

PLANNING APPLICATION NUMBER:P13/1754

Type of approval sought	Full Planning Permission
Ward	Cradley and Wollescote
Applicant	Mr S. Hussain
Location:	55, BELMONT ROAD, LYE, STOURBRIDGE, WEST MIDLANDS, DY9 8AY
Proposal	SINGLE AND TWO STOREY REAR EXTENSIONS. CONVERSION OF GARAGE INTO HABITABLE ROOM WITH BOW WINDOW AND SINGLE STOREY FRONT EXTENSION. REPLACE EXISTING ROOF TO FRONT ELEVATION WITH PITCHED ROOF. ERECTION OF SINGLE STOREY SEMI DETACHED OUTBUILDING TO REAR GARDEN. (RESUBMISSION OF WITHDRAWN APPLICATION P13/0954)
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The application site measures 291m² and the property is a semi-detached pitched roof dwelling built in the 1960s. The house features a single storey front flat roofed projection with a garage and porch. There is also a single storey flat roofed addition on the rear of the property. The house is set back 9m from the highway to the front and there is a driveway to the front of the house with garden to the rear.
2. No. 56B Belmont Road adjoins the application property and is located to the east. No. 1 Monument Avenue, a detached bungalow, is situated to the west and features a rear conservatory. No. 3 Monument Avenue abuts the rear of the site whilst No. 17 Belmont Street and No.1 King Street are over 22m to the north and across the highway
3. The property is located within a predominantly residential area with a mix of ages, property types and designs in evidence within the street. There is a terrace of houses opposite which are locally listed.

PROPOSAL

4. This proposal seeks approval for a one and two storey rear extension with single storey front roof addition and detached out-building to the rear. This development would provide an extended kitchen and living room at ground floor and two extended bedrooms at first floor.
5. The one and two storey rear extension would measure 3m in maximum projection at ground floor and 1.8m at first floor. The proposal would be the same width as the house and would feature a 7.3m high pitched roof above. The ground floor projection would feature a 3.2m high flat roof.
6. The front extension projects 2.45m to the front of the original front elevation but in line with the existing garage. The roof above would be 3.7m in total height and would feature a mono-pitched roof.
7. The garage would also be converted into habitable living space. This part of the proposal would constitute permitted development.
8. A detached out-building would also be positioned within the rear garden measuring 12.5m from the proposed rear addition and being 7.5m in length, 5.1m in width with a 4.4m high hipped roof. This addition would also stretch across the neighbouring property.

HISTORY

9. This property has two previous relevant applications.

APP NO.	PROPOSAL	DECISION	DATE
CC/77/2541	Erection of storm porch	Approved with conditions	16.01.1978
P13/0954	Single and two storey rear extensions. Conversion of garage into habitable room with bow window. Replace existing roof	Withdrawn	05.09.2013

PUBLIC CONSULTATION

- Direct notification was carried out to five surrounding properties to advertise the proposal. One written representation objecting to the scheme has been received; the latest date for receipt of comments was 18th December 2013.
- The objection is based on the following materials considerations:
 - The rear extension would impact on daylight and outlook to the rear kitchen window;
 - The occupiers of No. 1 would face only brickwork when looking out of the conservatory and the addition would impact on natural light.
 - The height, size and position of the rear extensions would be excessive considering the bungalow to the side;
 - The out-building appears as a living accommodation and would impact on the occupiers of No. 1 Monument Avenue.

OTHER CONSULTATION

Historic Environment: No objections.

RELEVANT PLANNING POLICY

Saved Unitary Development Plan Policies (UDP) (2005)

- DD1 Urban Design
- DD4 Development in Residential Areas
- HE5 – Buildings of Local Historic Importance

Supplementary Planning Documents / Guidance

- Parking Standards SPD (2012)
- PGN 17. House extension design guide

ASSESSMENT

10. 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.
11. The key issues are
 - Design
 - Impact on the locally listed building
 - Neighbour Amenity
 - Access and Parking

Design

12. 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.
13. In principle, a one and two storey rear addition would be found acceptable on this semi-detached house providing it is modest in size and of an in-keeping and subservient design. The proposed rear additions would not be visible from the street scene and would not impact on the character of the area.
14. The proposed one and two storey rear addition would project across the entire rear elevation and but would be acceptable in scale considering the original property size. The additional footprint and first floor rear additions would be fairly modest.
15. The proposed single storey front extension would be considered as subservient to the original property at this 2.45m projection, particularly as this projection is no

further than the existing garage. The addition of the mono-pitched roof would not be considered as excessive in size. The mono-pitched design would also match with the main roof of the house. Although the addition would project across the entire front of the house it would not be excessive and would not result in over-development. The addition would not be significantly different from the existing built form and would not warrant refusal. The front elevation already features a front addition with flat roof and the proposed roof would match the main roof of the house whilst the alterations would be in-keeping with the 1960s property. This type of development would be an acceptable addition to this 1960s property. As a pair of semi-detached houses set in an individual position within the street the modest front addition would be acceptable and would not be an incongruous addition to the house and would have an adverse impact on the appearance of the property.

16. The out-building itself would be fairly significant in terms of footprint and height. However, this footprint of addition could be achieved under permitted development rights. The height, at 3.5m, would still be fairly large considering the proximity to the boundary and the existing additions on-site. However, it would feature a hipped roof to reduce the visual impact and would therefore be acceptable in terms of size and design in comparison to the house and plot size, taking into account what can be achieved under permitted development rights.
17. As such, the proposal would not have an adverse impact on the visual amenity of the host property and street scene, despite the stagger in the building line. In these respects the proposal would not contravene Policy DD4 – Development in Residential Areas of the saved UDP (2005) and PGN 17 – House Extension Design Guide.

Impact on the locally listed building

18. The rear additions would not be visible from the locally listed building and would not impact on the visual amenity of this historic property. Although the front extension would be visible from this building as the host property is of a 1960s it is not considered that the modest and modern additions would have an adverse impact on

the appearance of the locally listed building. The Historic Environment team also have no objections to the proposal which would be in accordance with Policy HE5 of the saved UDP (2005).

Neighbour Amenity

19. Due to the reduction in length and overall size of the two storey flank wall directly along the boundary with No. 1 Monument Avenue (in relation to the previously withdrawn planning application) the proposal would not be considered to have a significant impact on amenity. This additional two storey wall would be 1.8m in length and measure 7.45m in height and would not breach the 45 degree code guidelines to the nearest window on No. 1 (which is for the kitchen). This addition would no longer create a substantial development which would be overbearing when viewed from the rear of No. 1 Monument Avenue and the rear garden area. As such, outlook from rear facing windows would not be significantly impacted upon and due to the reduced projection there would not be a significant impact on daylight provision for the occupiers. There would be no proposed windows which would impact on privacy for the occupiers.
20. The out-building would be over 10m from the rear of No. 1 Monument Avenue Road and would not impact on amenity for the occupiers.
21. The two storey rear extension would project 1.8m past the original rear elevation of No. 56B Belmont Road at first floor and 3m at ground floor. However, there is a current application in for a similar but larger development on this property. As such, the proposals would have no adverse impact on residential amenity for the occupiers of this house, providing the proposed works are carried out. Even if the works are not carried out, taking into account the modest size of the addition and permitted development rights the proposal would have no adverse impact on amenity for the occupiers. The out-building would not impact on amenity for the occupiers of this property.

22. The out-building would be 2m from the side boundary of No. 3 Monument Avenue. Taking into account the fairly modest size, separation distance and what can be achieved under permitted development rights this part of the proposal would not impact on amenity for the occupiers. The proposed rear additions would be a sufficient distance from the rear facing windows on No. 3 and not in line of sight to ensure there would be no impact on daylight provision or outlook. The proposed rear facing windows would be at least 15m (at first floor) from the boundary and as such, there would be no impact on privacy for the occupiers.
23. The proposals would be no closer to the properties to the front on Kings Road and Belmont Road. Despite the proposed front roof addition at 22m separation distance, and considering the orientation of the houses, there would be no adverse impact on residential amenity for the occupiers. The rear additions and out-building would not be visible to these properties.
24. It is considered that there would not be demonstrable harm to the occupiers of any neighbouring properties. The one and two storey wall located directly along the boundary would not create an overbearing feature and the additions would not significantly impact on outlook for the occupiers as there would be no breach of the 45 degree code guidelines. The development would therefore comply with Policy DD4 – Development in Residential Areas, PGN 12 – The 45 Degree Code - and PGN 17 – House Extension Design Guide.

Access and parking

25. The proposal would not technically increase the parking requirement of the property as there would no additional bedrooms or habitable rooms on-site. Although the development would result in the loss of the garage this space was sub-standard in size and at least three spaces would remain on the frontage. There would be no additional overspill of car parking and no impact on highway safety as a result of the proposal. The development would therefore comply with the Parking Standards SPD (2012) and Policy DD4 of the saved Unitary Development Plan (2005).

CONCLUSION

26. It is considered that the proposed one and two storey rear extension would not have an adverse impact on the residential amenity experienced by the occupiers of neighbouring properties.
27. The overall design and size of the additions would be acceptable considering the size of the original house. The proposal would impact on the visual amenity of the property and semi-detached pairing.
28. The proposal would benefit from sufficient parking on-site.
29. As such, the development would comply with Policy DD4 (Development in Residential Areas) of the saved Dudley UDP and PGN 17 (House Extension Design Guide).

RECOMMENDATION

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

APPROVAL STATEMENT INFORMATIVE

In dealing with this application the Local Planning Authority have worked with the applicant in a positive and proactive manner, seeking solutions to problems arising in relation to dealing with the application, by seeking to help the applicant resolve technical detail issues where required and maintaining the delivery of sustainable development. The development would improve the economic, social and environmental concerns of the area and thereby being in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Informative Note

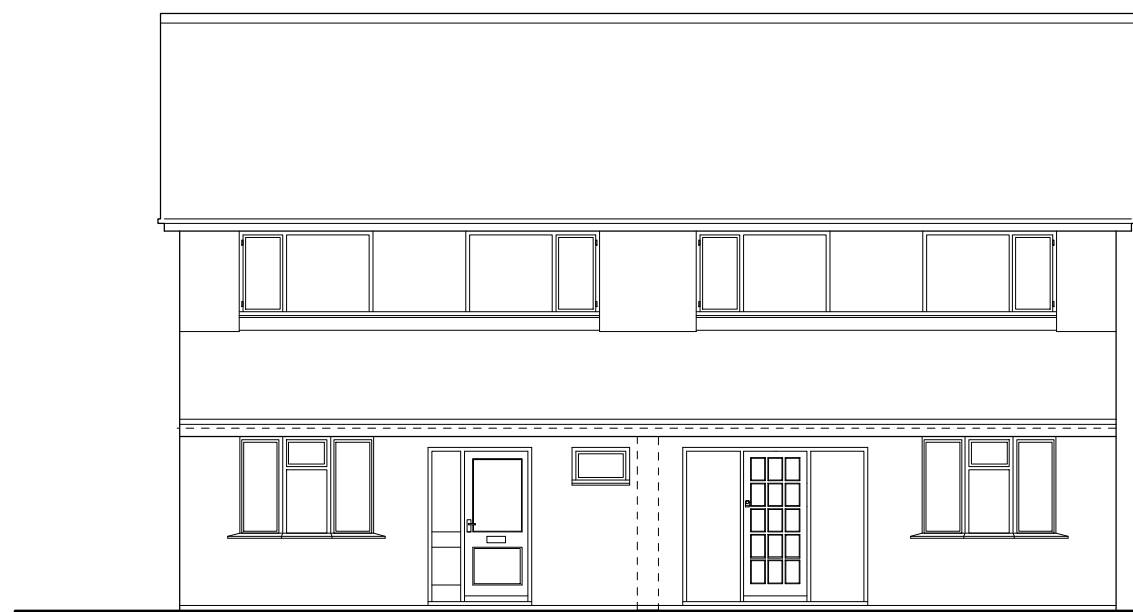
The proposed development lies within an area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority.

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority.

Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com

Conditions and/or reasons:

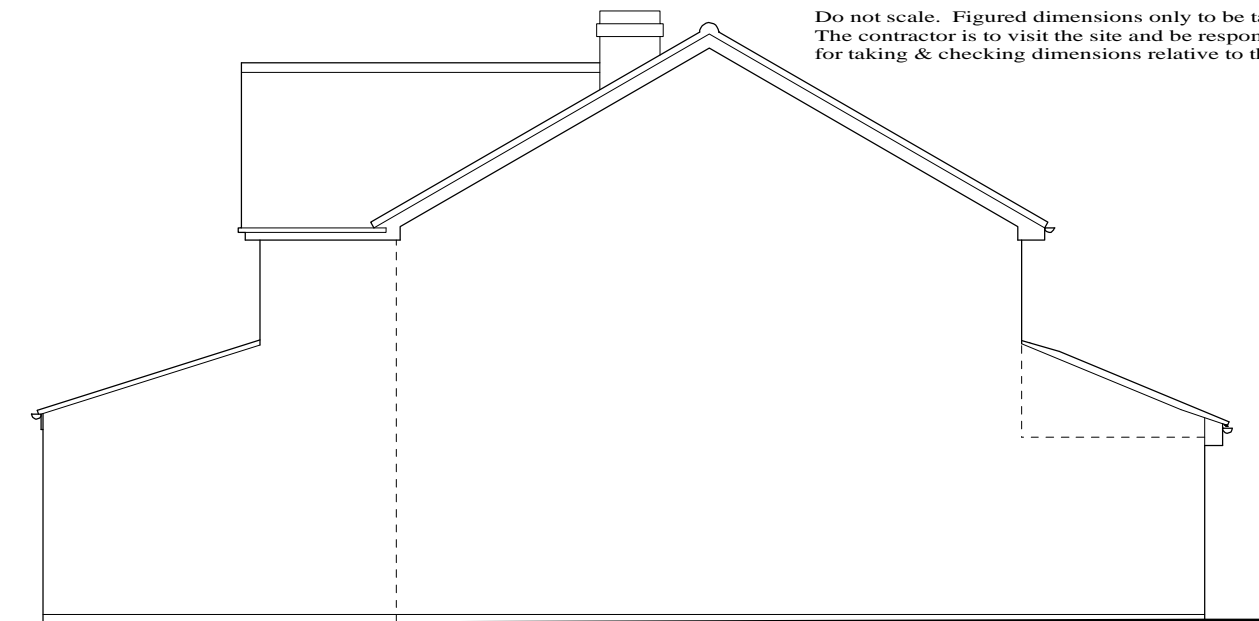
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The materials to be used in the approved development shall match in appearance, colour and texture those of the existing building unless otherwise agreed in writing with the Local Planning Authority.
3. The development hereby approved shall be carried out in accordance with the details shown on plan labelled '13:7:05'



Front elevation

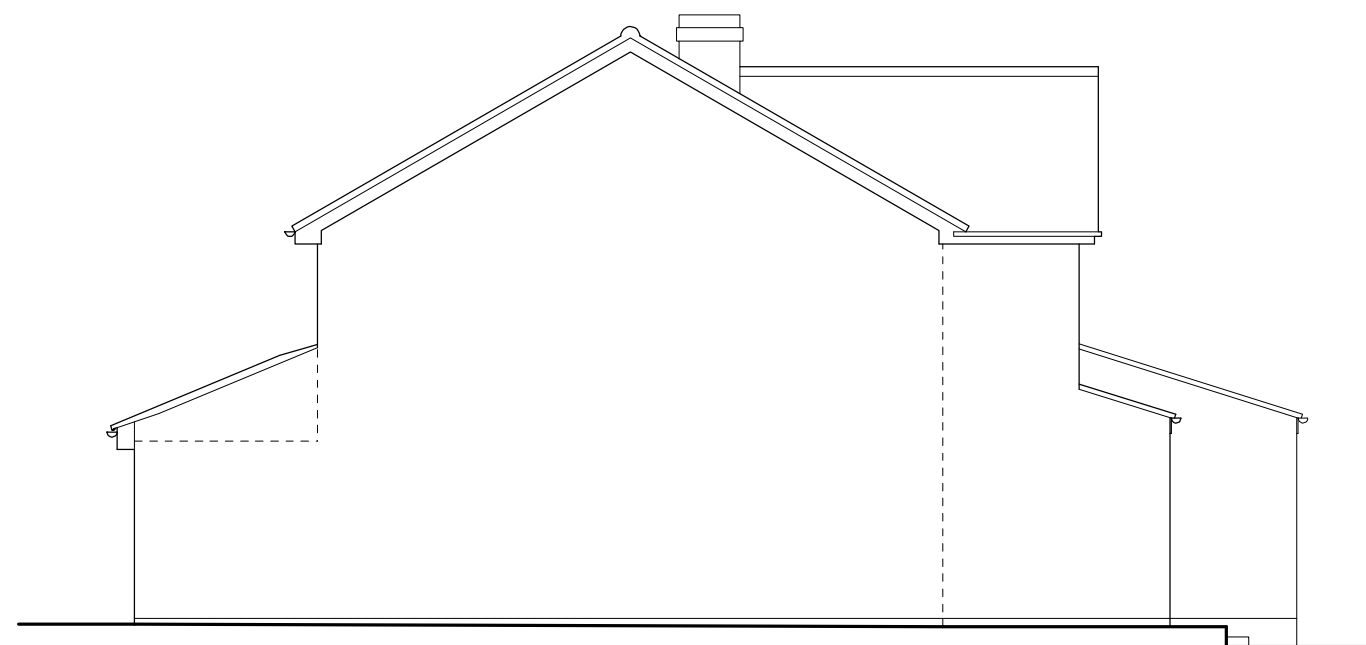
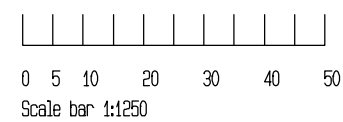
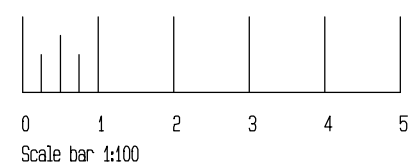


Rear elevation

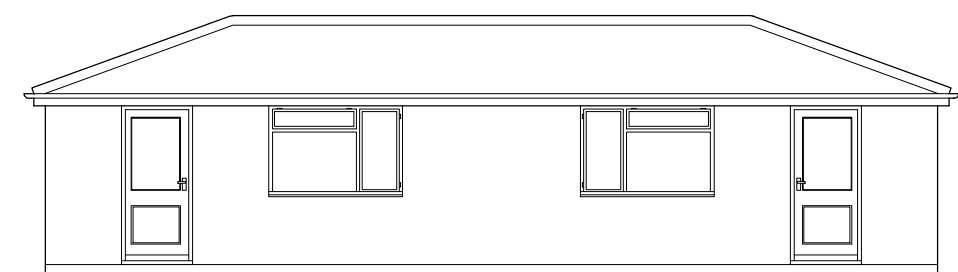


Side elevation

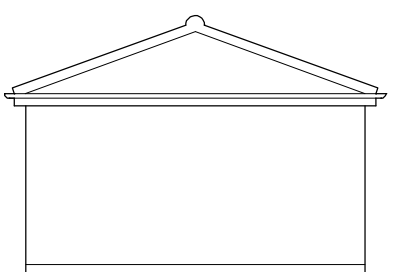
Do not scale. Figured dimensions only to be taken from drawing.
The contractor is to visit the site and be responsible
for taking & checking dimensions relative to this work.



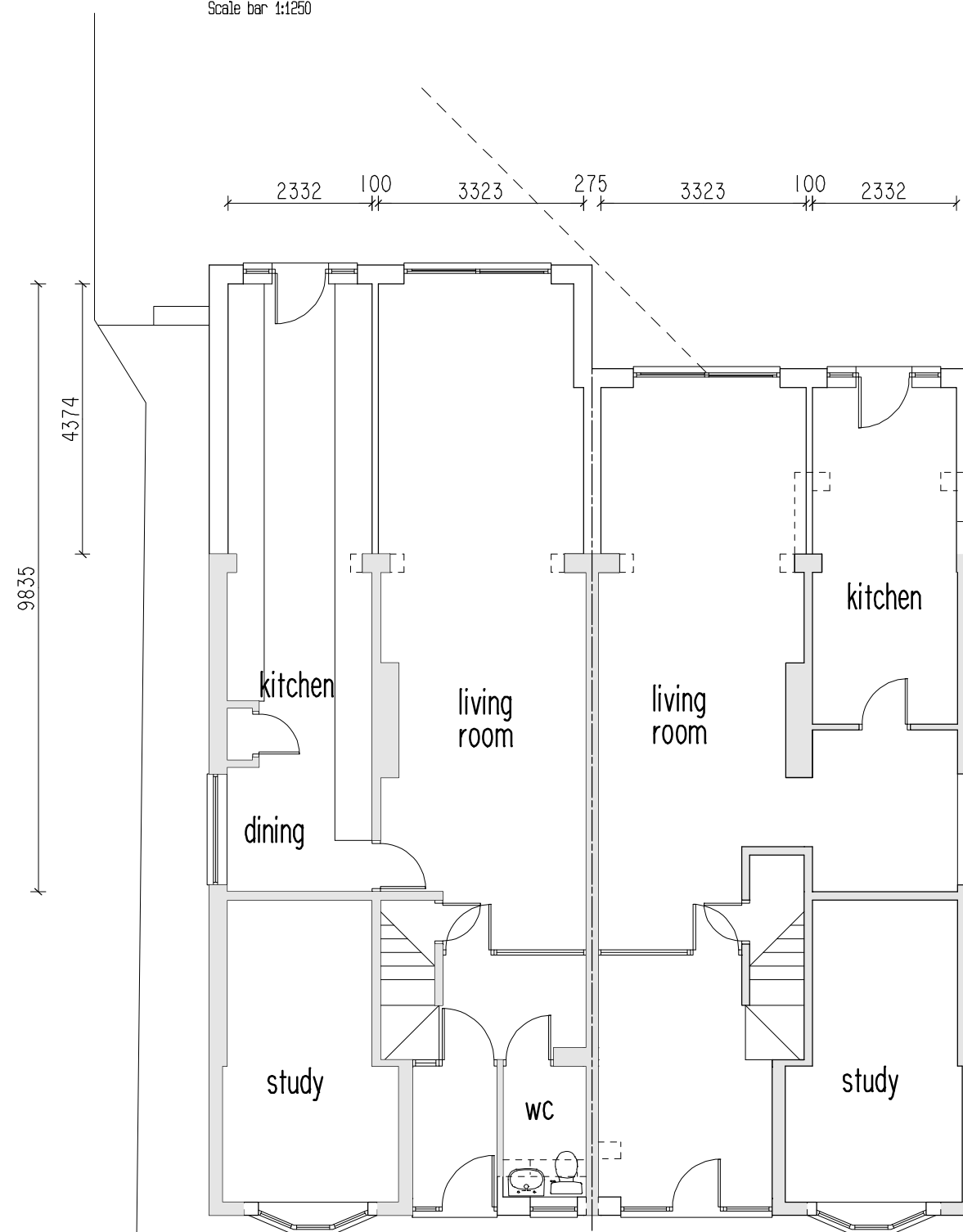
Side elevation



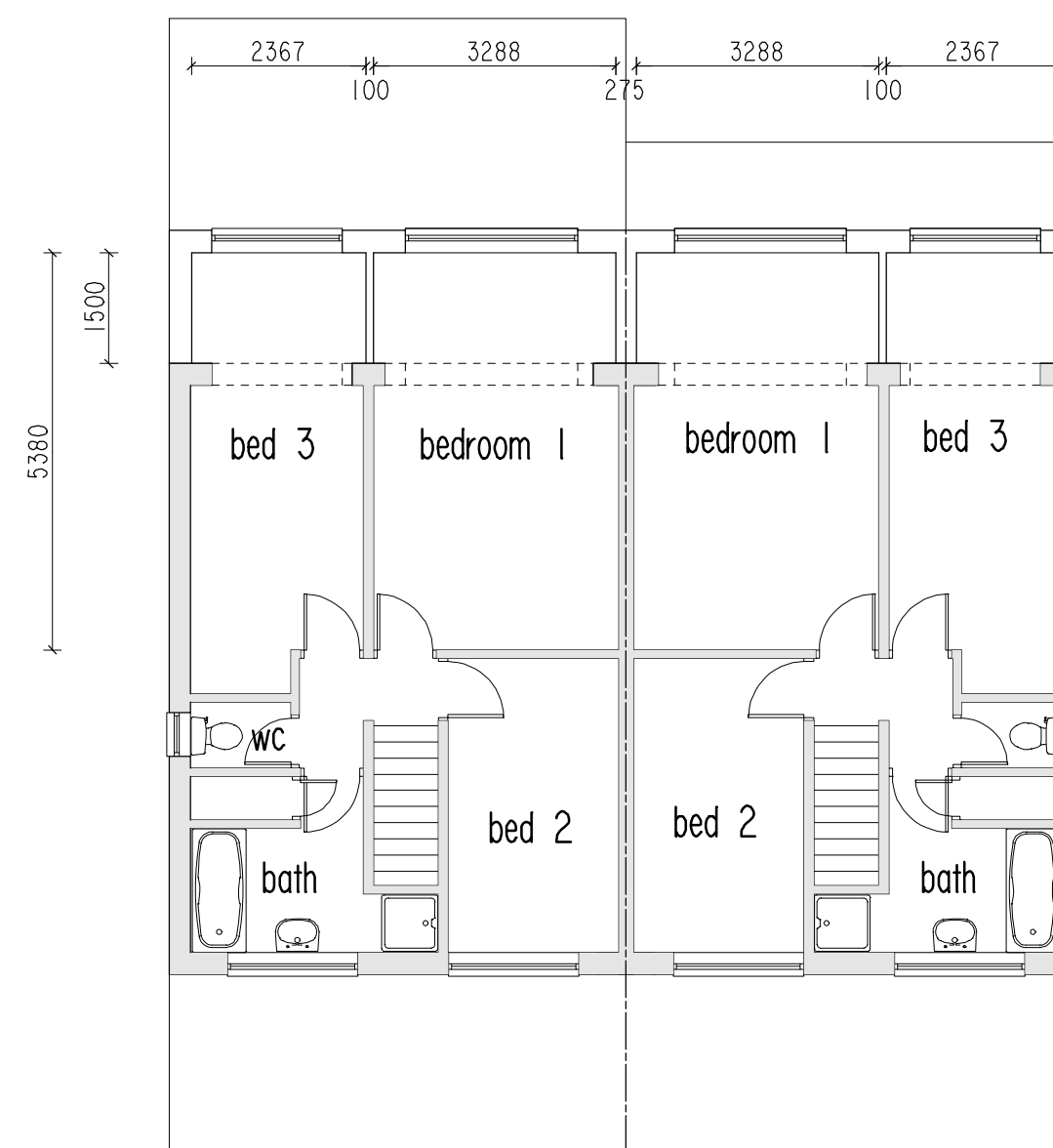
Front elevation



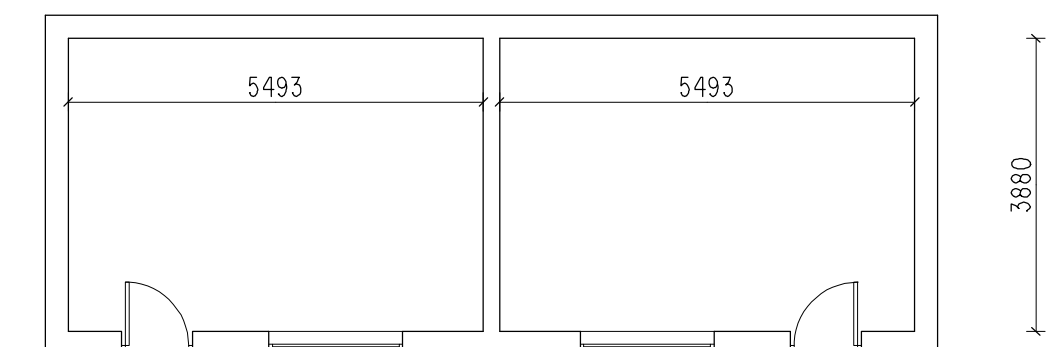
Side elevation



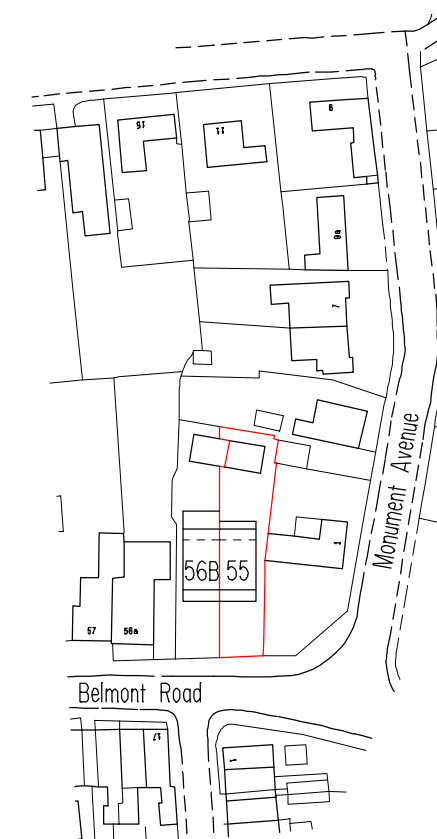
56B
Ground floor plans



56B 55
First floor plans



Floor plan
OUTBUILDING



Location plan

S. HUSSAIN
PROPOSED EXTENSIONS and
OUTBUILDING
55 BELMONT ROAD
LYE
PROPOSALS 2
13:37:05

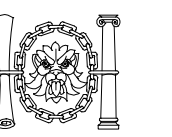
Scale 1:100 1:1250
Date October 2013

MFL Design

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