

## PLANNING APPLICATION NUMBER:P13/1448

Type of approval sought	Full Planning Permission
Ward	Pedmore and Stourbridge East
Applicant	Mr N Shipley
Location:	<b>8, REDLAKE DRIVE, PEDMORE, STOURBRIDGE, DY9 0RX</b>
Proposal	<b>SINGLE STOREY FRONT, SIDE AND REAR EXTENSIONS (FOLLOWING DEMOLITION OF EXISTING UTILITY ROOM AND CARPORT) WITH RAISING OF THE ROOF AND ALTERATIONS TO THE ROOF-SPACE TO CREATE HABITABLE ROOMS AT FIRST FLOOR LEVEL</b>
Recommendation Summary:	<b>APPROVE SUBJECT TO CONDITIONS</b>

### SITE AND SURROUNDINGS

1. The application site measures 1567m<sup>2</sup> and the property is a detached pitched roof bungalow built in the late 1970s. The bungalow features a central front gable and also benefits from a car port and garage projection to the front. The bungalow itself is set well back from the highway (25m) and positioned within a large plot.
2. No. 6 Redlake Drive is positioned to the north of the application site and set 10m further forward within the street than the garage projection. No. 10 Redlake Drive is located to the south and is similar in size and design to the application site. Abutting the rear of the site are Nos. 14 Walnut Close and No. 15 Tye Gardens. To the front is No. 5 Redlake Drive and the playing field of Pedmore Church of England Primary School.
3. The property is located within a predominantly residential area with a fairly mixed street scene. This property is set within a row of pitched roof bungalows, with many varying in design to the application property. This part of the street has a very staggered building line.

## PROPOSAL

4. This proposal seeks approval to raise the roof of the original bungalow and extend it by way of front, side and rear additions. This development would provide an enlarged garage with utility and boot room, an enlarged kitchen, bedroom, living room and dressing room at ground floor. Habitable rooms would also be provided in the roof space; this would consist of two further bedrooms with en-suite bathrooms and a storage area.
5. The amended plans show that the roof would be raised by a maximum of 0.8m to create a ridge height of 6.3m at a maximum. This has been reduced by 0.2m from the originally submitted plans.
6. The existing car port would be converted into a habitable room and the garage would be extended by 5m to the front. This element of the proposal would also extend 1m to the side. The amended plans show that this part of the proposal would have a flat roof measuring 2.7m in height. This part of the proposal has been reduced in scale and the height has been reduced by 2.3m.
7. The bungalow would be extended to the rear. The rear elevation would be staggered and would project a maximum of 4m past the original rear elevation (5.85m to the canopy roof) and 1.8m past the side elevation.
8. The front projection on the southern side would have a projection of 2m and would be 4.6m in width with a 4.1m high hipped roof.
9. The fenestration would also be altered on the bungalow.

## HISTORY

10. This property has no previous relevant applications.

## PUBLIC CONSULTATION

11. Direct notification was carried out to five surrounding properties and a site notice displayed to advertise the proposal. There have been five written representations received which are objecting to the scheme; the latest date for receipt of comment was 12<sup>th</sup> December 2013.

12. The objections were based on the following material planning considerations:

- The property would no longer be a bungalow and all properties in this area of the road are single storey bungalows;
- The expanse of roof space would be out of proportion and the bungalow would be incompatible with its neighbours; the property would dwarf over its neighbours;
- The proposal would set a precedent for this type of work which would impact on the character of the area;
- The design lacks architectural merit and would encourage other blank facades within the street;
- No. 6 would have the outlook of a long blank wall with a large area of pitched roof;
- The possible impact or loss of trees;
- Impact on daylight provision and overshadowing to No. 6 (the kitchen / diner);
- Impact on privacy – for Nos. 6, 10 and 12 Redlake Drive from the proposed first floor windows;
- The proposal would represent over-development of the plot;
- The additions would be large and would double the size of the bungalow, extending it in all ways;
- 4 covered parking spaces seems excessive.

13. Other non material planning considerations such as possible damage to nearby properties and possible disturbance from the works as well as impact on non-habitable rooms has also been mentioned.

14. A further 7 day notification period was provided for neighbouring occupiers to comment on the amended plans.

## OTHER CONSULTATION

Tree Preservation Officer: No objections subject to the suggested condition.

## RELEVANT PLANNING POLICY

### Saved Unitary Development Plan Policies (2005)

- DD1 - Urban Design
- DD4 - Development in Residential Areas
- NC10 – Urban Forest

### Supplementary Planning Documents / Guidance

- Parking Standards SPD (2012)
- PGN 17. House extension design guide
- PGN12 45 Degree code guidelines

## ASSESSMENT

15. The proposed development must be assessed with regard to its design and whether it would be compatible with the existing dwelling and the character of the area. The potential impact on the amenity of nearby neighbours must also be assessed along with the relevant parking standard requirements.

16. The key issues are

- Design
- Impact on the protected trees
- Neighbour Amenity
- Access and Parking

### Design

17. Policy DD4 of the saved UDP states that extensions to residential dwellings will be allowed provided they do not adversely affect the character of the area or residential amenity. The proposed roof would be 0.8m higher than the existing. This raising of the roof of the original bungalow would not be considered as excessive in overall size and height considering the mixed street scene; this has been illustrated by the submitted street scene drawing. Although the bungalow currently matches the height of the adjacent bungalow, No. 10 Redlake Drive, as the street scene consists of bungalows of varying size, with some nearby properties featuring rooms within the roof, such as Nos. 3 and 4 Redlake Drive, this would be considered as acceptable in this location.
18. The proposed hipped roof would differ from the existing pitched roof however, there is one hipped roof property nearby, No. 3 Redlake Drive, and the surrounding dwellings are all of a mixed design. In addition the hipped design of the roof would also help to limit its visual impact.
19. The proposal would be considered to be in keeping with the mixed character of the surrounding area. Although the adjacent property, No. 10 Redlake Drive, is of a similar design to the application property, roof additions are not wholly out of place within the mixed street scene. Due to the set back from the highway to the front the roof proposals would not be overly prominent and the bungalow would not be considered to be an incongruous addition within the mixed street scene.
20. The overall size and height of the alterations to the bungalow would not be classed as subservient to the original bungalow. However, due to the position of the bungalow within the mixed street scene and the principle of rooms within the roof-space being acceptable due to other properties with this arrangement the proposal would be acceptable. It is considered there would be no detrimental impact on the appearance of the property or street scene as a result.
21. The proposed rear extensions would be fairly large in size and would add a significant level of foot-print. However, the amended plans have reduced the

additions to an acceptable size, which would not be significantly larger than the projection that could be achieved under permitted development rights.

22. The front addition on the southern side would be fairly modest in overall size and design and would relate to the proposed hipped roof and amended fenestration design on the front elevation.

23. The principle of a front addition on the northern side of the bungalow is acceptable due to the very staggered building line and screening provided by the adjacent property, No. 6 Redlake Drive. The reduced height and amended design of the front extension would now be acceptable and would not dominate over the original property.

24. The general modernisation and fenestration alterations would be acceptable in terms of the mixed character of the surrounding area.

25. The overall size of the extensions would be fairly large but based on the position of the property within a mixed street scene with individually designed properties surrounding the principle of the raising of the roof and rear / side / front additions would be acceptable.

26. The proposed extensions would be acceptable on this property and would not impact significantly on the appearance of the host property or mixed street scene. In these respects the proposal complies with saved UDP Policy DD4 – Development in Residential Areas of the saved UDP (2005) and PGN 17 – House Extension Design Guide.

#### Impact on the protected trees

27. The property benefits from several protected trees within close proximity to the front addition. However, the separation distance of the proposal would be considered as acceptable and the development would not impact on the health of the protected trees. The Tree Preservation Officer has no objections subject to the suggested

condition and the proposal would comply with Policy NC10 of the saved UPD (2005).

#### Neighbour Amenity

28. There would be no significant impact on residential amenity for the occupiers of No. 10 Redlake Drive. The proposed rear and front extensions would not breach the 45 degree code guidelines and the raising of the roof would not be significant enough to impact on amenity considering its location directly to the side of the property. As such, the proposals would have no impact on daylight provision or outlook for the occupiers. The proposed side facing windows are high level and could be conditioned to be obscurely glazed to ensure no impact on privacy from the additions. None of the proposed windows within the roof would impact on privacy for the occupiers.
29. There would be no significant impact on daylight provision or outlook for the occupiers of No. 6 Redlake Drive as the amended plans have reduced the size of the front / rear/ side addition to an acceptable overall size and height. Due to the reduced width and projection of the rear / side extension, combined with the 3.2m set off the boundary and the hipped roof design, the extensions to the main bungalow would not have a significant impact on daylight provision or outlook for the occupiers to the main rear facing kitchen / dining room window. The removal of the hipped roof and reduction in height of the front garage projection has also reduced the potential for any impact on the occupiers of No. 6. Although there are two additional kitchen windows on the side elevation these are in the same room as the main rear window and would be classed as ancillary so would not be afforded the same protection as the rear facing window. The proposed first floor side facing windows would be obscurely glazed and high level to ensure there would be no impact on privacy for the occupiers of No. 6 Redlake Drive.
30. All other properties would be located at in excess of 22m from the proposed works or not in direct line of sight so would suffer no impact on amenity as a result of the proposals.

31. It is considered that there would be no demonstrable harm to the occupiers of neighbouring properties in terms of loss of light, outlook or privacy as a result of the amended proposal. The proposal therefore complies with saved Policy DD4 – Development in Residential Areas, PGN 12 – The 45 Degree Code - and PGN 17 – House Extension Design Guide.

#### Access and parking

32. There would be an additional parking requirement as a result of the proposal but a satisfactory level of parking would be provided on-site and safely off the highway. Taking into account the parking provision at the property the proposal would comply with the minimum standards of the Parking Standards SPD (2012) and Policy DD4 of the saved Unitary Development Plan (2005).

## CONCLUSION

33. It is considered that the roof addition (as amended) with front / side and rear additions would be acceptable in terms of size and design considering the mixed street scene and staggered building line. There would be no detrimental impact on the character of the surrounding area.

34. It is considered that there would be no impact on residential amenity for any surrounding properties due to the orientation of the properties, separation distances and reduced size of the proposals where adjacent to the boundary. The additions would have no significant impact on daylight provision or outlook for neighbouring occupiers. The proposed windows would also not impact on privacy due to the position within the roof and a condition to ensure the windows are obscurely glazed.

35. The proposal would increase the parking requirement of the property but sufficient space would be provided on-site for the development.

36. The development therefore complies with saved UDP Policy DD4 (Development in Residential Areas) and PGN 17 (House Extension Design Guide).

## RECOMMENDATION

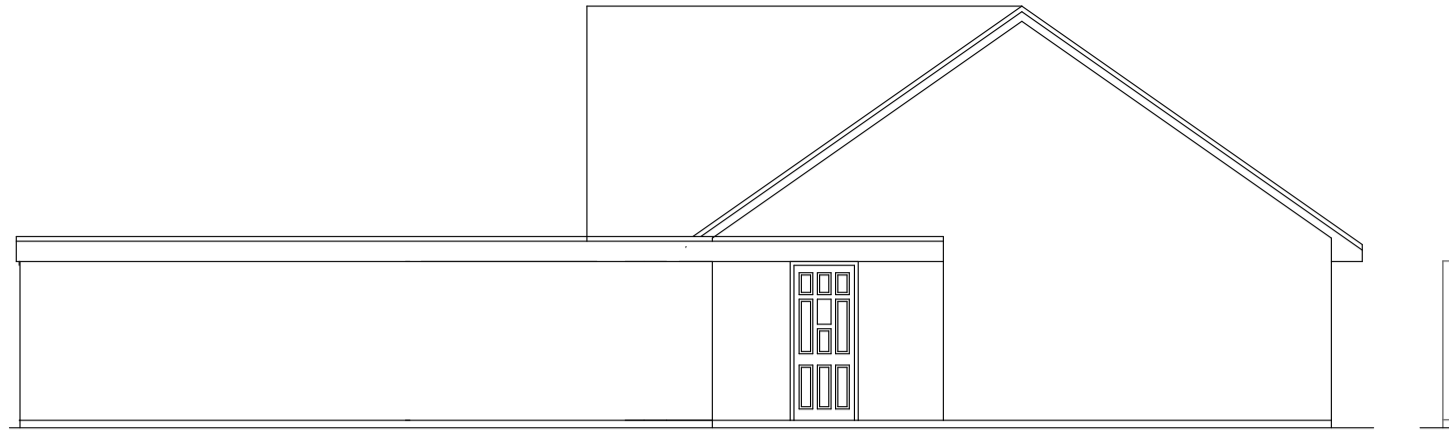
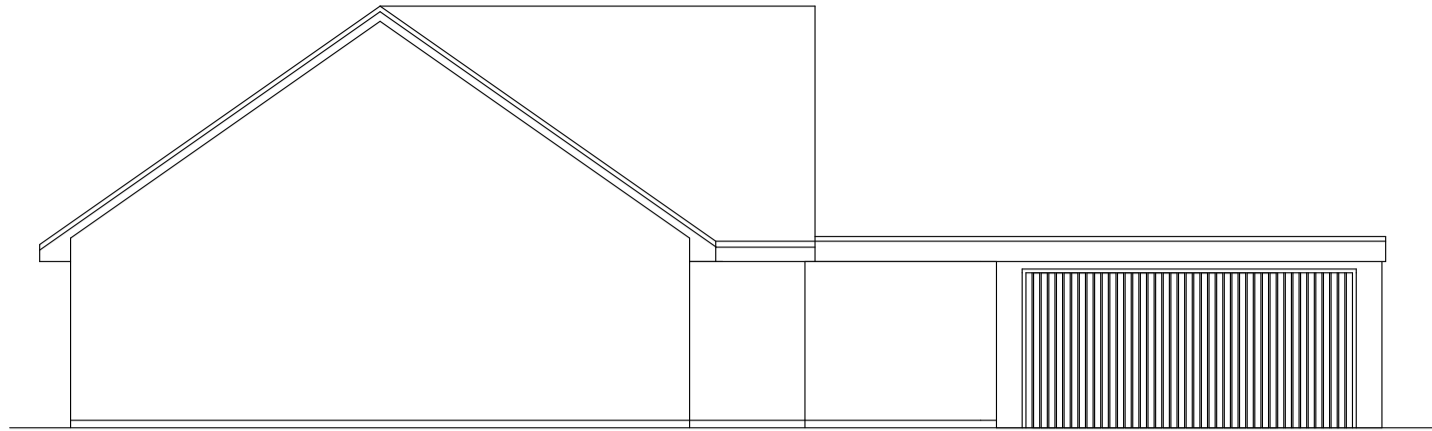
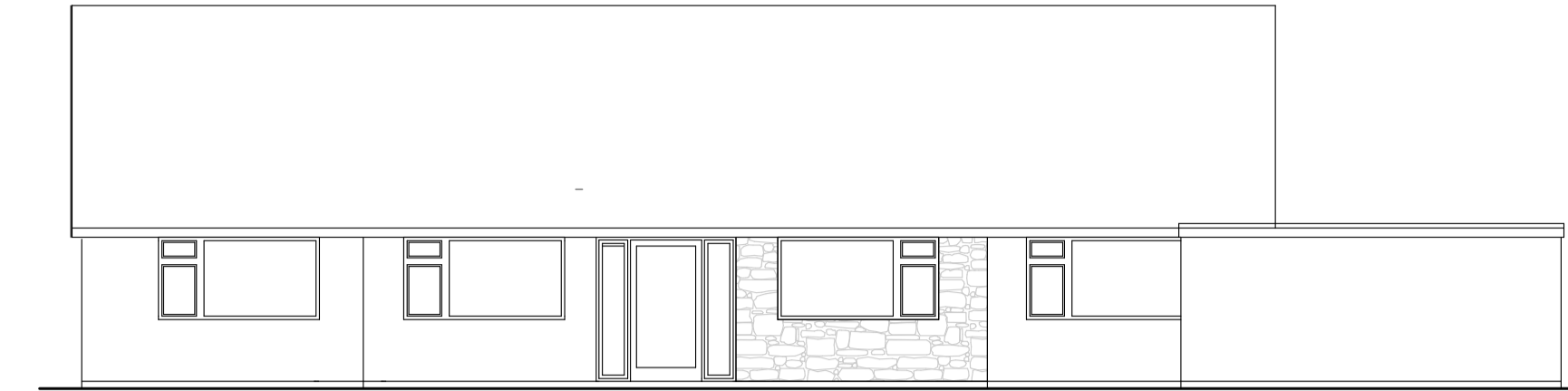
It is recommended that the application is APPROVED subject to the following conditions and receipt of no further objections raising additional material planning considerations by the 12<sup>th</sup> December 2013:

### 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 development hereby approved shall be carried out in accordance with the details shown on plan labelled '1351.02 rev B'
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.
4. No development shall take place until there has been submitted, and approved in writing by the Local Planning Authority details of the tree protection measures on site. The agreed tree protection measures shall be erected / installed prior to the commencement of the development hereby approved (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening, or any operations involving the use of motorised vehicles or construction machinery) and shall not be taken down moved or amended in any way without prior written approval of the Local Planning Authority. The tree protection details shall include:
  - a. A plan showing the location and identification (with reference to a survey schedule if necessary) of all trees on, or directly adjacent to the development site, that are to be retained during construction. These trees are to be marked with a continuous outline.
  - b. A plan showing the location and identification (with reference to a survey schedule if necessary) of all the trees on, or directly adjacent to the development site that are to be removed prior to, or during development. These trees are to be marked with a dashed outline.
  - c. A plan showing the extent of the Root Protection Area, which is to be protected by physical barriers during development. The extent of the area that is to be protected will be calculated in accordance with Clause 4.6 of British Standard BS:5837 - 2012 'Trees in Relation to Design, Demolition and Construction-

Recommendations'.

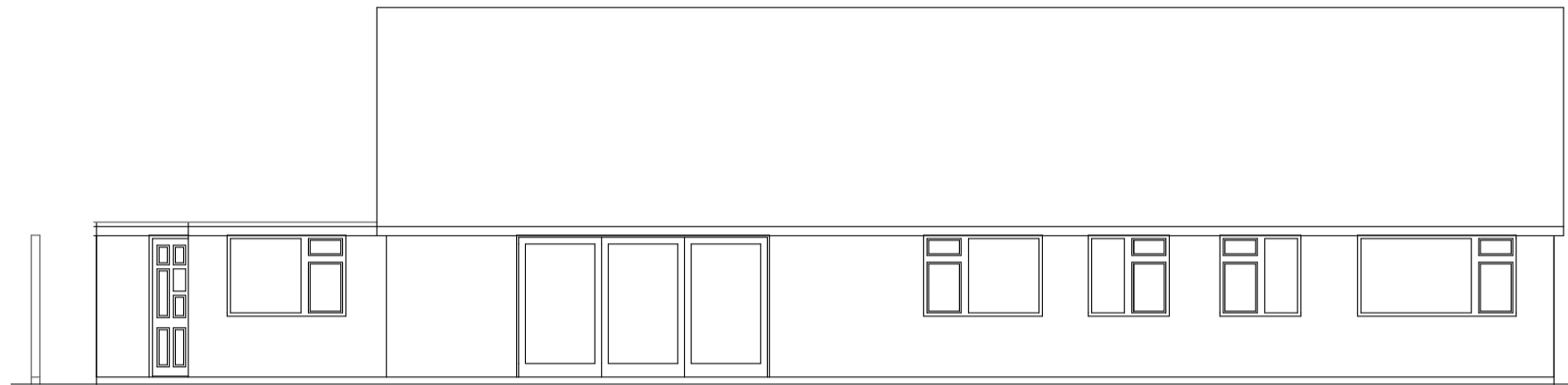
- d. Design details of the proposed protective barriers and ground protection to be erected around the trees during development. Any protection barriers should be designed and constructed in accordance with the provisions set out in section 6.2 of British Standard BS:5837 - 2012 'Trees in Relation to Design, Demolition and Construction- Recommendations'.
5. The first floor roof windows to be inserted into the northern elevation of the building hereby approved shall be obscurely glazed for the life of the development, unless otherwise agreed in writing by the Local Planning Authority.
6. No additional openings shall be formed in the northern or southern elevations of the dwelling without the prior written approval of the Local Planning Authority.



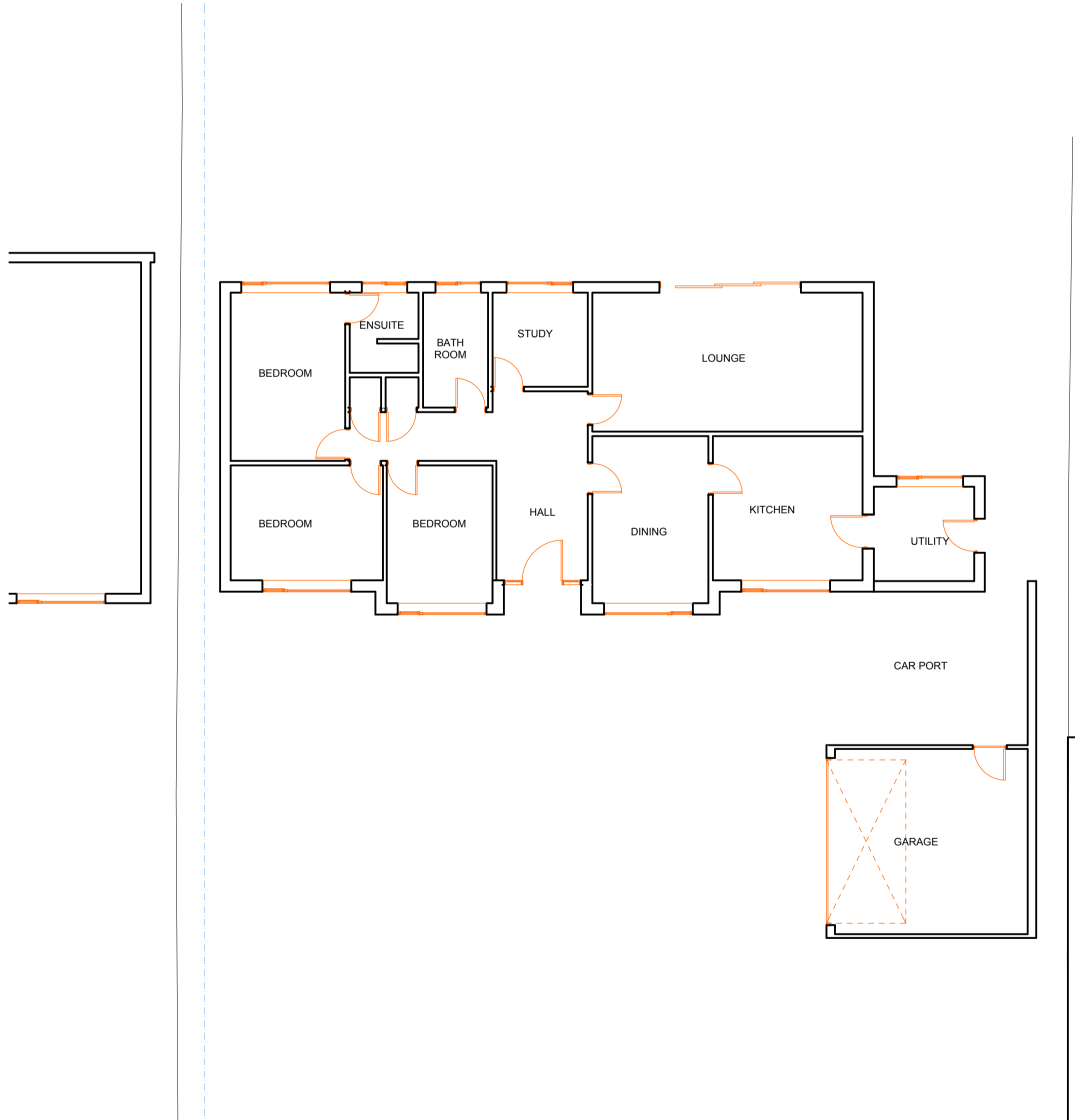
EXISTING FRONT ELAVATION

EXISTING SIDE ELAVATION

EXISTING SIDE ELAVATION



EXISTING REAR ELAVATION




NORTH BLOCK PLAN 1:500



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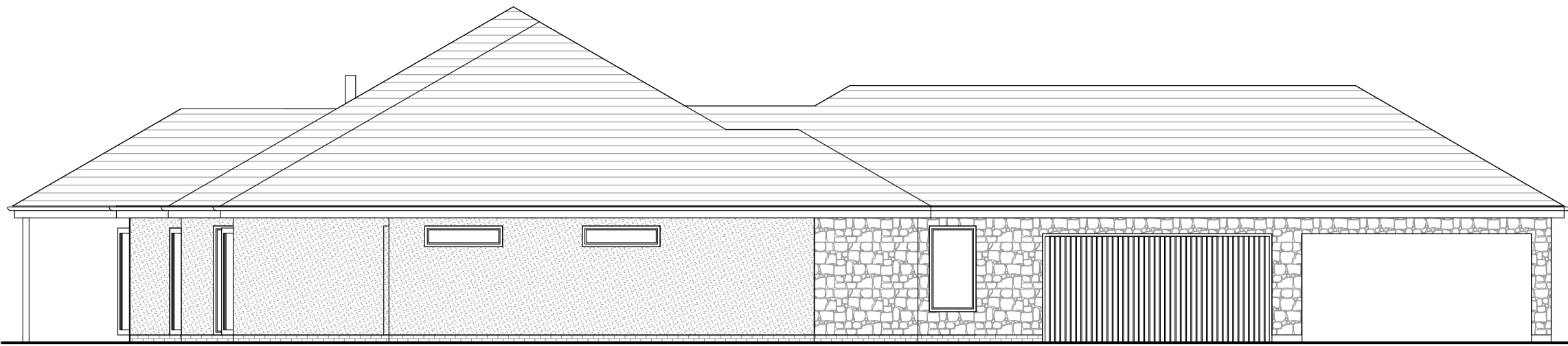
NORTH LOCATION PLAN 1:1250



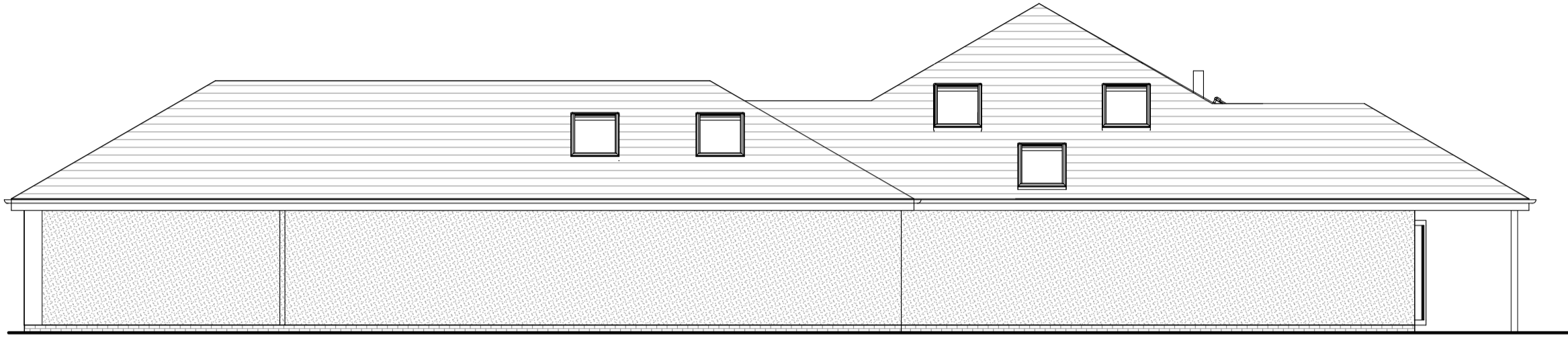
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rev	a	Title revised	24-10-2013
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PROPOSED EXTENSION AND ALTERATIONS 8 REDLAKE DRIVE PEDMORE WEST MIDLANDS DY9 8OX			
Drawing No	1351.01	Date	OCT 2013
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PROPOSED FRONT ELVATION



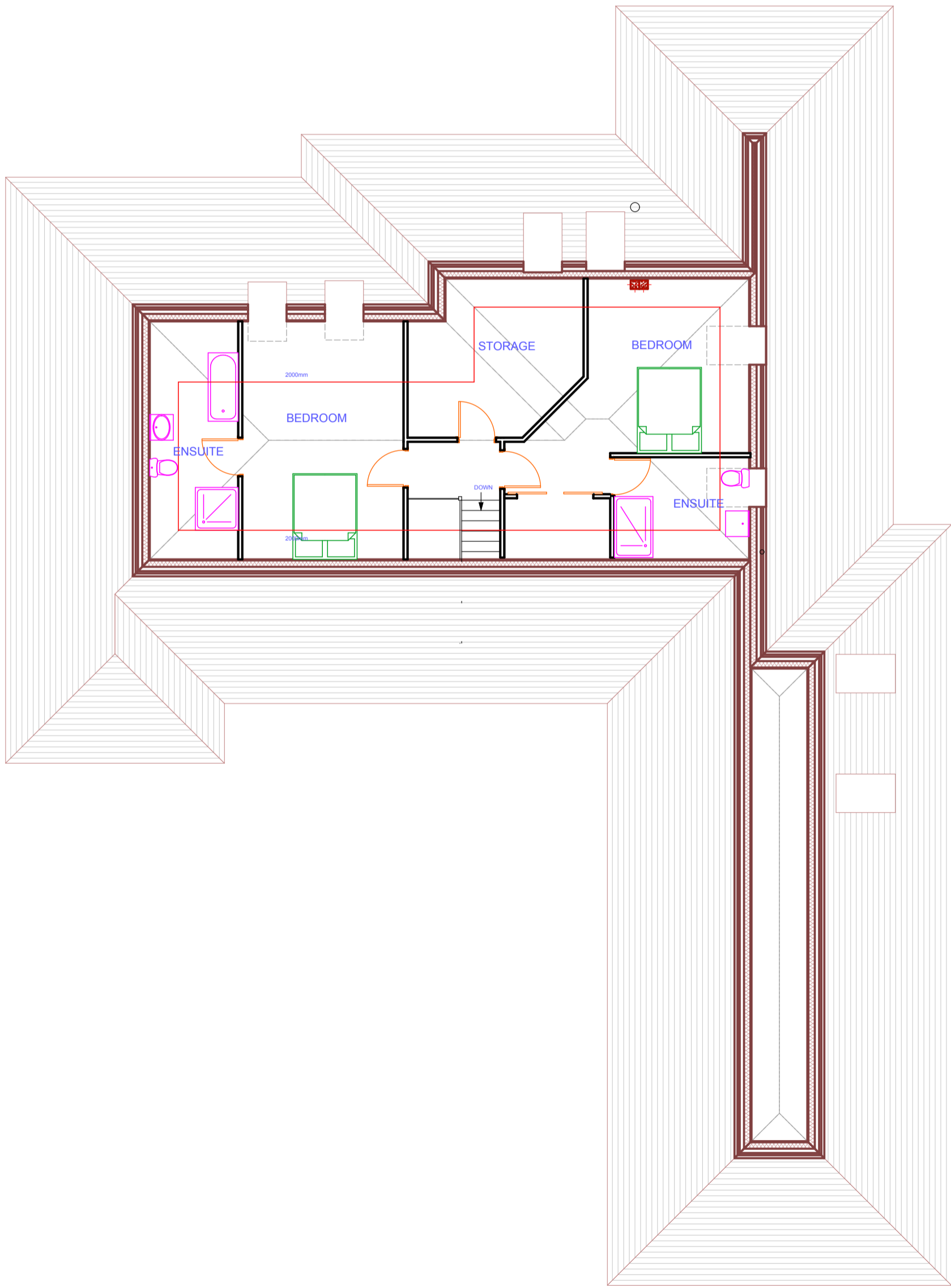
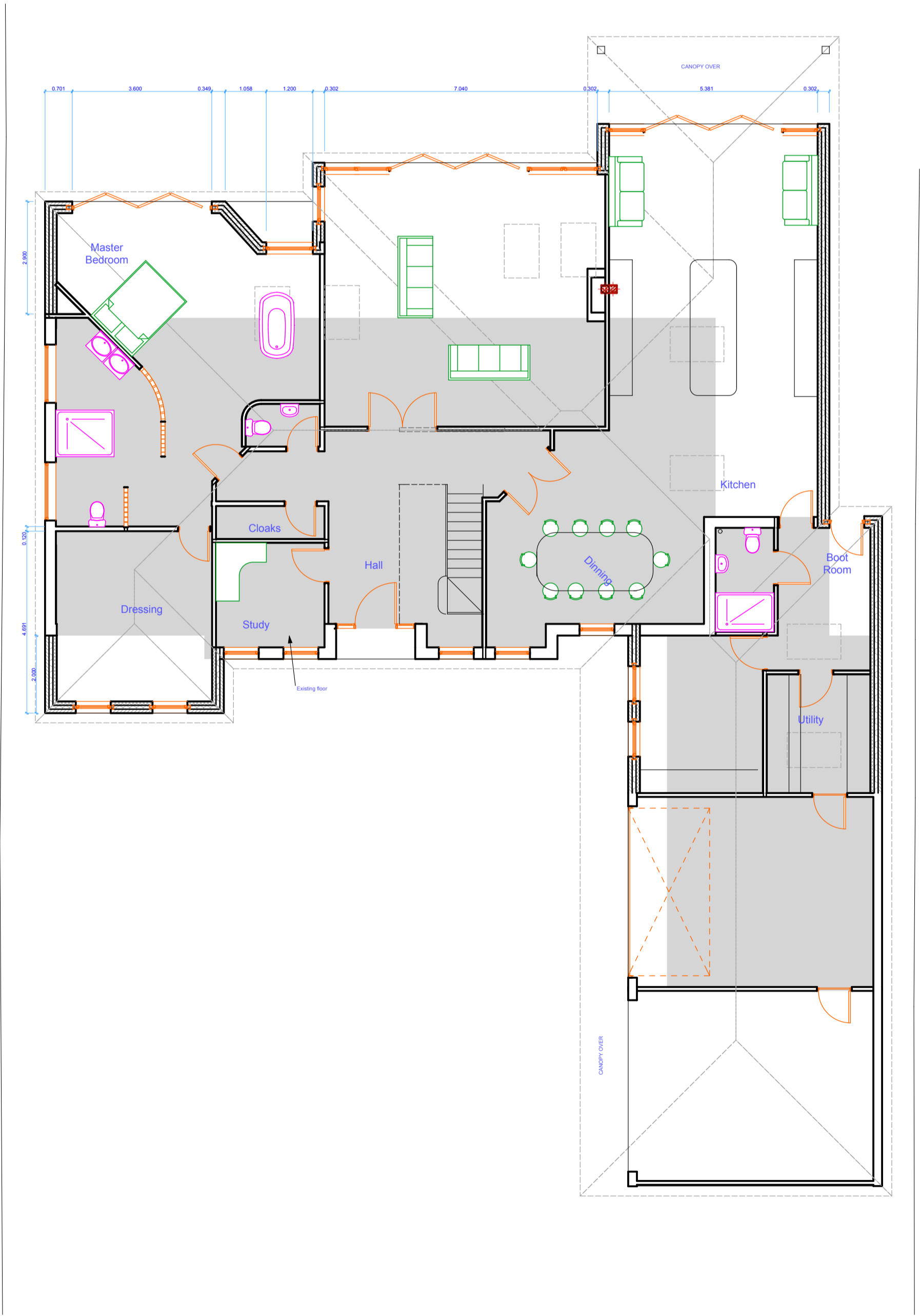
PROPOSED SIDE ELVATION



PROPOSED SIDE ELVATION



PROPOSED REAR ELVATION



rev	a	Title revised	24-10-2013
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PROPOSED EXTENSION AND ALTERATIONS 8 REDLAKE DRIVE PEDMORE WEST MIDLANDS DY9 8OX			
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