

PLANNING APPLICATION NUMBER: P18/1175

Type of approval sought	Full Planning Permission
Ward	Halesowen South
Applicant	Mr M. Dawson
Location:	11, CORVILLE ROAD, HALESOWEN, B62 9TJ
Proposal	FIRST FLOOR SIDE EXTENSION
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The application site comprises of a traditional styled brick built semi-detached property that is sited at the head of a small residential cul de sac. The property reflects the style and character of neighbouring dwellings, and has been extended historically with a single storey side/rear extension that projects along the boundary with No.10 Corville Road. More recently the property has been extended with a Hip to Gable roof alteration with large flat roof dormer to the rear that has been built utilising Permitted Development Rights. Furthermore, there is a single storey rear extension that has been built utilising the Prior Notification process.
2. The property occupies a large irregular shaped plot that has a splayed boundary with No.10 Corville Road. The dwelling has a large rear garden that is defined by close board fencing to the side and rear boundaries with addition screening being provided by mature evergreen trees adjacent to the rear boundary of the site.
3. No.10 Corville Road is a similar styled semi that has a single storey garage/utility that projects along the along boundary with the application property. This dwelling has a modest single storey rear kitchen extension that has a side facing window that

forms the primary source of light to the room. There is an additional window to the rear, however, this is smaller and is north facing.

4. There are other two storey side extensions visible within the cul de sac, including the adjoining dwelling No.12, and Nos. 13, and 15 Corville Road. The design and scale of these extensions differ between dwellings.

PROPOSAL

5. Amended plans have been provided through the progression of this application. These amendments seek to reduce the depth of the proposed first floor extension by 1.15m to the rear. This would result in the omission of the additional hipped roof detail that was originally proposed to the rear.
6. The amended extension would be between 2.1m and 3.7m in width and would project along the splayed side boundary of the site. It would be 6.7m in depth and would have an eaves height of 5m with a maximum height of 6.5m with a hipped roof design.
7. The extension would have a red brick facade with a tiled roof to match the brickwork and tiles of the host dwelling and would accommodate an additional double bedroom with en-suite.

HISTORY

8. Relevant planning history.

APPLICATION	PROPOSAL	DECISION	DATE
P17/1764/PNA	Prior Notification for the erection of a single storey rear extension	Prior approval is Not Required	30/01/2018

PUBLIC CONSULTATION

9. Neighbour notification letters have been sent to 8 neighbours. Three responses have been received from the occupiers of Gower Road. Objections have been raised on the following grounds:
- Ugly development,
 - Intrusive,
 - The development forms a manipulation of the planning rules by utilising Permitted Development Rights,
 - Loss of privacy and overlooking,
 - Loss of property value,
 - Increase in the number of windows by 200%, that overlook neighbouring dwellings,
 - The development is out of keeping with other developments in the road,
 - Destroyed the community cohesion in the area,
 - Planning department has failed to appropriately discuss the works with neighbours.

OTHER CONSULTATION

10. None relevant.

RELEVANT PLANNING POLICY

11. National Planning Policy Framework (NPPF) 2012

Black Country Core Strategy (2011)

- CSP4 Place making
- ENV2 Historic Character and Local Distinctiveness
- ENV3 Design Quality

Dudley Borough Development Strategy (2017)

- S1 Presumption in favour of Sustainable Development
- S6 Urban Design
- L1 Housing Development, extensions and alterations to existing Dwellings

Supplementary Planning Documents / Guidance

- PGN 12. The 45 Degree Code.
- PGN 17. House extension design guide
- New Housing Development SPD

ASSESSMENT

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

Character and Appearance

14. The National Planning Policy Framework (NPPF) sets out the planning policies for England and how they are expected to be applied. The document states that the 'golden thread' running through both plan making and decision taking is a presumption in favour of sustainable development. In making decisions planning applications should be determined in accordance with the development plan unless material considerations indicate otherwise.
15. Policy ENV3 of the Black Country Core Strategy highlights the importance of creating high quality design and recognises its direct positive impact on economic, social and environmental benefits to the Black Country.
16. Policy S6 of the Dudley Borough Development Strategy states that a proposed extension must make a positive contribution to the character and appearance of the area with appropriate massing and bulk; and further outlines in Policy L1 that

developments should be of an appropriate form, siting, scale, and mass, with the use of appropriate materials, that would respect and be responsive to the context and character of the surrounding area and should not have a detrimental impact on the character, form and design of the host dwelling.

17. In light of the policy framework outlined above, the proposed extension has been amended accordingly to reduce the overall scale and prominence of the development, and to improve the design and appearance of the extension in respect of the original dwelling. Whilst it is acknowledged that the scale of the proposed roof alterations are less than sympathetic to the original hipped roof character of the original dwelling. It has to be noted that these works have been undertaken under Permitted Development, and as such, the Local Planning Authority has no control over such developments. This application has been submitted for a first floor side extension only and the development has been assessed as such.
18. The proposed 1.5m reduction in the depth of the extension to the rear has simplified the design of the extension and has reduced the overall scale of the extension on the host dwelling. This, therefore reduces the impact of the development as viewed from neighbouring gardens. Despite the comments that have been raised regarding the development being out of character within the area, the extension due to its significant set back from the frontage of the host property is largely screened from view from the front and has limited impact on the character and appearance of the street scene. Furthermore, the extension is largely smaller in scale than other two storey side extensions visible within the street. As such, the proposal is not considered to have a significant impact on the appearance of the property nor the street scene as viewed from the cul de sac to the front.
19. In respect of the rear elevations, the reduction in the depth of the proposed extension has improved the appearance of the development as viewed from neighbouring gardens to the side and rear. The omission of the additional hipped roof to the rear has simplified the design of the extension and reduced the dominance of the development to the rear.

20. This, despite the objections that have been raised, the amended first floor side extension is modest in scale, it is designed in way to reduce the overall scale and dominance of the extension as viewed from the rear, and is smaller in scale than other extensions visible within the street. As such, the proposal is not considered sufficiently detrimental to the architectural character and appearance of the property or the visual amenity of the street to warrant a refusal of the application or to sustainably defend on appeal.

Neighbouring Amenity

21. The objections that have been raised regarding the loss of privacy and overlooking implications to the rear are acknowledge, however, the proposed extension would comply with the distance separation guideline that is outlined within House extension design guide Planning Guidance Note 17 (PGN 17) which requires 22m between rear facing habitable room windows to maintain privacy to neighbouring dwellings. The proposal would also maintain a minimum distance of 15m between the proposed first floor window and the rear boundary. This would comply with the guidelines that are contained within the New Housing Development SPD which seeks a minimum garden depth of 11m to maintain privacy to the neighbouring gardens. Whilst this SPD is specifically designed for new housing developments, the principles contained within the policy remain the same. In light of this, it is considered that the proposed extension would have limited impact on neighbours amenities in terms of loss of privacy and overlooking. Furthermore, the presence of the significant mature evergreen tree adjacent to the rear boundary of the application site further screens any views beyond the rear boundary.
22. The proposed first floor extension would fail to comply with Planning Guidance Note 12 (PGN 12) - 45 Degree Code in respect of the side facing kitchen window in the side elevation of No.10. However, it is noted that this window does not form the sole source of light to this room and that light to this window is already compromised by the presence of the application dwelling which already breaches the code to this window. As such, the proposed development would not be sufficiently detrimental to the neighbours amenities in terms of loss of light and outlook to warrant a refusal on

these grounds. Furthermore, the amendments provided have further reduced the depth and height of the extension from that previously proposed, thereby, further reducing any impact of the neighbouring dwelling. As such, it is not considered that the proposal would be sufficiently detrimental in terms of loss of light, and outlook to this kitchen window to warrant a refusal of the application.

Highway Safety

23. The property is situated within a residential area and there are no consequential highway safety issues arising from the proposal. Whilst the proposal would seek to increase the net number of bedrooms, sufficient parking would be maintained within the curtilage of the site to prevent any consequential highway concerns arising from the proposed development.

Other Issues

24. Despite the objections raised regarding any potential loss of property values and social cohesion these are civil matters and are not material planning considerations that can be taken into account during the assessment of the application.
25. Despite the objections that have been raised regarding the Local Planning Authority not discussing the application with the neighbours, appropriate neighbour consultation has been undertaken in accordance with agreed Local and National consultation procedures.

CONCLUSION

26. On balance, the amended scheme would not be sufficiently detrimental to the character and appearance of the original property, the visual amenity of the area, nor on the amenities of the neighbouring occupiers to warrant a refusal of the application. The proposal would comply with the policies contained within ENV2 of the Black Country Core Strategy (2011), Policies S6, S23 and L1 of the Dudley Borough Development Strategy (2017) and Planning Guidance Note 17 (The House Extension Design Guide) and Planning Guidance Note 12 (PGN 12) - 45 Degree Code.

RECOMMENDATION

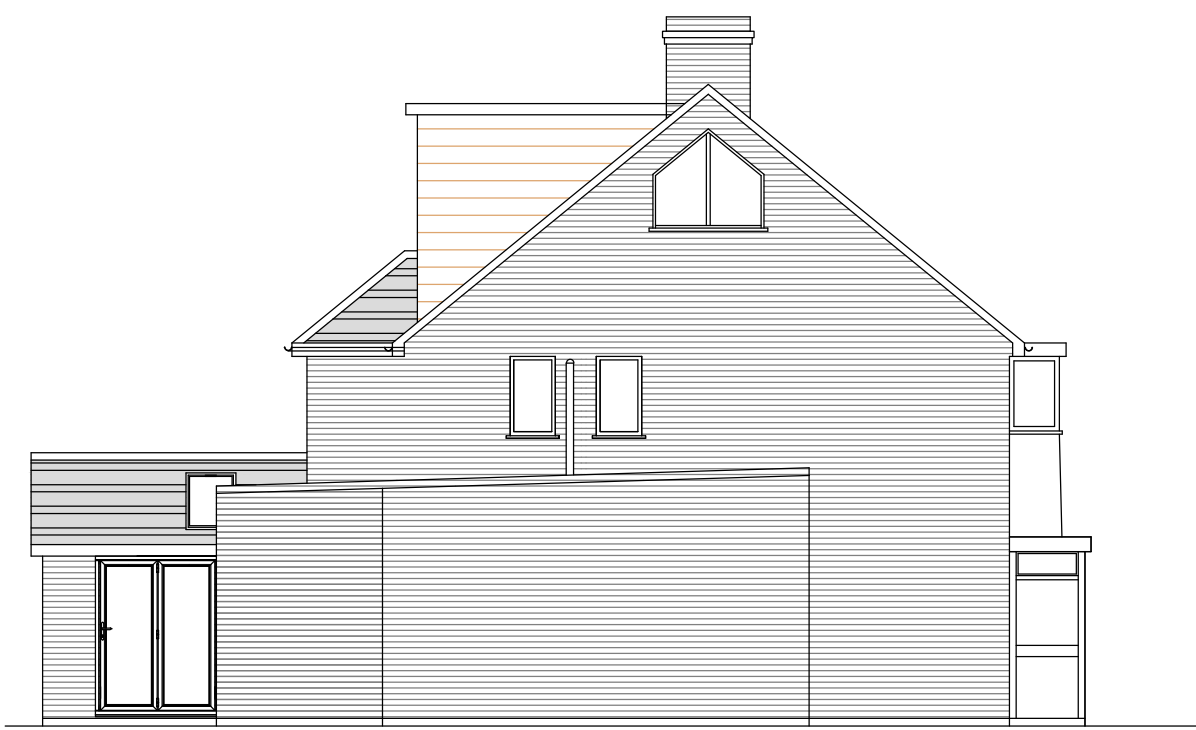
25. It is recommended that the application is APPROVED subject to the following conditions:

Conditions and/or reasons:

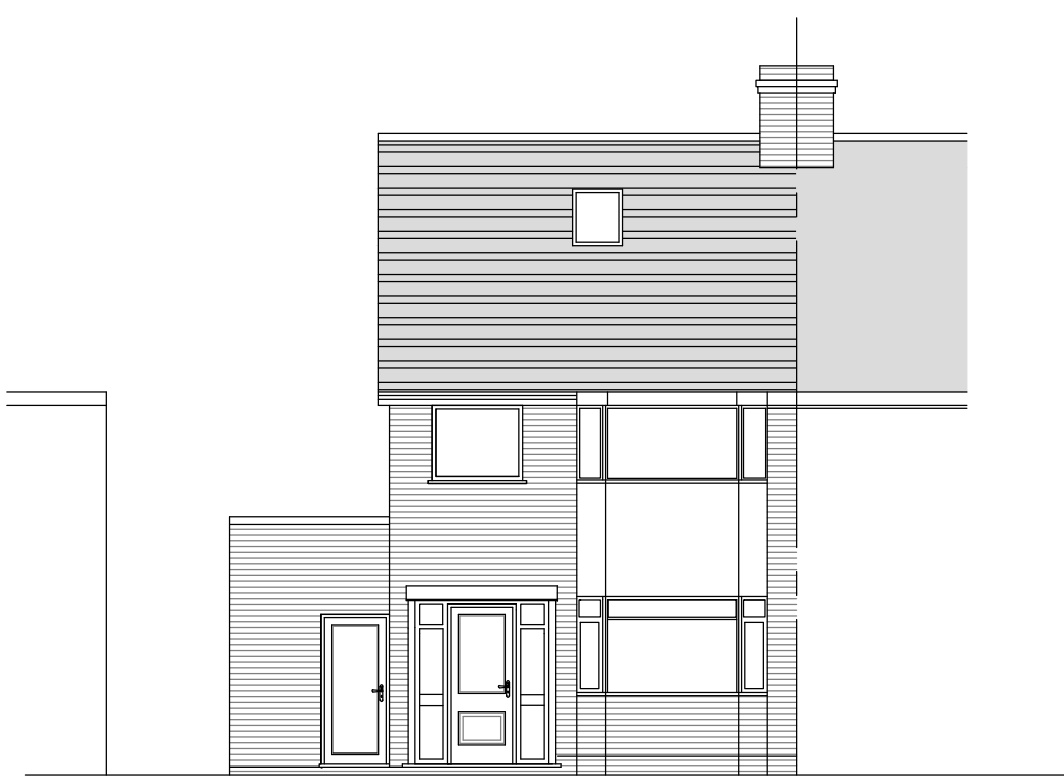
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with Section 91 of the Town & Country Planning Act 1990, as amended by Section 51 of the Planning & Compulsory Purchase Act 2004.
2. The development hereby permitted shall be carried out in accordance with the following approved plans: 1846b (as amended on the 06/09/2018).
REASON: For the avoidance of doubt and in the interests of proper planning.
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.
REASON: To ensure the satisfactory appearance of the development in accordance with BCCS Policy ENV2 - Historic Character and Local Distinctiveness and Borough Development Strategy 2017 Policy S6 Urban Design and Policy L1 Housing Development, extensions and alterations to existing dwellings/ Policy D2 Incompatible Land Uses (in part)



existing rear elevation



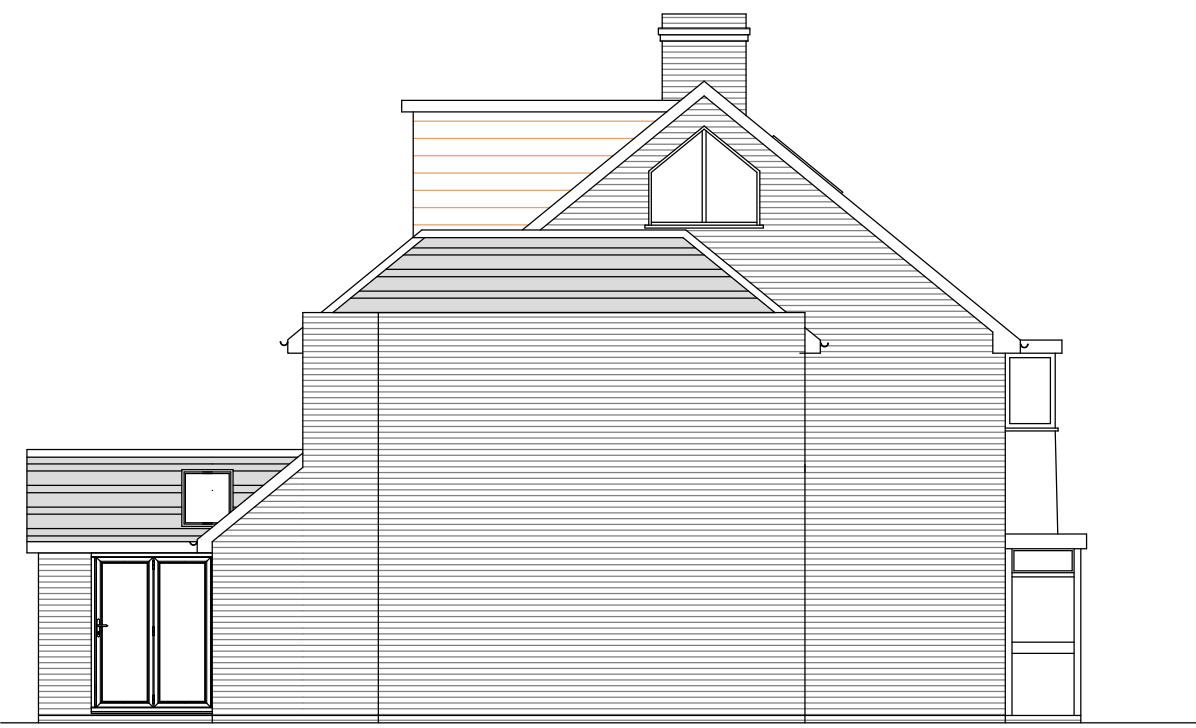
existing side elevation



existing front elevation



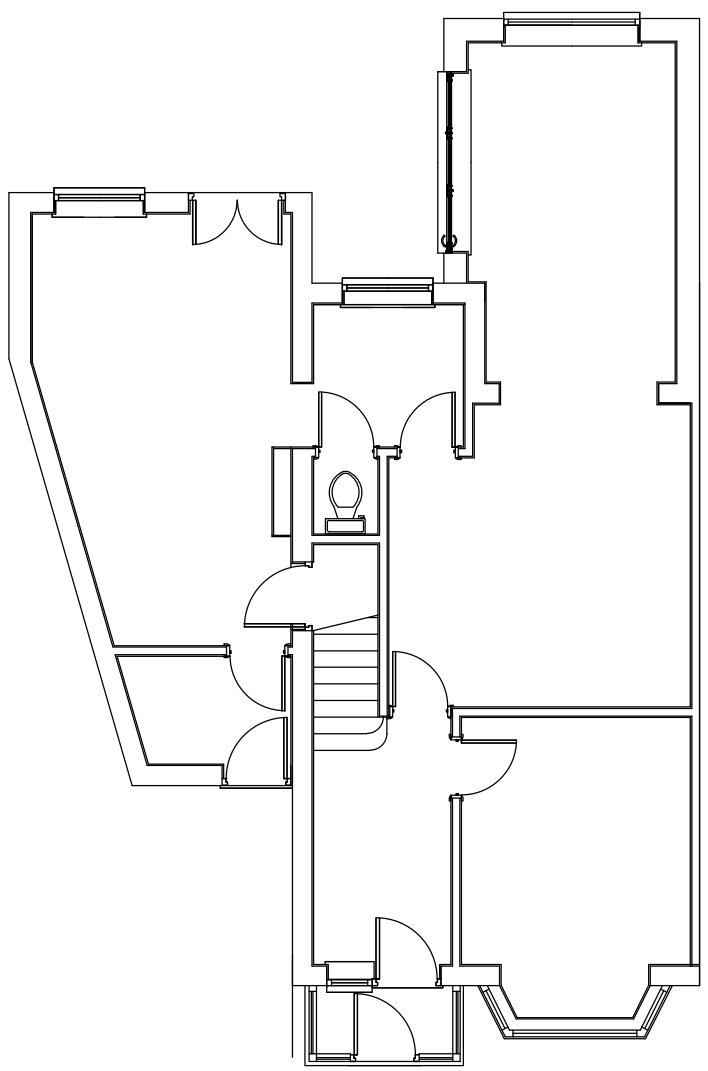
proposed rear elevation



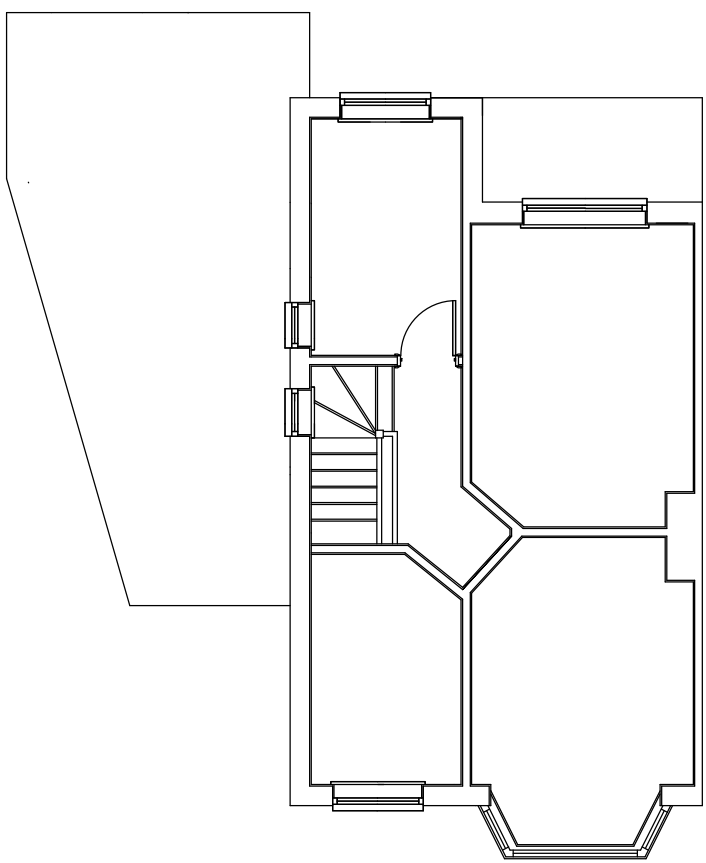
proposed side elevation



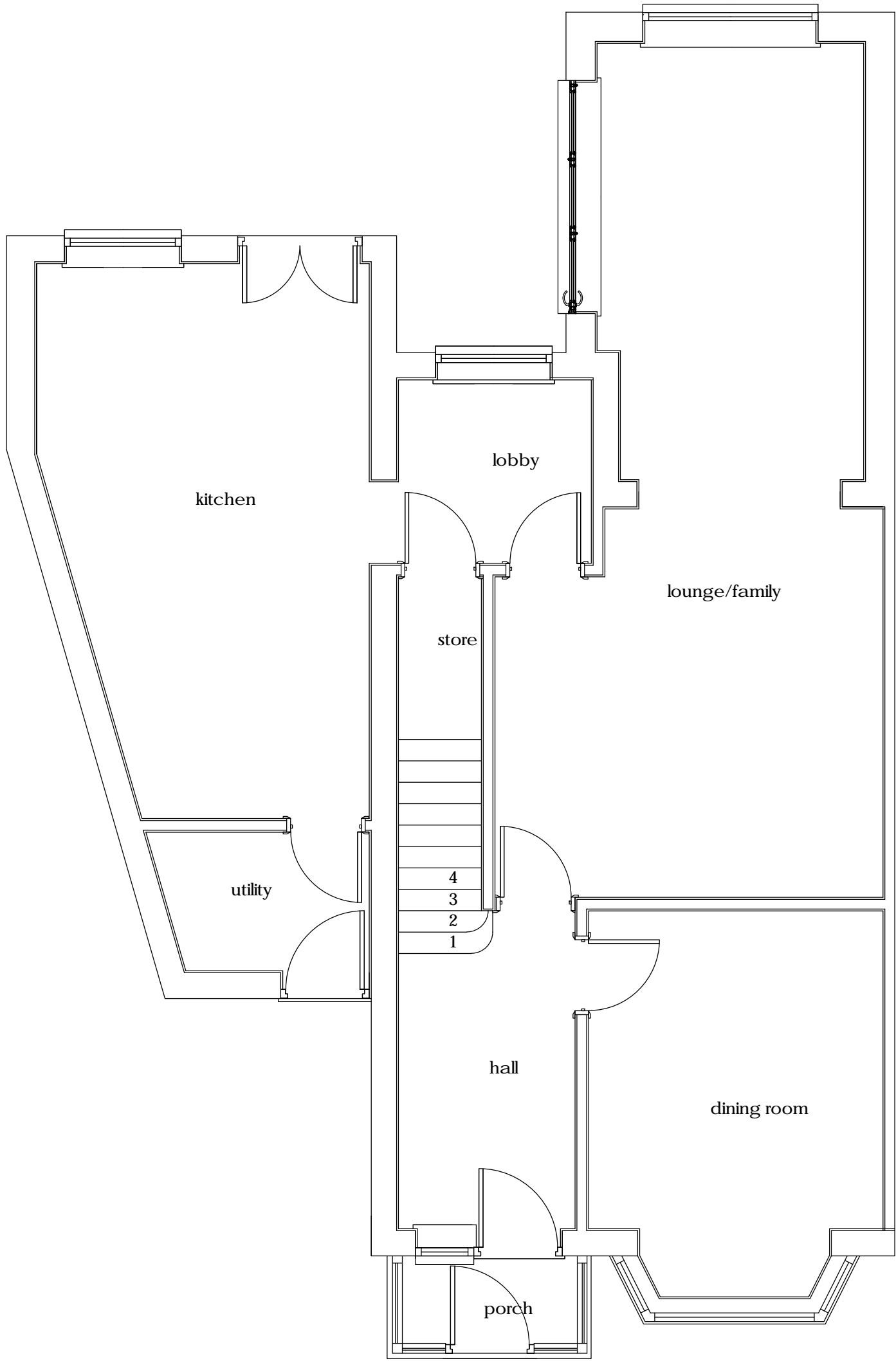
proposed front elevation



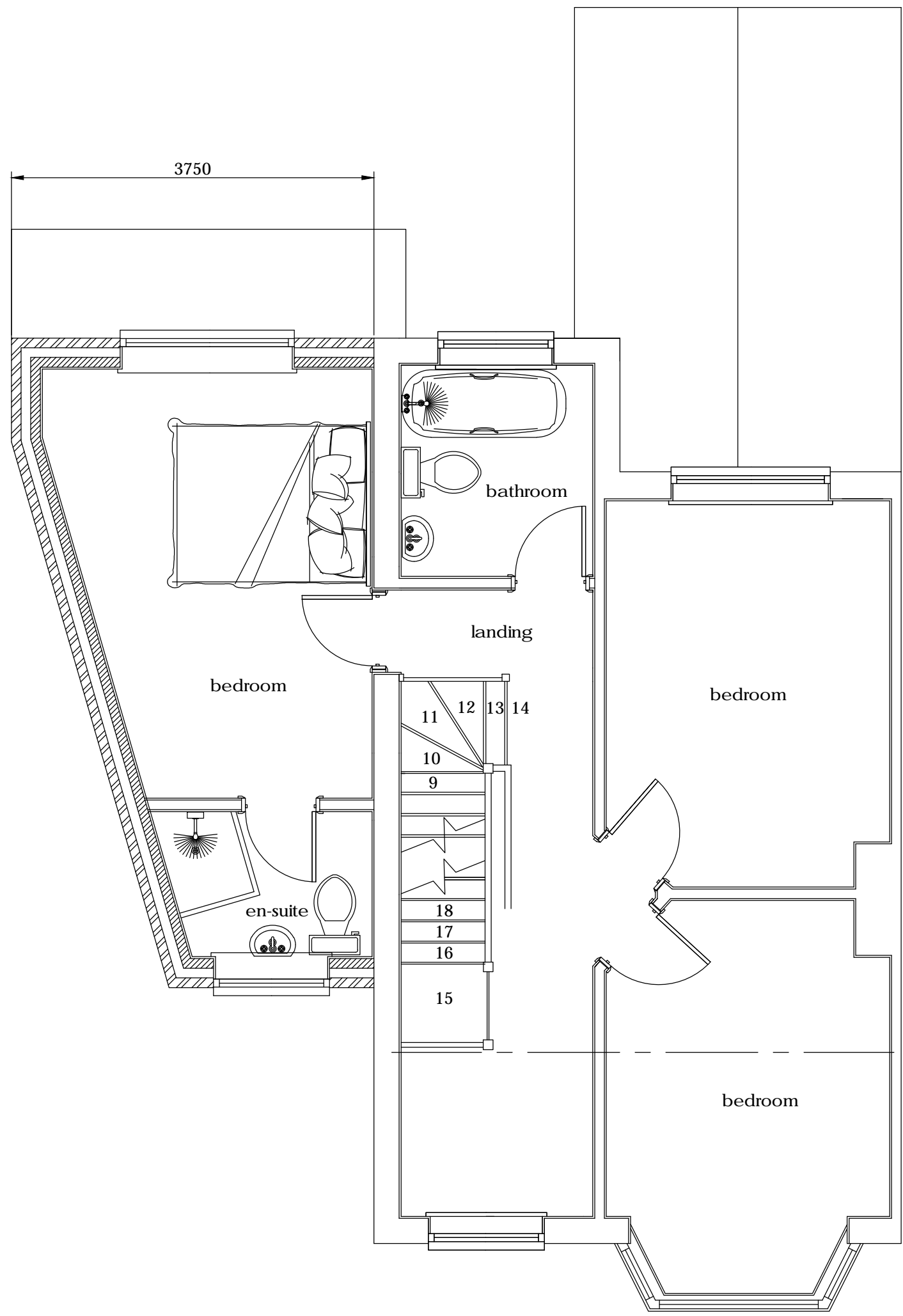
existing ground floor plan



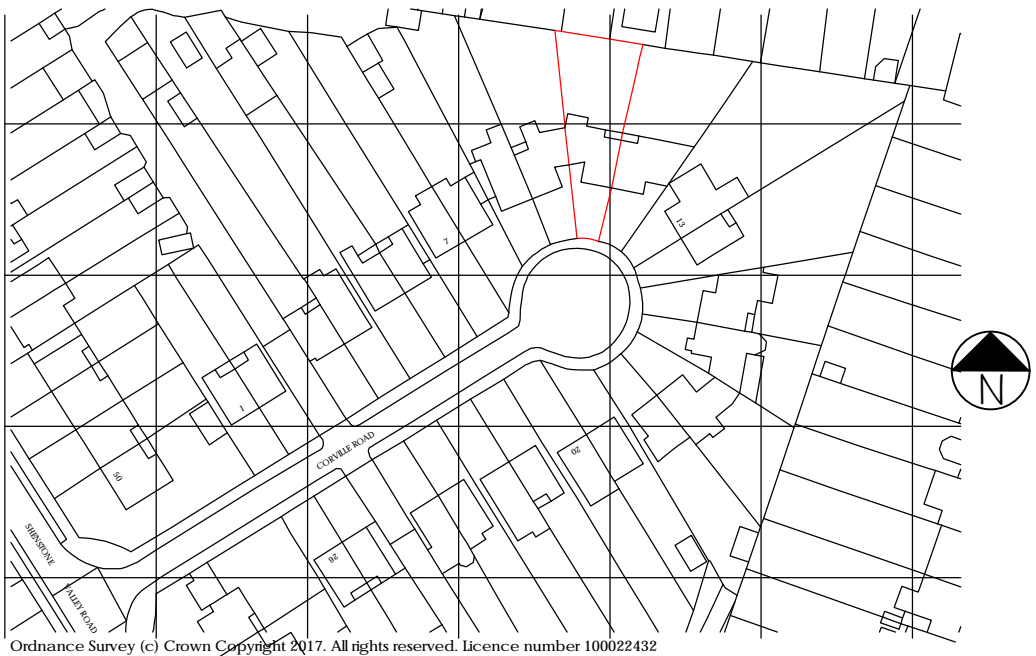
existing first floor plan



proposed ground floor plan



proposed first floor plan

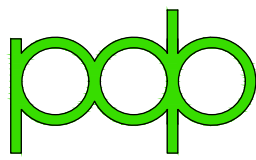


location plan 1:1250

Job:
First floor extension
11 Corville Road
Halesowen
West Midlands
B62 9TJ

Client:
[REDACTED]

Title:
floor plans & elevations



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Scale: 1:50 & 1:100 on A1
Date: August 2018

Drawing No.
1846b