

PLANNING APPLICATION NUMBER:P14/1591

Type of approval sought	Full Planning Permission
Ward	Sedgley
Applicant	Mr & Mrs K Groom
Location:	BLAKESLEY HOUSE, MODEN HILL, SEDGLEY, DUDLEY, DY3 3YD
Proposal	SINGLE STOREY REAR EXTENSION, FIRST FLOOR SIDE EXTENSION AND EXTEND EXISTING ROOF OVER TO CREATE HABITABLE ROOM IN ROOFSpace WITH REAR DORMERS
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The application site comprises a modern detached post-war dwelling that is elevated above the road. The property has an attached single garage positioned on its eastern boundary. The garage projects forward of the principal elevation by 0.8m with a monopitch roof over. The monopitch roof then extends across the front elevation of the dwelling providing a pitched roof over an existing bow window on the ground floor. The front and rear elevations are largely rendered with a wooden cladding panel at first floor on the front elevation. The side elevations of the dwelling are constructed of facing brickwork. The rear roof plane comprises a large rear dormer that extends across most of the roof of the dwelling.
2. The front of the dwelling is set back 10m from Moden Hill with the frontage laid with a hard stand for the parking of vehicles. The front drive is steep rising upwards towards the dwelling. Access to the dwelling is via a set of steps and boundary wall that sits approximately 1m higher than the highway. Similarly the rear garden is steep and rises towards the rear boundary of the site. The rear garden is terraced with each level retained by sleepers.

3. The immediate neighbour located to the south-east is built on a similar level. The adjoining property has a driveway located to the side of the property with a detached garage built within the rear garden. The garage is sited 1.5m beyond the rear elevation of the dwelling and is built on and close to the boundary with the application site extending approximately 5.5m in length. The garage forms stands approximately 2.4m in height.
4. The application site sits significantly lower than the neighbouring property located to the north-west with a high retaining wall, fencing, mature trees and shrubs running along the western boundary of the site. The rear elevation of this neighbouring property backs onto the application site.
5. The site looks out onto the Green Belt and open countryside beyond facing a detached cottage, an animal sanctuary and water treatment plant. Moden Hill itself is a narrow country lane without any footpaths. The application site lies on the edge of the built up area adjoining open countryside falling within South Staffordshire.

PROPOSAL

6. The proposal seeks the erection of a first floor side extension with a dormer within the rear roof plane and the erection of a single storey rear extension.
7. The first floor side extension would build over the existing garage retaining the 1m side access to the rear of the site. The first floor side extension would not project beyond the rear of the original dwelling. The eaves and ridge height of the proposed extension would match that on the original dwelling. The proposed dormer within the rear roof plane would extend the existing rear dormer being set down from the ridge and set up from the eaves the same as the existing. The new dormer would be set in 0.5m from the side gable.
8. The single storey rear extension would project 4m from the rear wall of the existing property but would be set off between 1.3m and 2.8m from the side boundary. The rear extension would have a monopitch roof that would extend up to 3.8m high. The

roof of the proposed extension would become flat within 1.8m of the rear wall of the original dwelling to ensure that the proposed roof does not affect the first floor windows on the existing dwelling. The rear extension would have a window and a set of French doors within its rear elevation and a side facing kitchen window towards the neighbouring property to the south-east.

HISTORY

APPLICATION No.	PROPOSAL	DECISION	DATE
SD/55/1043	Change of use of land for residential purposes.	Approved with Conditions	28/06/55

PUBLIC CONSULTATION

9. The application was advertised by way of neighbour notification letters being sent to the occupiers of seven properties within close proximity to the site and the display of a site notice. The latest date for comments was the 5th December 2014. One letter has been received raising the following material planning considerations:

- Overbearing nature of first floor side extension to driveway
- Loss of sunlight to driveway
- Overlooking from side and rear facing windows.

OTHER CONSULTATION

10. Not applicable.

RELEVANT PLANNING POLICY

National Planning Guidance (2012)

11. The National Planning Policy Framework (NPPF) sets out the Government's planning policies for England and how these are expected to be applied. The NPPF is a material consideration in planning decisions, but does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved.
12. The NPPF advises that the purpose of the planning system is to contribute to the achievement of sustainable development.

Planning Practice Guidance

Use of Planning Conditions

Black Country Core Strategy (2011)

ENV 3 Design Quality

Unitary Development Plan (2005)

DD4 Development in Residential Areas

SO1 Green Belt

Supplementary Planning Guidance/Documents

PGN 12. The 45 degree code

PGN 17. House extension design guide

ASSESSMENT

13. The main issues are

- Principle
- Design
- Neighbour Amenity

Principle/Policy

14. The site is not designated for any particular use within the Development Plan being separated from the Green Belt by Moden Hill. The siting of the development at the side of the existing dwelling between the neighbouring property would not have an adverse impact upon views into or out of the Green Belt thereby protecting the function and purpose of the Green Belt being in accordance with the NPPF and saved Policy S01 of the Adopted Dudley Unitary Development Plan.

Design

15. The first floor side extension and associated rear dormer would complement the appearance of the original dwelling with windows lining through with each other, the same ridge and eaves height proposed and appropriate architectural detailing. The dwelling only adjoins one other dwelling within the wider street scene with the two dwellings being built on the edge of the built up area. The first floor side extension would retain a 1m set off from the side boundary with the neighbouring property and the adjoining dwelling is set off the side boundary by 2.5m ensuring that the detached character of the properties within the street is retained.
16. The single storey rear extension would have a poorly designed roof with a flat roof component to ensure that the pitch of the roof would not affect the first floor windows above. However, the extension would not be visible from the public realm and would not warrant the refusal of planning permission.
17. The design of the proposed extensions would complement the appearance of the original dwelling and would retain the detached nature of the dwelling from its neighbour thereby ensuring that there would not be an adverse impact upon the character of the area in accordance with Policy ENV3 of the BCCS and saved Policy DD4 of the Adopted Dudley Unitary Development Plan.

Neighbour Amenity

18. The first floor side extension would not project beyond the rear elevation of the existing dwelling and would be set off the side boundary with the immediate neighbour by 1m. The adjoining dwelling has not been extended to the side and

comprises a 2.5 wide driveway to the side of the dwelling adjoining the application site. The driveway and the proposed extension being set off the site boundary would provide a 3.5m separation between the side elevation of the neighbouring property and side elevation of the proposed first floor side extension. The adjoining dwelling does not have any side facing windows that serve habitable rooms on its side elevation with the first floor side window serving the landing. Whilst the proposed development would bring the first floor of the application property 2.5m closer to the immediate neighbour, given the set off of the side extension from the boundary, the set off of the neighbouring dwelling from its side boundary and the absence of side facing habitable room windows on the side elevation of the neighbouring property, the proposed first floor side extension would not have an adverse impact in terms of a loss of daylight to habitable rooms or a loss of immediate outlook.

19. The neighbour has raised concerns that the first floor extension would be overbearing and result in a loss of daylight to the use of their driveway. The neighbouring property lies to the south-east of the application site whereby the impacts of the first floor side extension in terms of sunlight would be minimal due to the orientation. The first floor side extension may result in some loss of daylight to the side driveway during the afternoon and the proposals would enclose the driveway more so than the existing situation. However, in view of the non habitable nature of a driveway and its short intermittent use it would not be appropriate to recommend the refusal of planning permission on the potential impacts of the side driveway serving the adjoining property.

20. The first floor side extension has reduced the amount of side facing windows in the application site from the existing situation removing two windows serving a bedroom and replacing them with a single small window serving a landing. This would therefore improve the potential overlooking of the neighbouring property from the existing situation.

21. The proposed single storey rear extension does propose a side facing window serving a kitchen that would face the rear garden of the neighbouring property. The

window would be set off between 1.6m and 2.3m from the side boundary. There is an existing 2m high close boarded fence between the application site and the neighbouring property. The proposed side facing window would only project 0.3m above the fencing and would be set off the side boundary thereby reducing the ability for overlooking. In addition, the neighbouring property has a detached garage positioned close to the boundary with the application site and built within 1.5m from its rear elevation. The siting of the garage would already impact upon the outlook from the neighbouring property and would reduce the potential of the proposed extension to result in a loss of privacy to the occupiers of the neighbouring property.

22. The rear windows within the proposed single storey rear extension would look towards the neighbours 5.5m deep detached garage. The side elevation of the neighbouring garage forms the boundary to the application site and stands approximately 2.4m in height from the existing ground level at the site. The siting and height of the neighbouring garage would prevent overlooking or a loss of privacy caused by the proposed single storey rear extension.
23. The extension of the existing dormer window within the rear roof plane across the proposed first floor side extension would not increase overlooking towards the neighbouring property beyond the existing situation. The extended dormer would serve an en-suite bathroom which would have an obscurely glazed window preventing any overlooking or a loss of privacy in any event.
24. The proposed extensions would not have an adverse impact to the neighbouring property located to the north-west due to the substantial level difference and separation distances that would be provided. The application site sits at a significantly lower level than this neighbouring property which would mean that the proposed development would not be visible at all from this adjoining dwelling.
25. The proposed extensions would not result in a loss of residential amenity to the occupiers of neighbouring properties and would therefore be in accordance with saved Policy DD4 of the Adopted Dudley Unitary Development Plan, PGN12 and PGN17.

CONCLUSION

26. The proposed development would not have an adverse impact upon views into or out of the Green Belt thereby protecting the function and purpose of the Green Belt. The design of the proposed extensions would complement the appearance of the original dwelling and would form subservient additions to the original dwelling house. The proposed extensions would be set off the side boundaries of the site thereby retaining a visual break and separation between the application site and the neighbouring property thereby retaining the character of the area. The proposed development would not have an adverse impact upon the residential amenity of the occupiers of neighbouring properties through either a loss of outlook, a loss of privacy or a loss of sunlight to habitable rooms.

RECOMMENDATION

27. It is recommended that the application be APPROVED subject to 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.

Notes to Applicant/Informative

Coal mining areas

The proposed development lies within a coal mining 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.

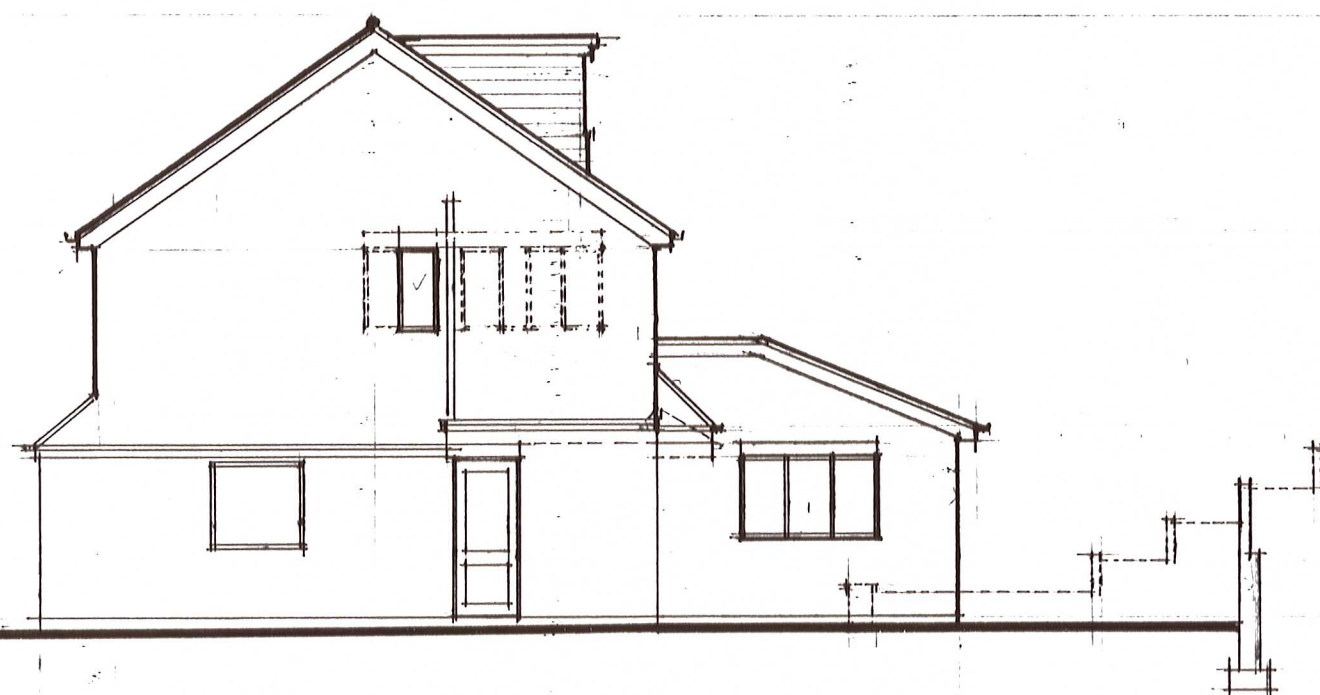
Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com

Conditions and/or reasons:

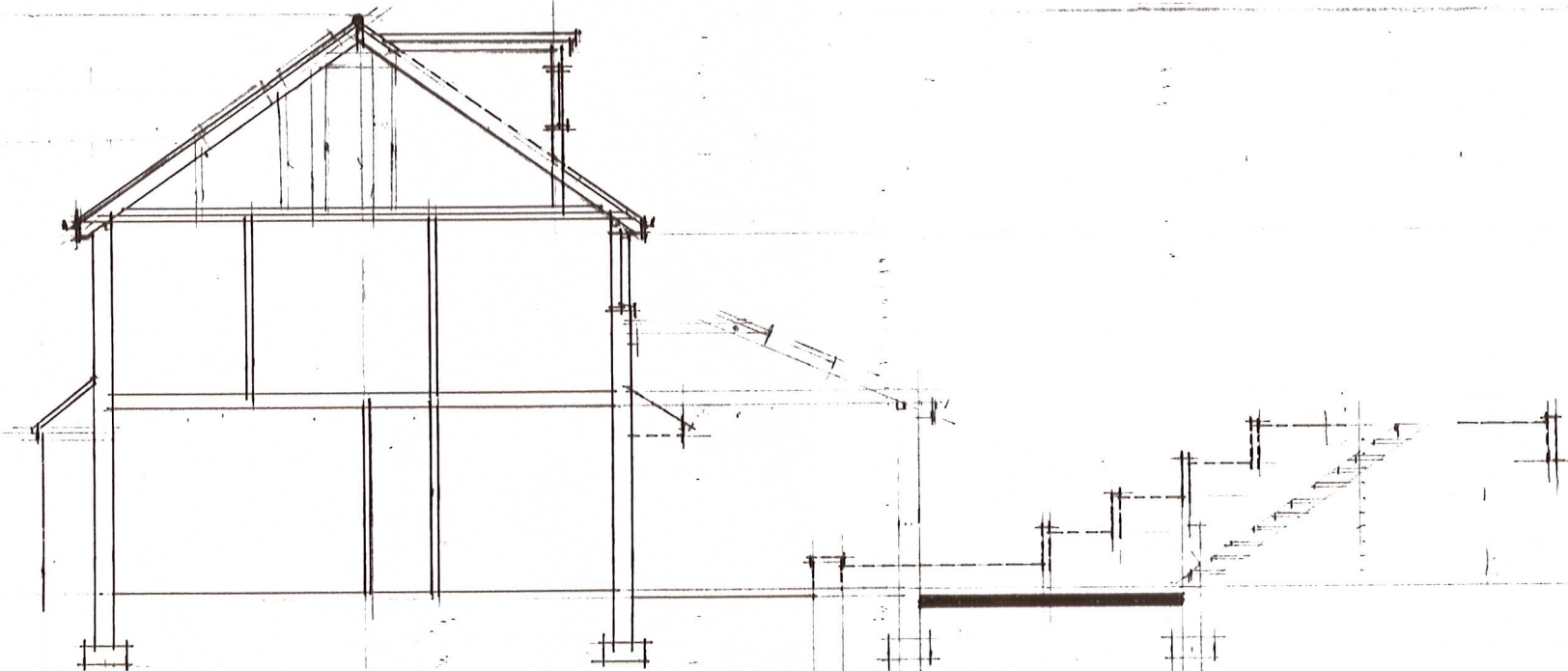
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following approved plans: KG.3323/14
3. The materials to be used in the approved development shall match in appearance, colour and texture those of the existing dwelling.



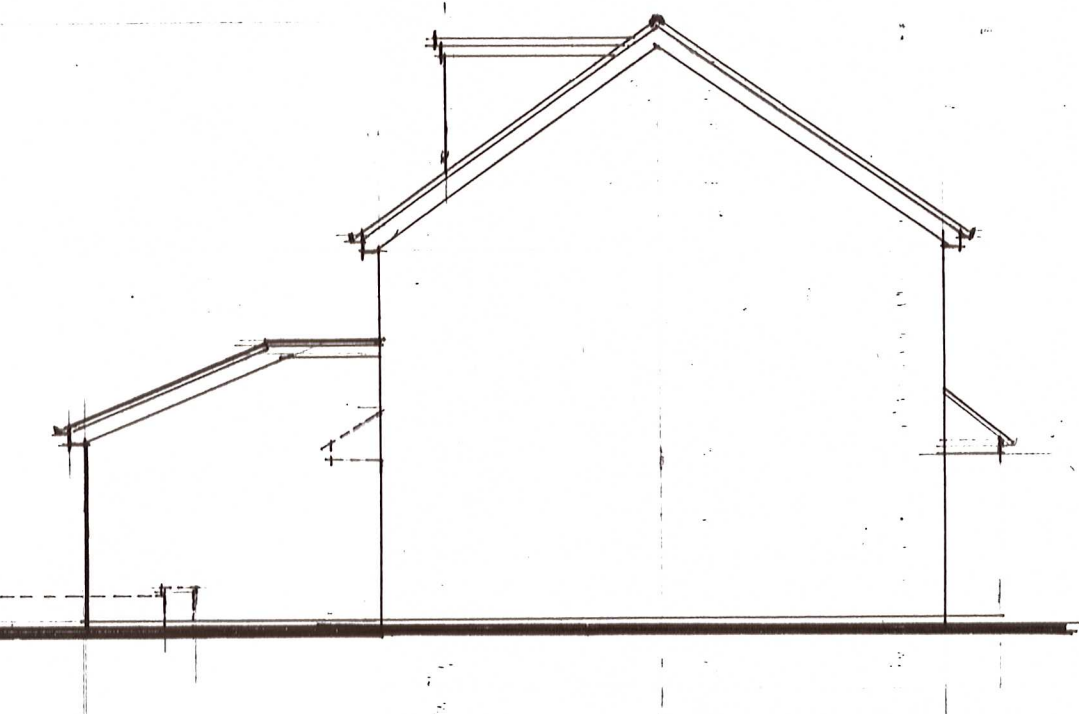
PROPOSED REAR ELEVATION
Scale 1:100



PROPOSED SIDE ELEVATION



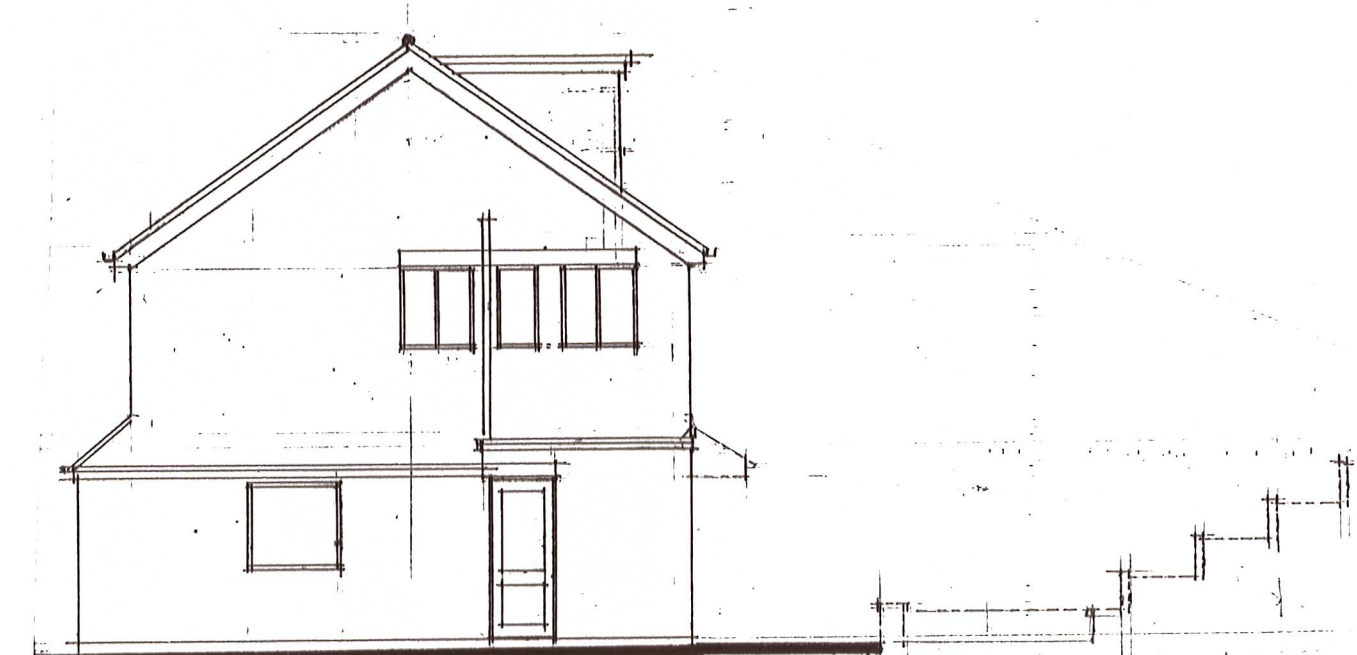
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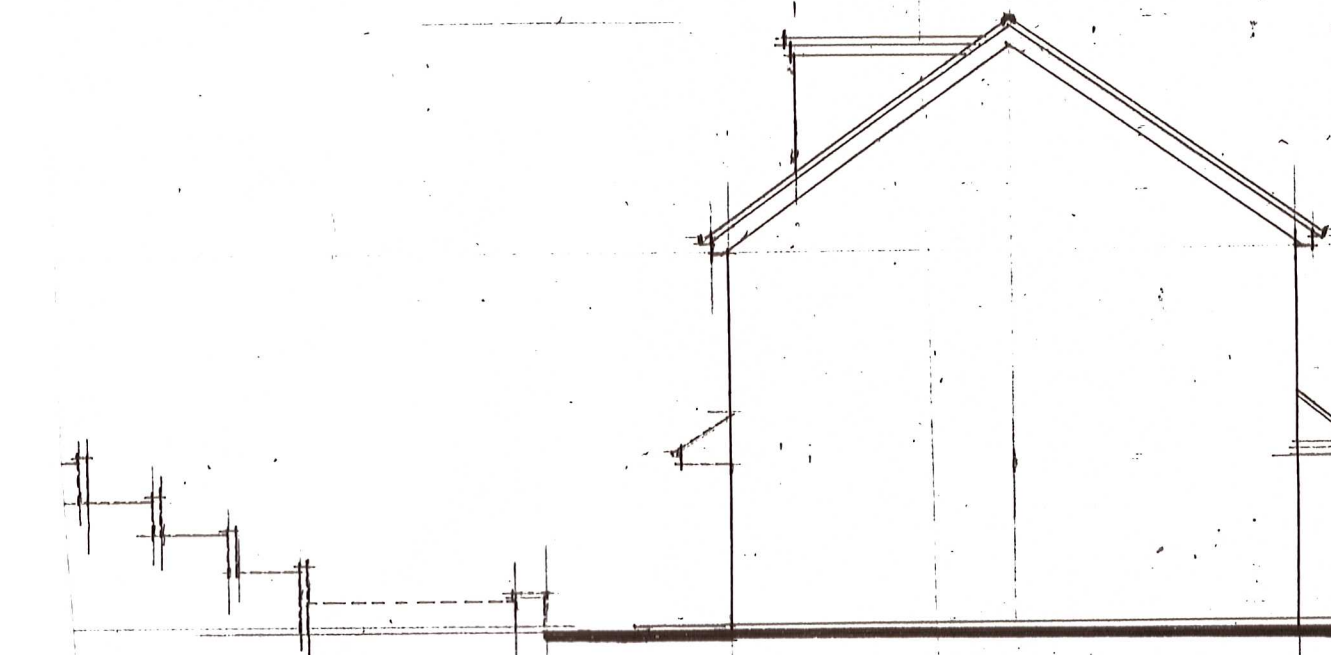
PROPOSED SIDE ELEVATION



EXISTING REAR ELEVATION
Scale 1:100



EXISTING SIDE ELEVATION



EXISTING SIDE ELEVATION

NOTES:
All dimensions must be checked on site and not scaled from this drawing.

Date Revisions

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Client
X MR & MRS K. GROOM

Job Title
X BLAKESLEY HOUSE
MODEN HILL
SEDGLEY
DUDLEY
DY3 3YD

Drawing Title
X PROPOSED DOUBLE STOREY SIDE AND
SINGLE STOREY REAR EXTENSIONS

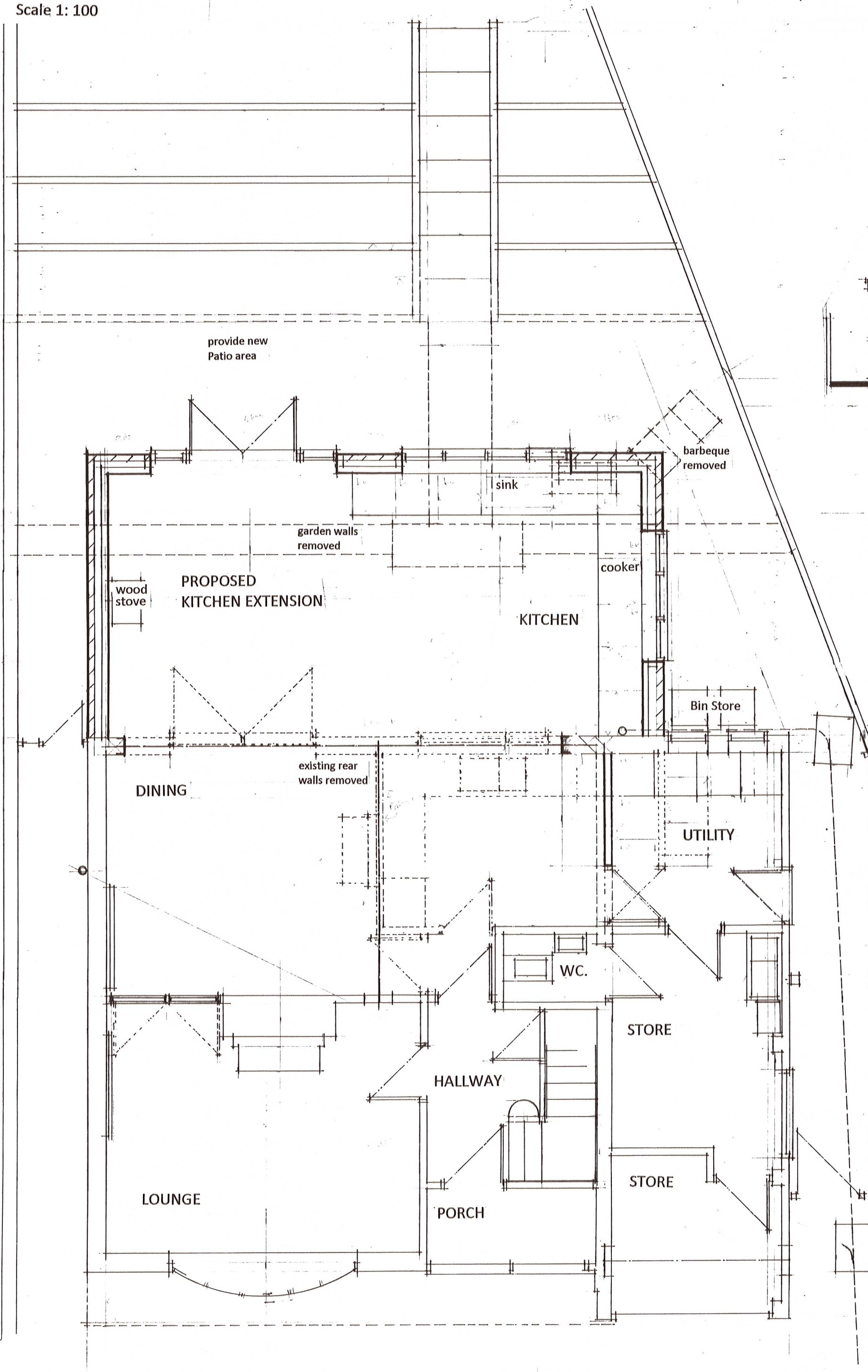
ELEVATIONS AND PLANS

SCALE 1:50 1:100

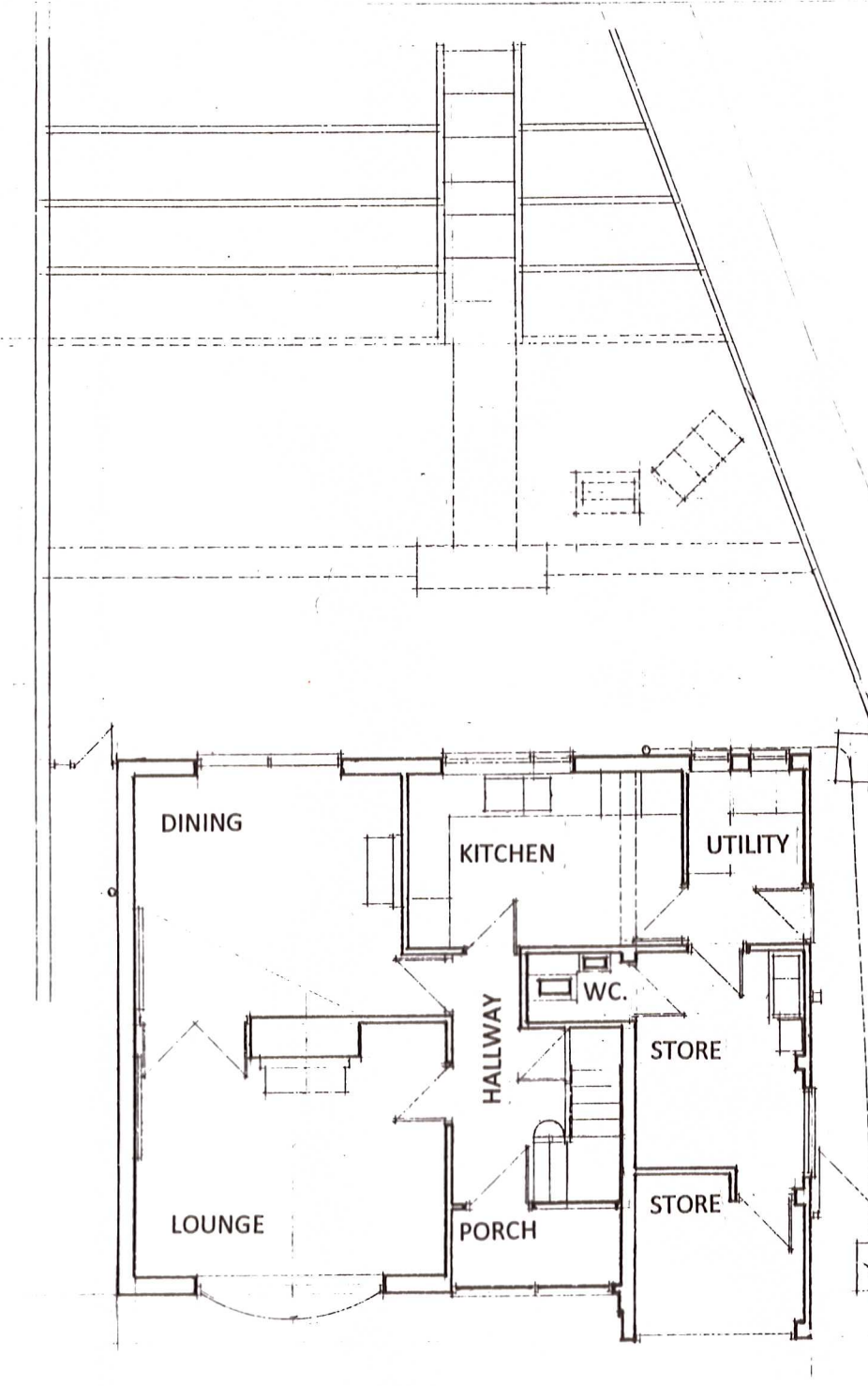
DATE: JUNE 2014 Drawn by X

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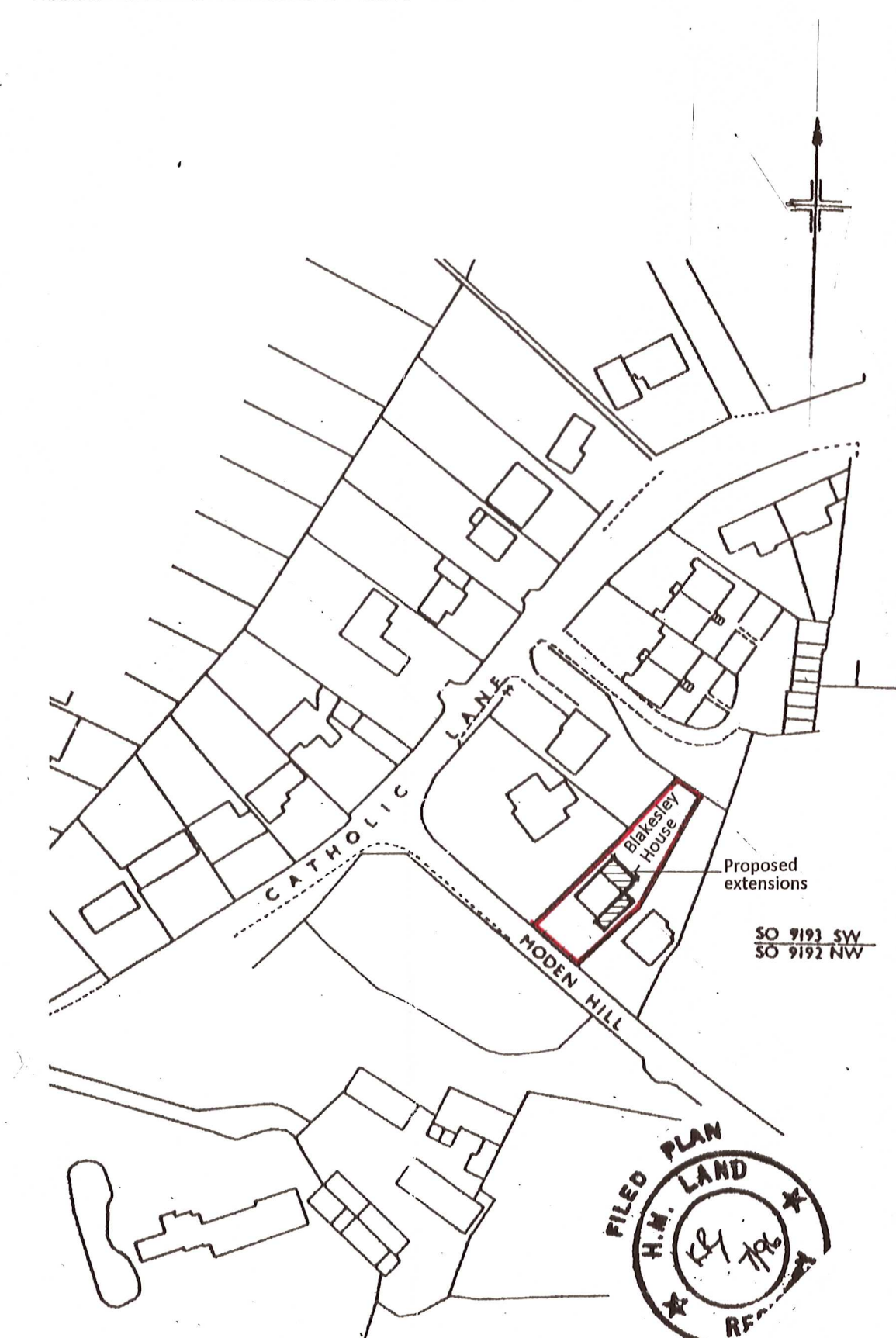
ORIGINAL



PROPOSED GROUND FLOOR PLAN
Scale 1:50



EXISTING GROUND FLOOR PLAN
Scale 1:100



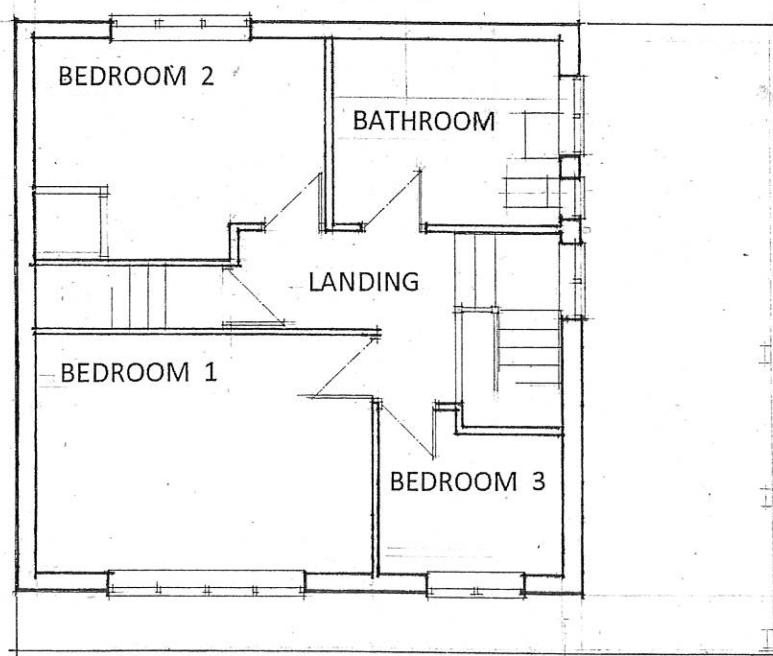
LOCATION PLAN
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EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION



EXISTING FIRST FLOOR PLAN
Scale 1:100

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x PROPOSED DOUBLE STOREY
SIDE AND SINGLE STOREY
REAR EXTENSIONS

4 NOV 2014

ELEVATIONS AND PLANS

Scale 1:100

Date JUNE 2014

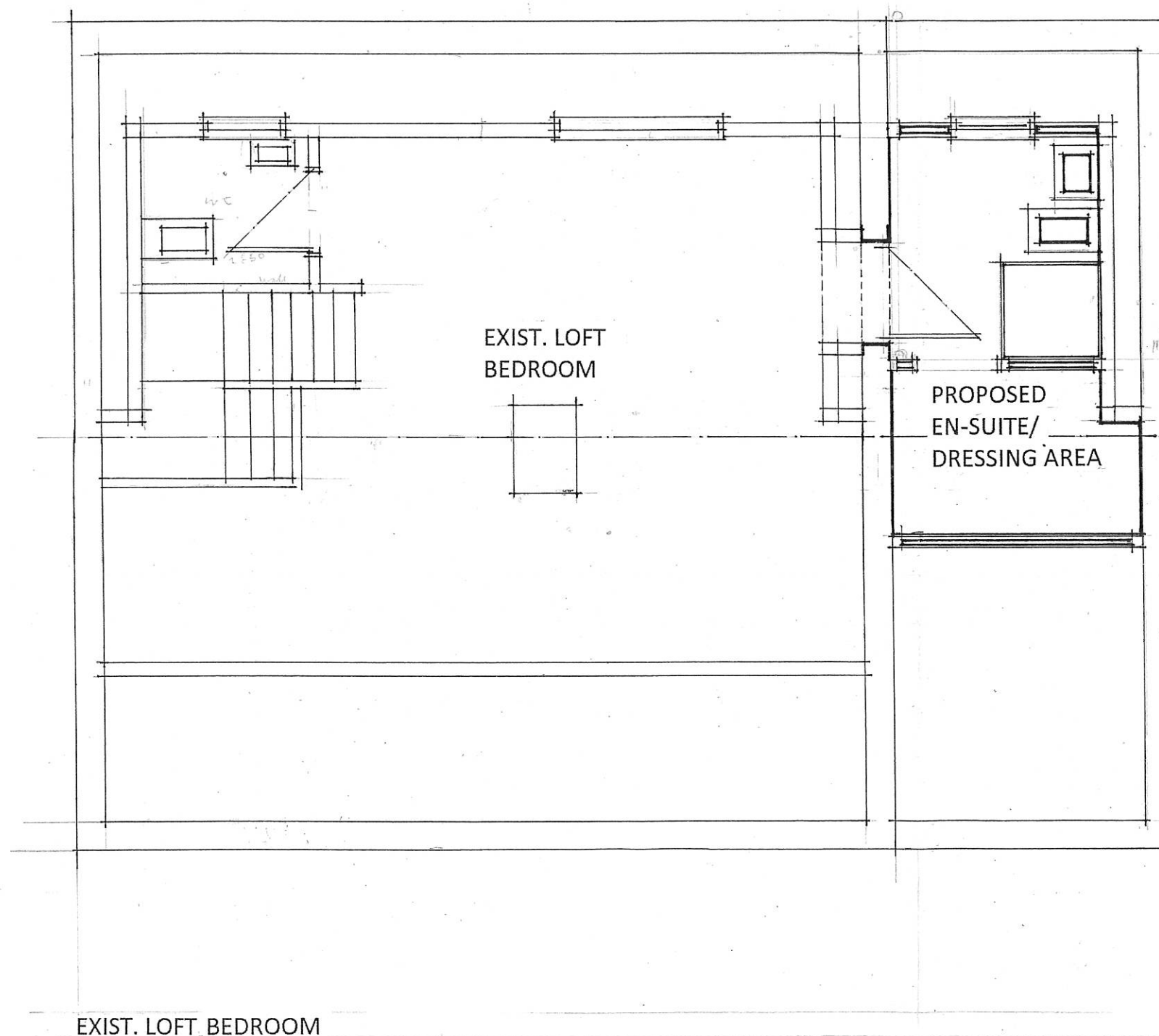
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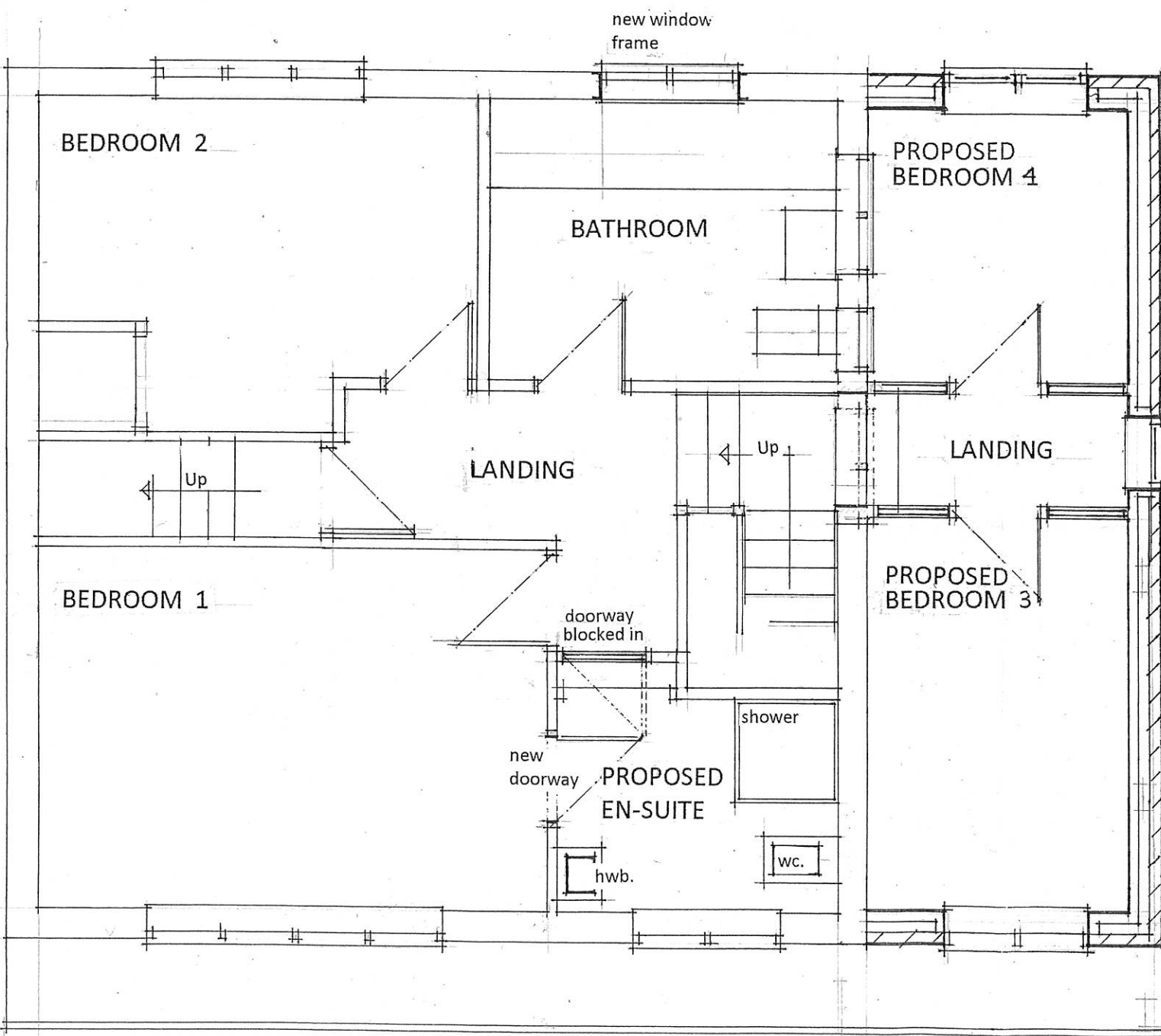
x PROPOSED DOUBLE STOREY
SIDE AND SINGLE STOREY
REAR EXTENSIONS

4 NOV 2014

SCALE 1:50

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PROPOSED FIRST FLOOR PLAN

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REAR EXTENSIONS

4 NOV 2014

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