

# PLANNING APPLICATION NUMBER:P13/1443

Type of approval sought	Full Planning Permission
Ward	Halesowen South
Applicant	Mr A. Ross
Location:	<b>131, HOWLEY GRANGE ROAD, HALESOWEN, B62 0HT</b>
Proposal	<b>PART A: FRONT CANOPY ROOF (RETROSPECTIVE)</b> <b>PART B: PROVISION OF DECKING IN REAR GARDEN (RETROSPECTIVE)</b>
Recommendation Summary:	<b>SPLIT DECISION AND ENFORCE</b>

## SITE AND SURROUNDINGS

1. The application site is a semi-detached dwelling occupying a plot of 292m<sup>2</sup> and is set within a well established residential area. The application property has a completed two storey side extension, single storey rear extension and front canopy. To the rear of the property is an area of raised decking forming a patio.
2. The application site is bound on both sides by residential dwellings. To the north is number 129 Howley Grange Road, the adjoining semi detached dwelling. To the south is number 133 Howley Grange Road, a semi detached dwelling with a converted garage abutting the application site boundary.

## PROPOSAL

3. This application seeks retrospective approval for the front canopy roof and rear decking.
4. The front canopy roof as constructed is a deviation from that approved under the previously approved application P11/0770. The canopy as built is larger and stretches across the entire front elevation, including that of the two storey side extension. It is hipped at each end and has a forward facing gable feature. This

forward facing gable projects forward of the rest of the canopy and is supported by wooden support beams which have a natural finish.

5. The decking is sited to the rear and forms a patio. It is 0.5m in height with steps down to the remaining garden area. It has a balustrade of 0.85m

6. Given the above the description of proposed works is as follows:

Part A: Front canopy roof (Retrospective)

Part B: Provision of decking in rear garden (Retrospective)

## HISTORY

- 7.

APPLICATION	PROPOSAL	DECISION	DATE
P11/0770	Two storey side extension and single storey side/rear extension following demolition of existing side extension. New canopy roof to front elevation.	Approved with Conditions	22/08/2011

## PUBLIC CONSULTATION

8. No representations received, following consultation with 9 adjoining neighbours.

## OTHER CONSULTATION

9. None required

## RELEVANT PLANNING POLICY

10. Saved Unitary Development Plan Policies (2005)

- DD4 – Development in Residential Areas

11. Supplementary Planning Guidance

- Planning Guidance Note (PGN) 12 – The 45 Degree Code
- Planning Guidance Note (PGN) 17– House Extension Design Guide (1997)
- Parking Standards (2012)

**ASSESSMENT**

12. Key issues.

- Impact on visual amenity and character of the area
- Residential amenity

Impact on the visual amenity and character of the area

13. The decking is not visible within the street scene. From the rear the decked area is characteristic of a domestic dwelling and is only 0.2m in higher than that which could be constructed under permitted development rights. In this regard the decking is considered to be in accordance with the requirements of saved Policy DD4 of the UDP (2005).
14. The canopy roof is larger than that approved under planning application P11/0770. It projects out further onto the driveway as well as being higher to the pitch and is of a varying design. The canopy is not considered to be characteristic within the street scene. The area has examples of modest front alterations to dwellings including canopies, very similar in design to that which was approved under the previous planning application (P11/0770).
15. It is considered that the scale and design of the extension as built is not characteristic of the host property and appears overly large upon the front elevation. In addition the large timber pillars draw no reference from the main dwelling house and appear out of place.
16. As a result of the above the canopy is considered to detract from the street scene and host dwelling being an incongruous addition. The development would therefore be contrary to, in terms of visual considerations, saved Policy DD4 of the adopted UDP and the provisions in PGN17.

### Residential amenity

17. The decking to the rear is not considered to have any impact on the residential amenity of neighbouring occupiers. The height is considered appropriate in order to not result in excessive overlooking and therefore loss of privacy. The decking therefore complies with saved UDP Policy DD4 and PGN17, in terms of protecting the amenity of neighbouring occupiers.
18. The canopy roof has no detrimental impact on neighbouring amenity. The use of a hipped roof finish ensures that the forward facing habitable roof windows to both neighbouring properties would not suffer detrimentally from loss of light. The canopy therefore complies with saved UDP Policy DD4, PGN12 and PGN17, in terms of protecting the amenity of neighbouring occupiers.

## **CONCLUSION**

19. The decking is acceptable in terms of design and residential amenity. The canopy however due to scale and design is considered as an incongruous addition to both the host property and the street scene.

## **1<sup>st</sup> RECOMMENDATION**

20. Part A – Front canopy roof (Retrospective) is REFUSED for the following Reason:

The canopy roof is an incongruous addition to the host property and street scene being overly large and of an inappropriate design to the detriment of the dwelling and wider area contrary to the requirements of saved UDP Policy DD4 - Development in Residential Areas (2005), and Planning Guidance Note 17 (1997).

Part B - Provision of decking in rear garden (Retrospective) be APPROVED.

## 2<sup>nd</sup> RECOMMENDATION

21. Enforcement action is sought.

### Informative

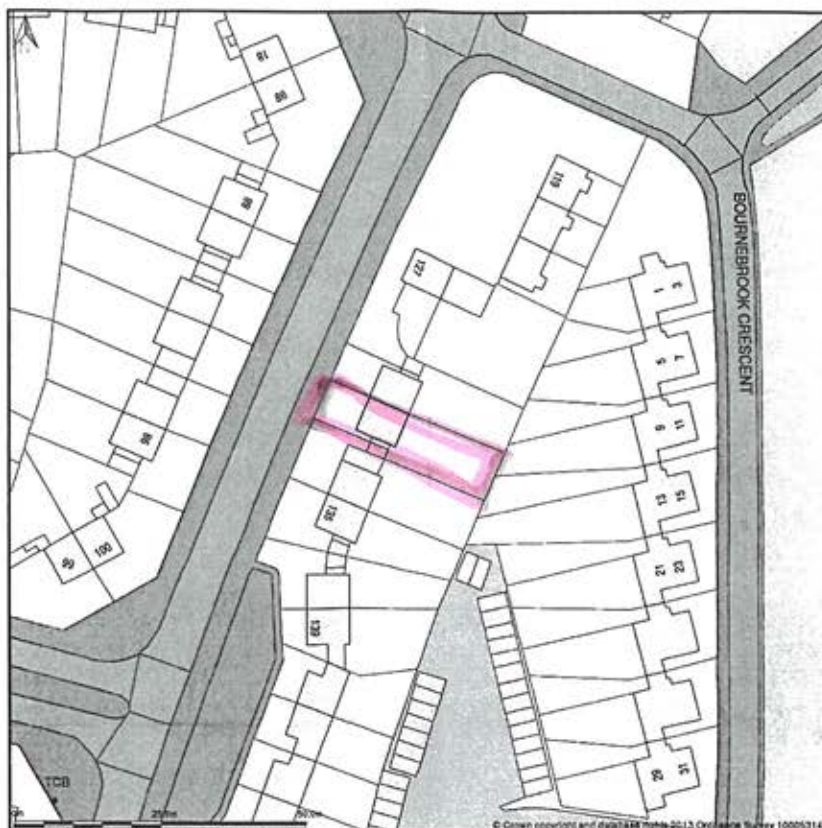
#### Part A of proposed works

The local planning authority is aware of the requirement of paragraph 186 and 187 in the National Planning Policy Framework to work with the applicant in a positive and proactive manner, seeking solutions to problems arising in relation to dealing with the application. In this case, after careful balanced consideration the Local Planning Authority considers that there are insurmountable design issues that have not been satisfactorily resolved to demonstrate that the scheme would result in the creation of a sustainable form of development and thereby failing to improve the economic, social and environmental conditions of the area.

#### Part B of proposed works

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.

**131 Howley Grange Road, Halesowen, B62 0HT**



Site Plan shows area bounded by: 399079.02,283955.36 399220.44,284096.78 (at a scale of 1:1250) The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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A hand-drawn floor plan of a rectangular room. The room is oriented horizontally. The top wall is labeled "FRONT" and has a door on the right side. The bottom wall is labeled "BACK" and has a door on the left side. The left wall is labeled "SIDE WALL" and has a door on the left side. The right wall is labeled "SIDE WALL" and has a door on the right side. The room is divided into two sections by a vertical line. The left section is labeled "B. L. 120 cm" and the right section is labeled "B. L. 120 cm". The total width of the room is labeled "120 cm". The total length of the room is labeled "120 cm". The room is labeled "FRONT" and "BACK". The room is labeled "SIDE WALL" and "SIDE WALL". The room is labeled "B. L. 120 cm" and "B. L. 120 cm". The room is labeled "120 cm" and "120 cm".

1800 mm

1800 mm Boundary Zoning

8500 mm Boundary Zoning

500 mm

Step back Access

Timber cladding

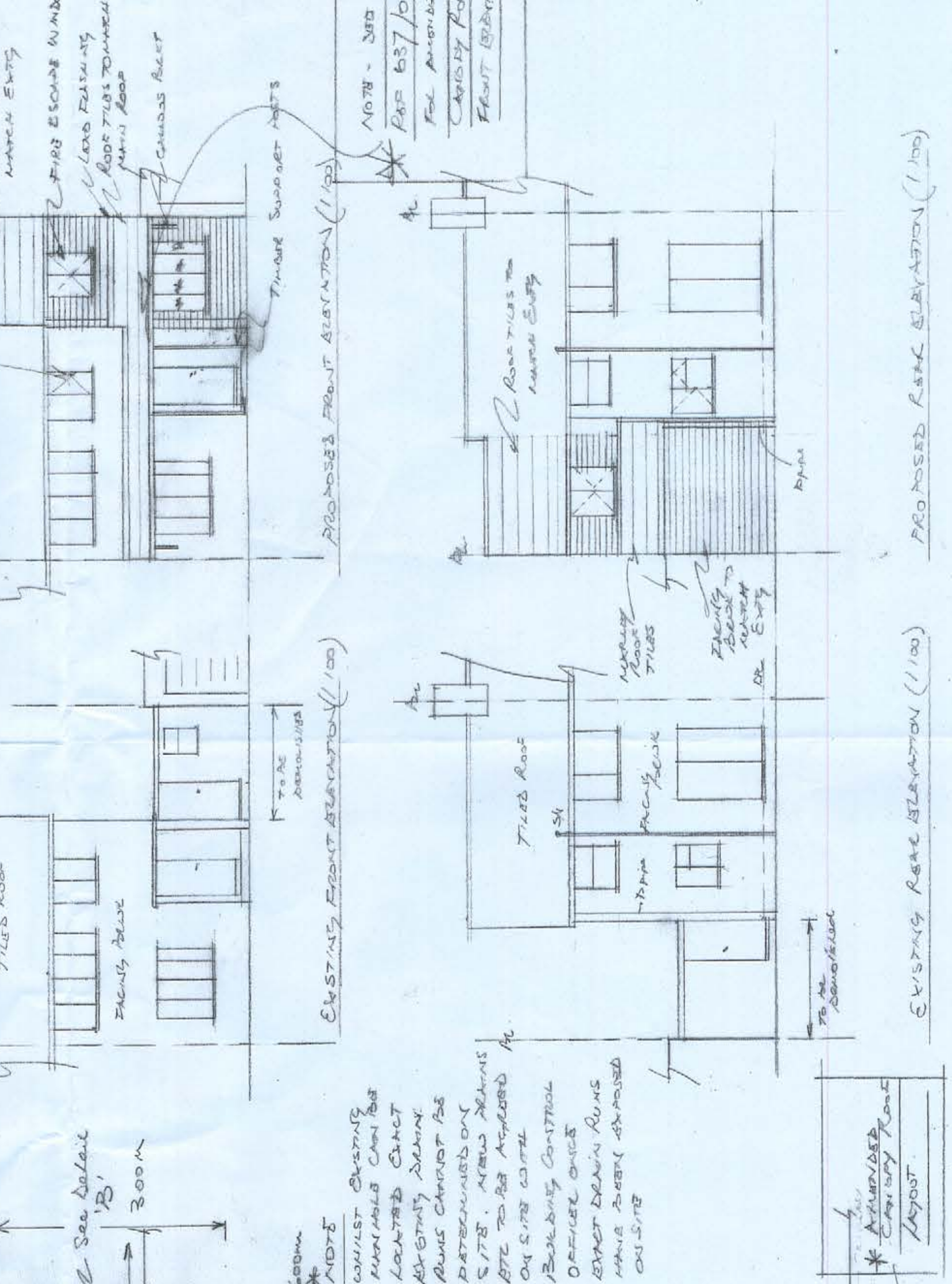
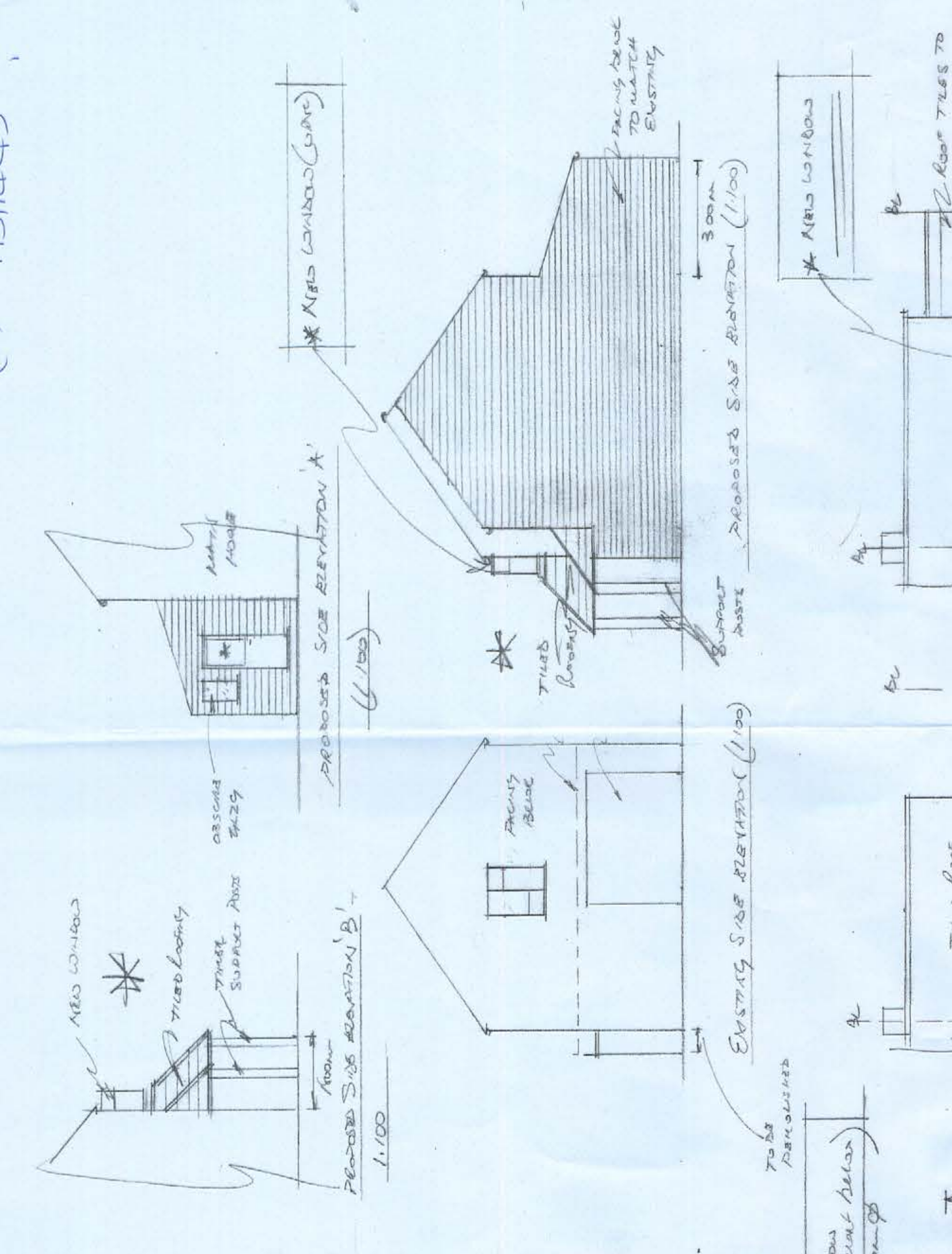
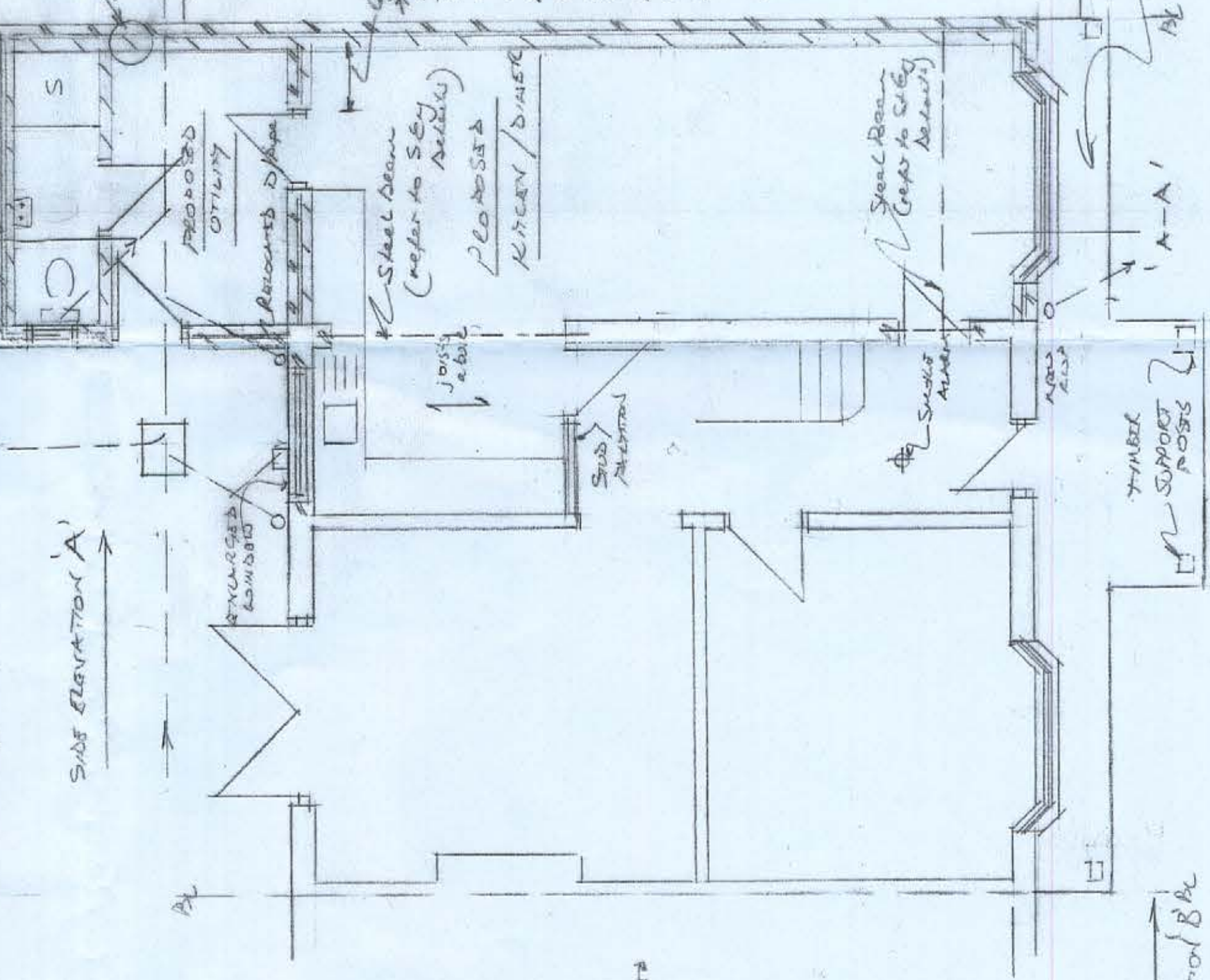
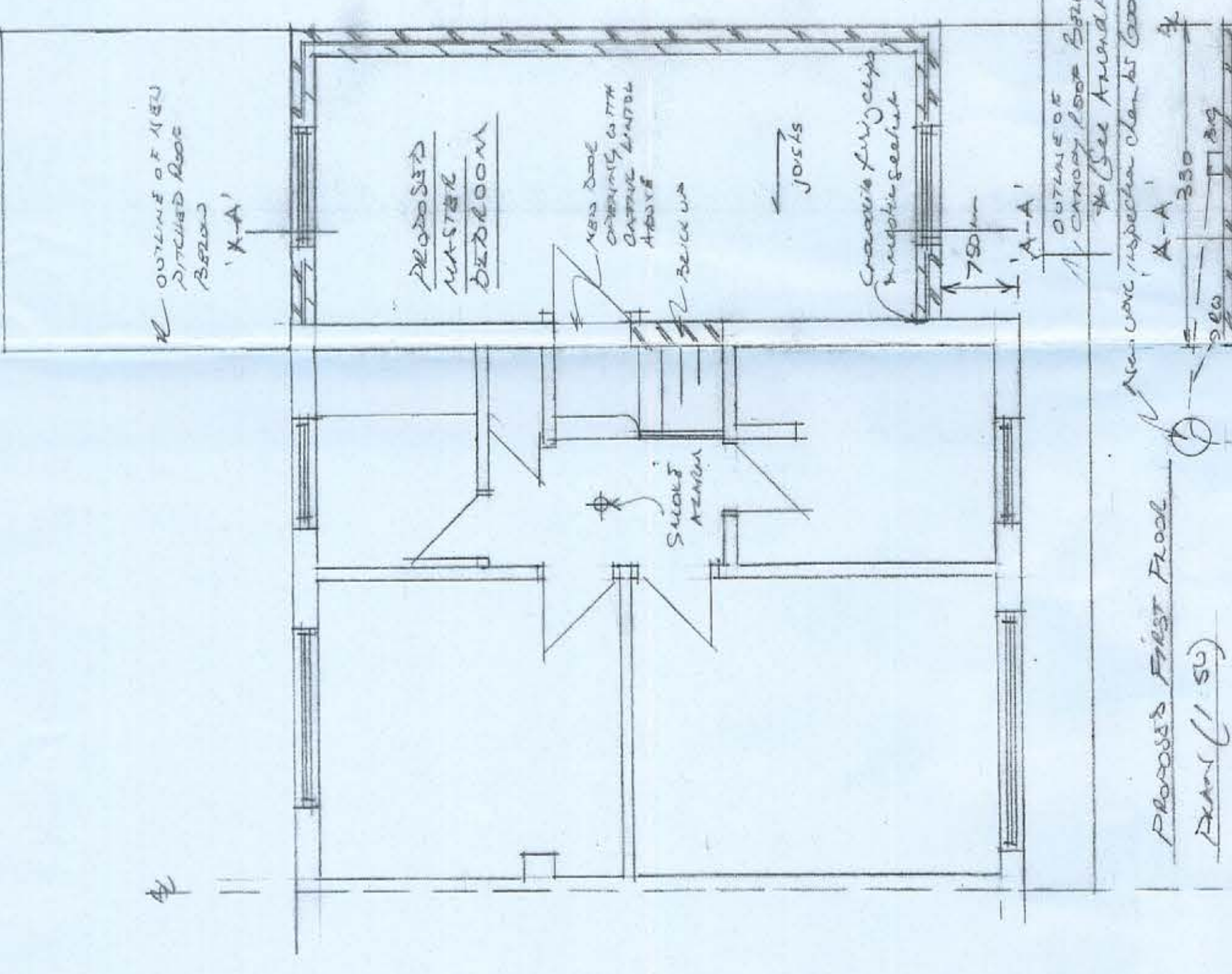
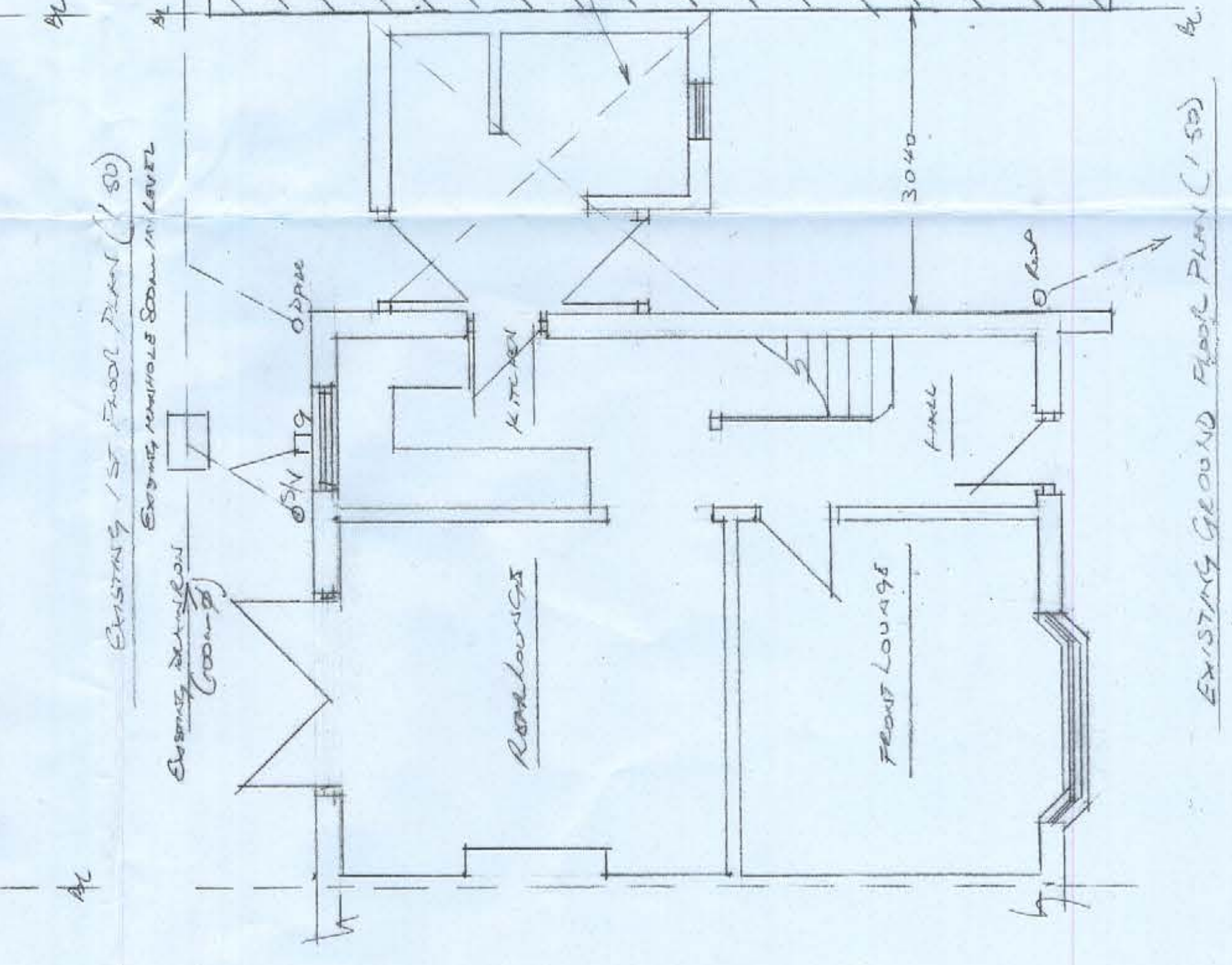
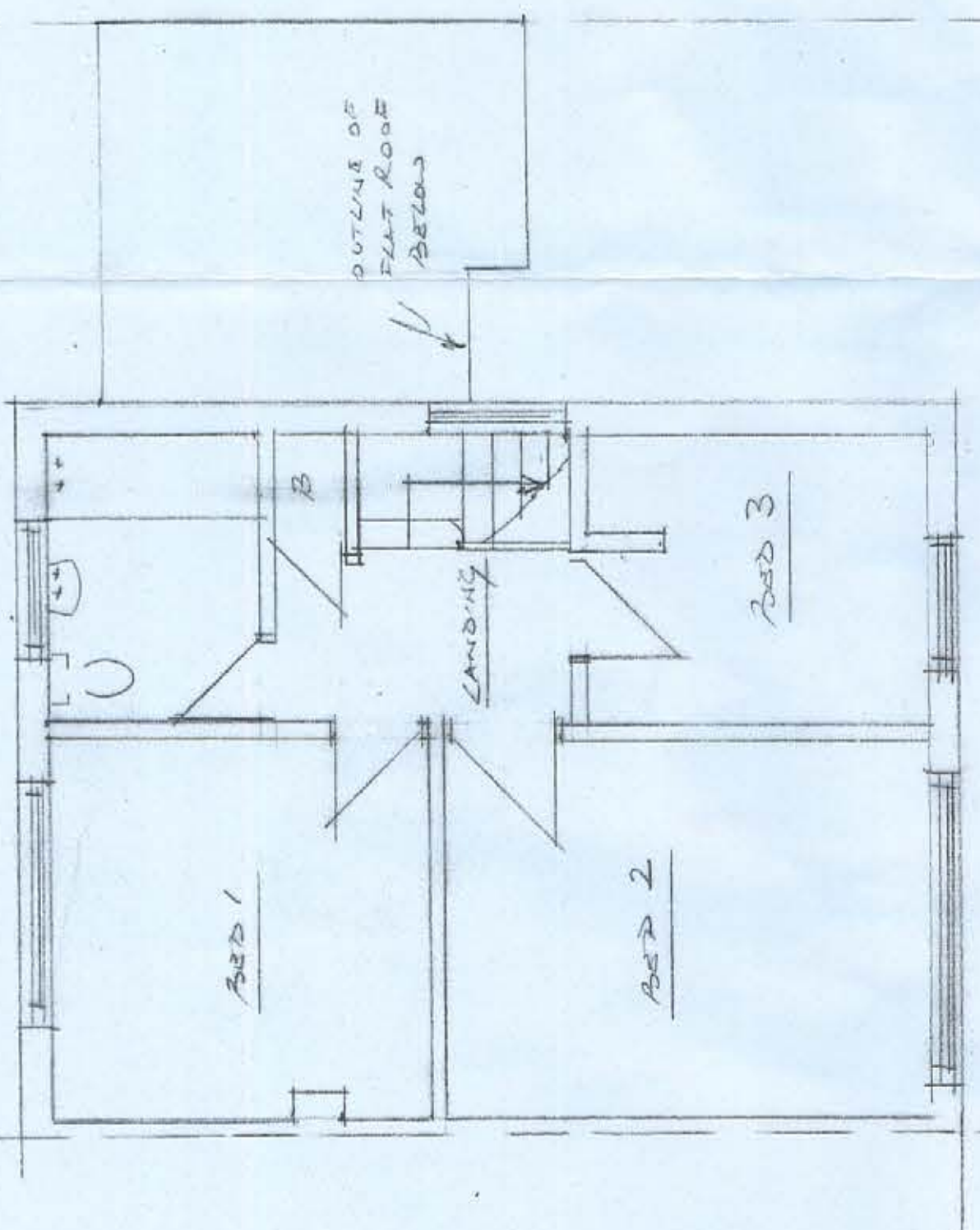
A/C

A/C



PROPOSED EXTENSION WORKS  
AT: 131 HOWLEY GRANGE RD,  
HALESOWEN, B62 0HT  
FOR MR. A. ROSS  
REF CHS/637/01  
JUNE 2011

\* AMENDMENT 02 TO B - TO B3 READ  
IN CONJUNCTION WITH CHS/637/03  
- AMENDED CANNY ROOF AT FRONT, ALSO  
UPSTAIRS (CONSIDER TO FRONT ELEVATION), REAR  
GARDEN DECKING & ROUGHENING WALLING TO FRONT GARDEN



PROPOSED GROUND FLOOR PLAN (1:50)