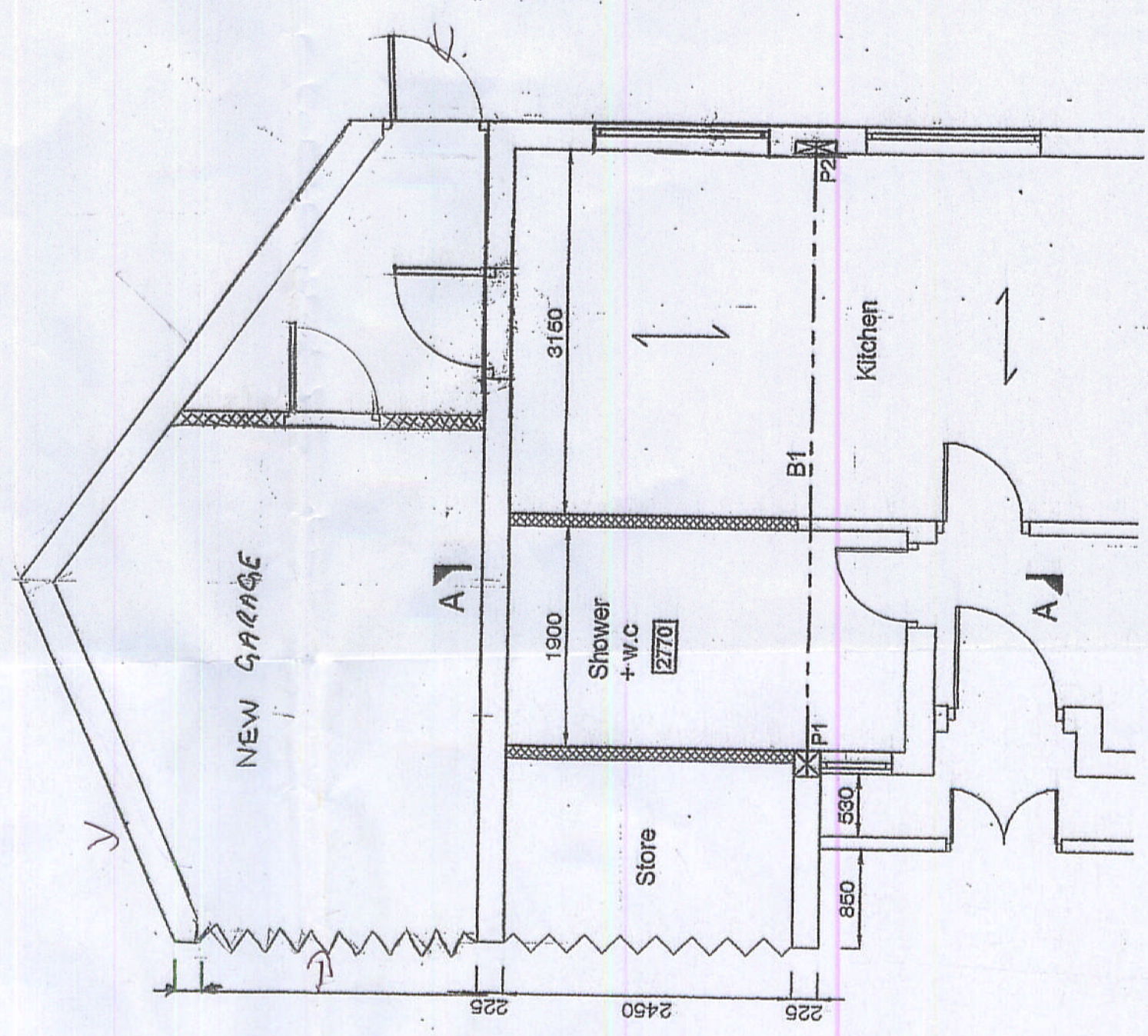
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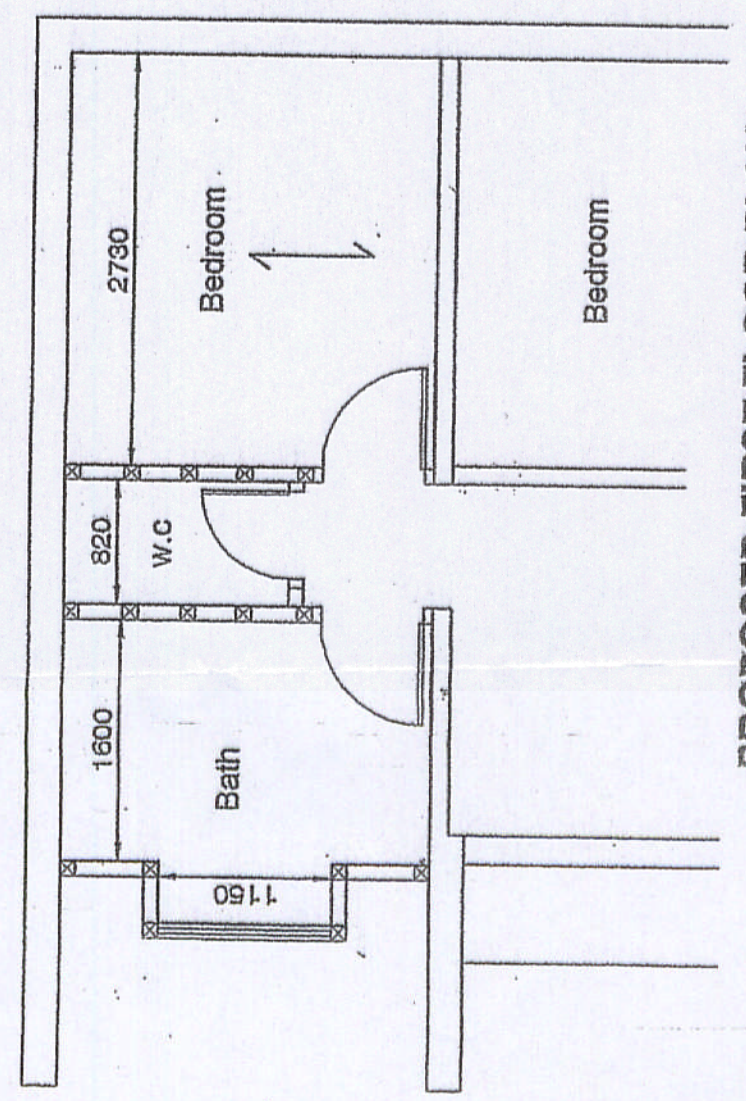


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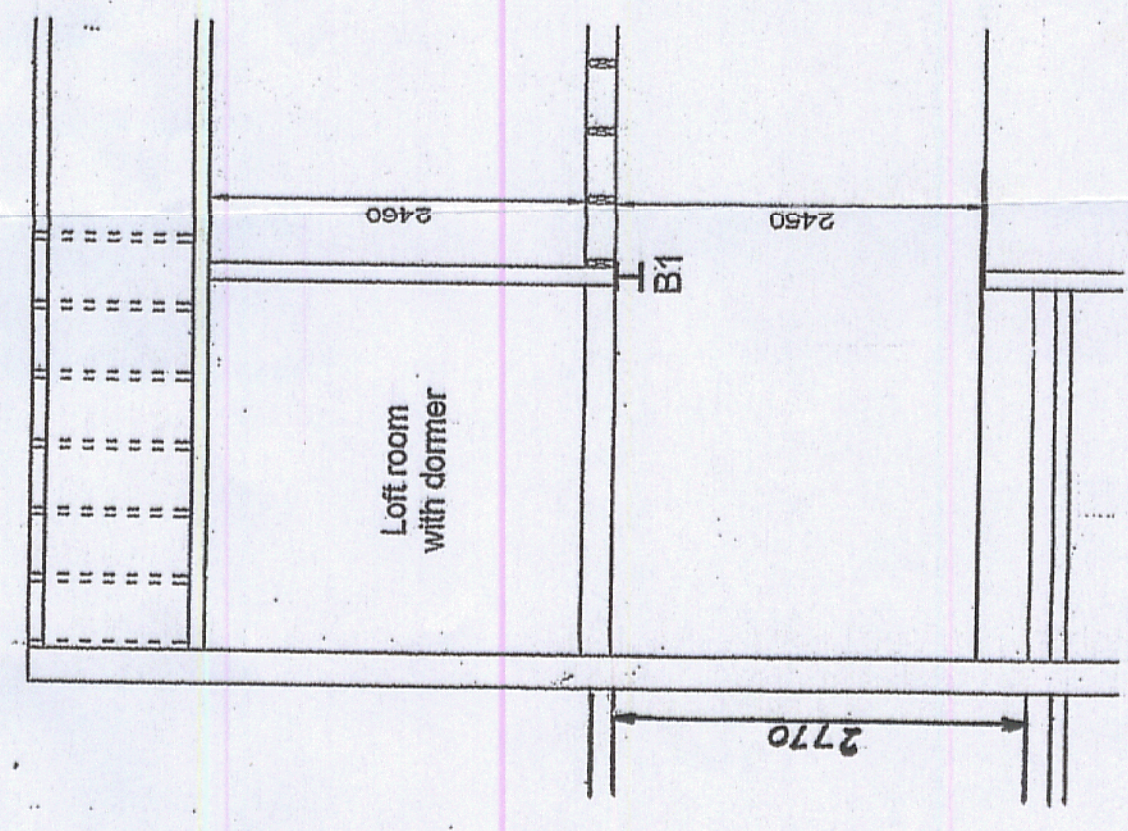
Gen plan.
P09/1337



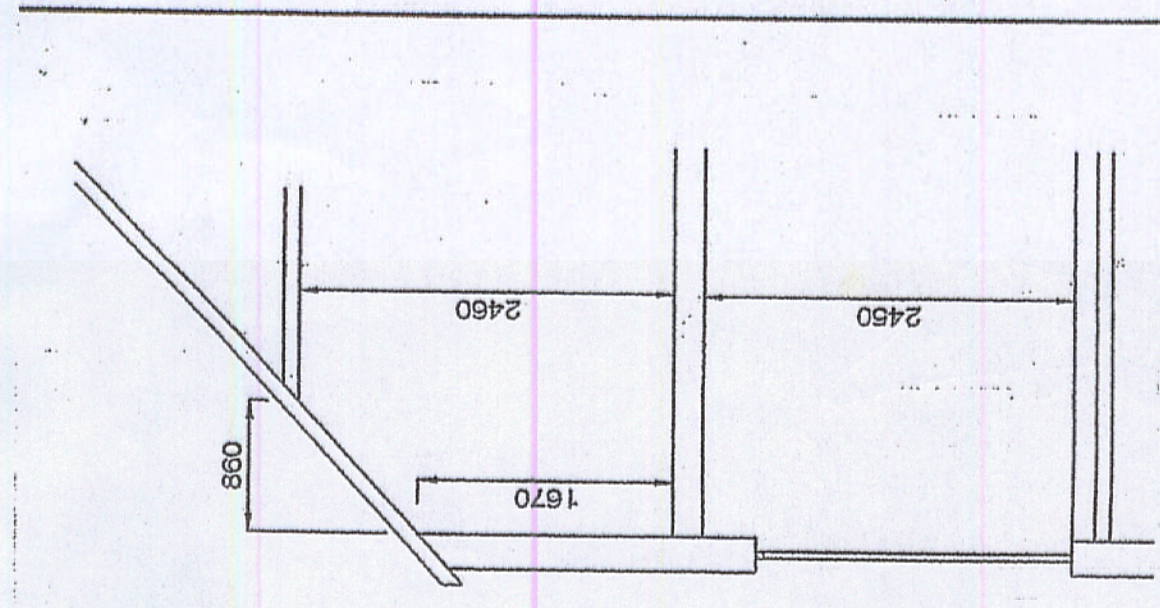
PROPOSED GROUND FLOOR PLAN



PROPOSED FIRST FLOOR PLAN



PROPOSED SECTION A-A



PROPOSED SECTION B-B

Building Regulation	
ZSP	
ZS Partnership Ltd.	
Planning, Design & Construction Consultant	
489 Coventry Road, Small Heath	
Birmingham B10 0TJ	
0121 772 4095	
Proposal	Internal Alteration
Client	Mr. Qureshi
Project	116 Manor Abbey Road
	Helesowen
	Birmingham
Drawing Title	Proposed Section, Ground and First Floor Plans
Scale	1/50
Drawing No.	ZL-1380/3
Date	02/10/07
Drawn	MZA
Amendments	

Beams:
B1-203x203x52 kg/m UC
Padstones:
P1-220x220x150 deep
P2-350x100x220 deep