

PLANNING APPLICATION NUMBER:P10/0196

Type of approval sought	Full Planning Permission
Ward	CRADLEY & FOXCOTE
Applicant	Roger Rackham
Location:	109, SEYMOUR ROAD, WOLLESCOTE, STOURBRIDGE, DY9 8YF
Proposal	SINGLE STOREY SIDE/REAR EXTENSIONS WITH NEW PITCHED ROOF (RESUBMISSION OF REFUSED PLANNING APPLICATION P09/1516)
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. 109 Seymour Road is a gable fronted bungalow which is located on a prominent corner plot at the junction with Seymour Road and Oldnall Road. Adjacent bungalows on the same frontage are of a similar design and are set on a staggered building line. There is a significant area of garden on the corner of the site facing Oldnall Road which slopes down to this road. Beyond Oldnall Road to the south of the site is Green Belt Land.
2. There is an existing side 2m high boundary wall which runs from the rear elevation of the application property to Oldnall Road, to enclose the rear garden which is set in from the rear of pavement by approx 11.2m
3. The existing dwelling has a covered carport on the boundary with neighbouring property 107 Seymour Road.
4. The adjacent bungalow is elevated in relation to no. 109 by approx 0.5m and has a front window serving a living room set in some 2m from the boundary. The carport sited on the boundary has a dwarf brick wall and fencing which appears approx 1.5m in height from no. 107 and projects approx 3m beyond the front elevation of no. 107.

PROPOSAL

5. This application for planning permission seeks approval for extensions to the bungalow comprising the following elements:
 - a. A single storey side extension to provide two bedrooms and cupboard space of 3.85m in width and 9m in depth with pitched roofs over. This extension is set-back 1m from the main front elevation of the bungalow.
 - b. A shallow pitched roof over the existing dining room and kitchen spanning 10.7m from front to rear. This roof will be set back some 6.4m from the main front elevation.

The application is a resubmission of P09/1516 which was refused for the following reasons:

- The scale and massing was deemed to be an inappropriate addition to the host dwelling eroding the uniform group value of the bungalows within the frontage of Seymour Road.
- There would be a conflict with the 45 Degree Code in relation to the habitable room window at the front of no. 107.
- The proposed extension would have a significantly detrimental impact upon the character and appearance of the host property, the streetscene and be conspicuous from within and from views into the Green Belt by reason of siting and design.

A series of amended plans have been received during the course of this application, which have sought to address the above reasons for refusal and issues highlighted in letters of objection.

Rev B

- removed the front extension adjacent to no. 107.
- reduced the side extension from the previously refused application from 4m to 3.85m.
- reduced the height of new roofs to those of the main dwelling.

Rev C

- roof detail clarified and further reduced.

Rev D

- 1m set back of side extension from front elevation.

Rev E

- roof set back 6.4m from the front elevation to comply with 45 Degree Code guidelines relative to neighbours front window.

RELEVANT PLANNING HISTORY

6.

Application No.	Proposal	Decision	Decision Date
CC/771505	Extension to provide kitchen sun – lounge w.c. and boiler room	Approved with Conditions	05/09/77
CC/78/3273	Erection of Garage	Approved with Conditions	18/01/79
CC/78/3275	General Alterations to kitchen sun lounge and boiler room	Approved with Conditions	15/03/79
P09/1516	Single storey side extension	Refused	21/1/2010

PUBLIC CONSULTATION

7. Direct neighbour consultation was undertaken with the occupiers of six neighbouring properties from whom the following material planning concerns were received:

Objection letter 1

- The proposed pitch roof adjacent to the boundary would block out light to the side windows of the lounge.
- The proposed pitch roof at the front of the property would be a higher structure than the existing car port and flat roof and would tower above the boundary fence and would result in a view of a brick wall and roof apex from the window.

Objection letter 2

- The new non symmetrical proposed apex roof to replace the existing flat roof over the existing kitchen and existing dining room extensions would be a dominant feature viewed from their neighbour's property. The asymmetry of the apex is unavoidable if rainwater guttering is not to encroach on neighbouring property. While this apex will not add one iota of living space to the property, it will result in the loss of the distinctive space between these properties. An apex roof was proposed some thirty years ago in the days of paper records for the kitchen and dining room extension. It was refused then, in favour of a less intrusive flat roof.
- The proposed side projection of bedrooms one and three together with the garden boundary wall into the distinctive open frontage which adjoins designated Green Belt, would have a detrimental impact upon the character and appearance of the host property, the street scene, and be conspicuous from within and from views into the Green Belt by reason of siting and design. I believe the development to be contrary to Policies DD1 and DD4 of the adopted UDP and paragraph 3.15 of Planning Policy Guidance 2 – Green Belts.

OTHER CONSULTATION

8. None Undertaken.

RELEVANT PLANNING POLICY

9. Adopted Dudley Unitary Development Plan (2005)

- Policy DD4 (Development in Residential Areas)

10. Supplementary Planning Guidance

- Planning Guidance Note 17 – House Extension Design Guide

11. National Policy Documents

- PPG 2 – Green Belts

ASSESSMENT

Key Issues

- Character, Scale and Design
- Residential Amenity
- Impact upon the wider area

Character, Scale and Design

12. Amended plans have been received in order to address previous concerns relating to scale and massing of the proposal and impact upon no. 107.
13. The revised schemes have removed the proposed roof extension above the existing car port which previously eliminated the notable spacing between no. 107 and the application property. The revisions have removed the front gable in favour of a shallow pitched roof spanning 10.7m from front to rear and setting this back by 6.4m from the front elevation to reducing its prominence within the streetscene. The revisions to the roof design also allow for the distinctive frontages of the bungalows to dominate and will not adversely impact upon the distinctive spacing between, nor the uniform group value of these dwellings.
14. In order to address concerns regarding development of the property on a prominent site, the single storey side extension facing Oldnall Road has been set back by 1m, and the proposed roof height of the scheme has been reduced by 0.9m. These revisions have significantly reduced the scale of the proposed

extensions and made such additions subservient to the main dwelling as required by Planning Guidance Note 17 – The House Extension Design Guide.

15. Consequently it is considered the proposed development would be an acceptable addition to the property and would comply with Policy DD4 – Development in Residential Areas of the Adopted UDP (2005) and PGN 17 – House Extension Design Guide.

Residential Amenity

16. The existing car port situated on the boundary with no 107 conflicts with 45 Degree Guidelines relative to the living room of this property, and previous plans would have compounded such impact with the addition of an additional area of roof.
17. Such additional impact has been removed by setting back the extent of the roof to now comply with 45 degree guidelines relative to outlook from the neighbour's window.
18. Although no. 107 is located to the west, it is located at a higher level by some 0.5m and would not therefore be adversely affected in terms of overshadowing of its side windows due to the shallow roof pitch proposed. The 0.8m increase in height from the existing flat roof at the side to the ridge of the roof proposed, which is off set 1.5m from the boundary is not considered likely to have any impact upon outlook or lead to overshadowing.
19. As such, it is considered the development would not have a significant adverse impact upon residential amenity in terms of daylight to and outlook from no 107 in accordance with Planning Guidance Note 17 – The House Extension Design Guide and UDP Policy DD4.

Impact upon the wider area

20. The application site is located within the vicinity of Green Belt, on the opposite side of Oldnall Road and immediately adjoining the rear of the site. Whilst it is noted the property occupies a prominent and elevated plot at the junction with Seymour Road and Oldnall Road, the proposed scale and massing of the

proposed development has been significantly reduced by way of reduced roof heights and depths. In addition, the 1m set back of the side extension adjacent to Oldnall Road has further scaled back the proposal reducing its prominence within the locale. The proposal is therefore no longer considered to be conspicuous from within and from views into the Green Belt. Development is therefore in accordance with Policies DD1, DD4 and Para 3.15 of PPG 2 – Green Belts.

CONCLUSION

The proposed single storey side and pitched roof over kitchen would be of appropriate scale and design in relation to the host dwelling, and would not result in any adverse impact upon the appearance of the dwelling within the streetscene. The proposal would not have any significant detrimental impact upon neighbouring properties and their residential amenities in terms of daylight to and outlook from these properties, in compliance with Planning Guidance Note 17 – House Extension Design Guide. The proposal is considered to be inconspicuous from within and from views into the Green Belt. Development is therefore in accordance with Policies DD1, DD4 and Para 3.15 of PPG 2 – Green Belts.

RECOMMENDATION

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

Reason for Approval of Planning Permission

The proposed single storey side and pitched roof over kitchen would be of appropriate scale and design in relation to the host dwelling, and would not result in any adverse impact upon the appearance of the dwelling within the streetscene. The proposal would not have any significant detrimental impact upon neighbouring properties and their residential amenities in terms of daylight to and outlook from these properties, in compliance with Planning Guidance Note 17 – House Extension Design Guide. The proposal is considered to be inconspicuous from within and from

views into the Green Belt. Development is therefore in accordance with Policies DD1, DD4 and Para 3.15 of PPG 2 – Green Belts.

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 report.

Informative

The development hereby permitted shall be built in accordance with the approved existing and proposed drawings **0957/001 REV E** unless otherwise agreed in writing by the Local Planning Authority.

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.

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