

PLANNING APPLICATION NUMBER:P14/0106

Type of approval sought	Full Planning Permission
Ward	Norton
Applicant	Mr Ben Tromans
Location:	3 LINDEN DRIVE, OLDSWINFORD, STOURBRIDGE, WEST MIDLANDS, DY8 2LF
Proposal	SINGLE AND TWO STOREY SIDE, FIRST FLOOR SIDE/REAR AND TWO STOREY REAR EXTENSIONS. PART CONVERSION OF EXISTING GARAGE TO CREATE HABITABLE ROOM. (RESUBMISSION OF WITHDRAWN APPLICATION P13/1704).
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The application site measures 376m² and the property is a detached pitched roof dwelling built in the 1970s. The house features a single storey side / rear garage addition. The property is set back at least 4.75m from the highway to the front with a driveway and garden to the front of the property and a garden to the rear.
2. No. 2 Linden Drive is positioned to the south whilst No. 4 Linden Drive is located to the north. Abutting the rear of the site is a block of flats, Nos. 1 – 34 Doveton House. To the front are Nos. 6, 7 and 8 Linden Drive at 24m distance.
3. The surrounding area is an established residential area with this street consisting of a mix of properties. The application property is positioned within a mixed street scene with properties being detached. The building line is fairly common along this part of the street.

PROPOSAL

4. This proposal seeks approval for a two storey side and rear extension. This development would provide an enlarged kitchen, utility and garage at ground floor with two bedrooms, an en-suite bathroom and dressing room at first floor level.
5. The two storey side addition would be set back 1.35m from the front and would measure 5.15m in width at ground floor (4.14m at first floor), 6.85m in length and 9m in total width at ground floor due to the wrap around design. The first floor would be set 1m off the northern boundary. The projection would be 2.65m in rear projection and would overlap by 3.85m along the rear elevation.
6. A new ground floor rear facing window would be inserted into the original part of the house. This would constitute permitted development.
7. A new first floor window would also be inserted into the original northern elevation of the house.

HISTORY

8. This property has one previous relevant application.

APPLICATION	PROPOSAL	DECISION	DATE
P13/1704	Two storey side and rear and first floor side extension	Withdrawn	16.12.2013

P13/1704 was withdrawn to enable the application to enter into pre-application discussions to improve the design and overall size of the extension.

PUBLIC CONSULTATION

- Direct notification was carried out to five surrounding properties and a site notice displayed at the site to advertise the proposal. One written representation objecting to the scheme has been received by the latest date for receipt of these comments which was 18th March 2014.
- The objection was based on the following material planning considerations:

- The proposed side facing windows would overlook No. 4 Linden Drive;
- The addition would impact on daylight provision to the lounge and bedroom window on No.4 and would overshadow the property;
- The scale of the development would be overly large;
- The proposal may impact on the mature trees within the garden of No. 4.

OTHER CONSULTATION

None relevant

RELEVANT PLANNING POLICY

Saved Unitary Development Plan Policies (2005)

- DD1 Urban Design
- DD4 Development in Residential Areas

Supplementary Planning Documents / Guidance

- Parking Standards SPD (2012)
- PGN12 The 45 Degree Code Guidelines
- PGN 17. House extension design guide

ASSESSMENT

9. 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.

10. The key issues are

- Design
- Neighbour Amenity
- Access and Parking

Design

11. 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 application property is a detached house positioned within a row of differing properties in terms of size and design. The application property is already fairly wide and the proposed extension would be fairly modest in terms of width and overall size. Although the property would extend across the majority of the plot following the development there would still be a gap on the southern side and a 1m gap at first floor on the northern side. Therefore, the property would still appear as a detached house and there would be no terracing effect within the street.
12. The proposed first floor and two storey side / rear extensions would be acceptable in size in terms of the original house and plot size, and the projection to the rear would not be significant. The set back from the front of the house and set down of the roof would also help the proposal to be subservient to the original house. The pitched roof design and fenestration would match up with the original property to ensure that the proposal is in-keeping with the 1970s house. The mono-pitched roof to the side of the first floor addition would also be an appropriate part of the extension. Despite the wrap around design the proposal would not appear out of keeping with the house. The pitched roof design of this part of the proposal has also been much improved since the previous application, P13/1740. As such, the proposal would not have an adverse impact on the visual amenity of the host property and would be an acceptable addition within the mixed street scene.
13. The entire development would therefore be an appropriate addition to the host property and would not have an adverse impact on the dwelling or street scene. As such, the development would comply with Policy DD4 – Development in Residential Areas of the saved UDP (2005) and PGN 17 – House Extension Design Guide.

Neighbour Amenity

14. There would be no impact on residential amenity for the occupiers of No. 2 Linden Drive as the rear extension would be positioned 11.5m from the boundary. As such, the fairly modest rear projection would not impact on daylight provision or outlook for the occupiers. The side facing first floor windows would be conditioned to be obscurely glazed to ensure there would be no impact on privacy for the occupiers. The ground floor window would be well screened by the boundary treatment between the properties.
15. The single storey garage addition would project up to the boundary and past the rear elevation of No. 4 Linden Drive, but this is no different than the existing situation. The mono-pitched roof addition above the garage would have no further impact on daylight provision or outlook than the existing situation due to it sloping away from the boundary and because of the modest roof size. The addition of a first floor side / rear extension, which would be set 1m off the boundary with No.4, would not breach the 45 degree code guidelines to the nearest windows on No. 4 at ground or first floor. The ground floor window on the rear of No. 4 is also part of a through lounge which features a window at the front as well. As there is no breach there would be no impact on daylight provision or outlook as a result, despite the orientation of the houses. The 2.65m projection past the rear elevation of No. 4 would also not be over-bearing to the occupiers due to the set off the boundary. The side facing windows at first floor would be conditioned to be obscurely glazed and top opening to ensure there would be no impact on privacy for the occupiers. The nearby trees are not protected and it is considered that the proximity of these trees would not be a reason to warrant refusal of the application.
16. The additions would be 30m from the western section of Doveton House and 18.5m, and at rights angles, from the southern section of the building. The proposal would also be at least 7m from the boundary with the car park of these flats. At these distances there would be no impact on amenity for the occupiers.

17. The proposal would be at least 26m from the properties to the front on Linden Drive. At this distance there would be no impact on amenity for the occupiers of these properties.

18. It is considered that there would be no demonstrable harm to the occupiers of any neighbouring properties. The development therefore complies with Policy DD4 – Development in Residential Areas, PGN12 - The 45 degree code guidelines and PGN 17 – House Extension Design Guide.

Access and parking

19. The existing parking requirement is for 2.5 spaces to be provided on-site and only two spaces are currently provided on the frontage. The garage would be lost as part of this proposal but this is not currently classed as an available parking space given its limited size. Following the development, four bedrooms and at least seven habitable rooms would be provided and the parking demand would be 2.6 spaces. The proposal would slightly reduce the level of parking on-site due to the side addition but this could be lost under permitted development rights.

20. Two would be left on the frontage following the proposal. Despite the additional bedrooms, and therefore increase in requirement, the proposal would not have an adverse impact on highway safety due to the position within a residential area and availability of parking on the street to the front. As such, the proposal would comply with the Parking Standards SPD (2012) and Policy DD4 of the saved Unitary Development Plan (2005).

CONCLUSION

21. It is considered that the proposed two storey side / rear extensions would be acceptable on this property due to the acceptable size and in-keeping design. The proposals would therefore not result in an adverse impact on the appearance of the host property.

22. The additions would also not have a significant impact on the residential amenity for the occupiers of any neighbouring properties due to the reduction in size and set in from the northern boundary. The proposal would therefore not significantly impact on daylight provision and outlook for any nearby occupiers.

23. Despite only two spaces being provided on the site following the development, taking into account the existing situation and the possibility for parking on the road, there would be no adverse impact on parking requirements for the property in this residential area. As such, there would be no adverse impact on highway safety.

24. The proposal would therefore 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

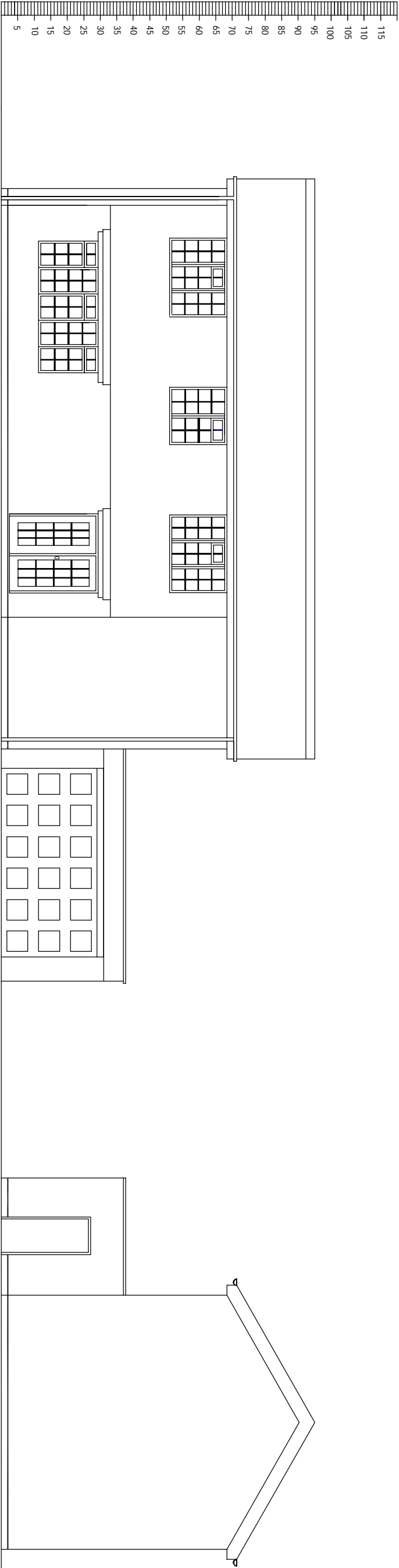
Conditions and/or reasons:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby approved shall be carried out in accordance with the details shown on plan labelled 'Kitchen/bedroom extension Option 1' and 'Option 1'
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. The first floor windows to be installed in the northern and southern elevations of the building hereby approved shall be obscure-glazed, and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and thereafter maintained in that condition.

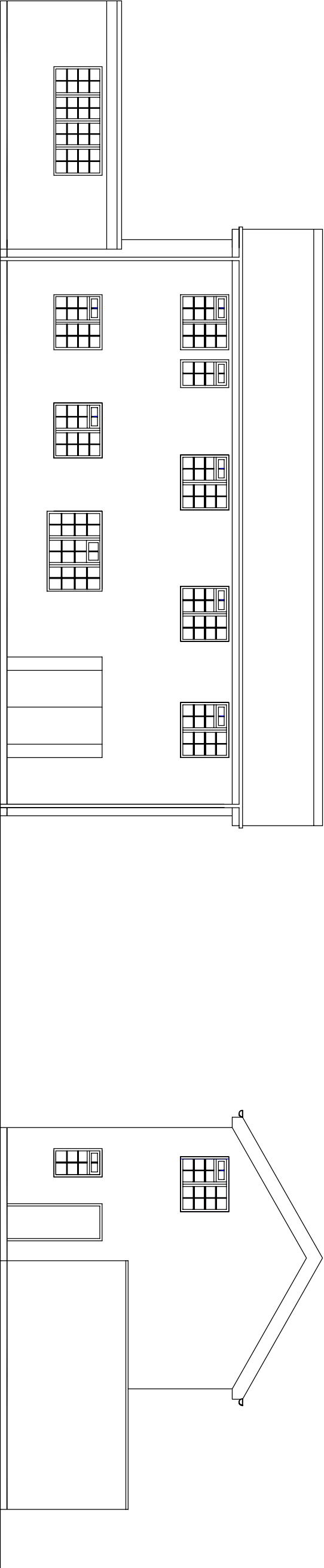
SITE LOCATION PLAN
AREA 2 HA
SCALE 1:1250 on A4
CENTRE COORDINATES: 390207, 283056



Supplied by Streetwise Maps Ltd
www.streetwise.net
Licence No: 100047474
12/11/2013 20:02

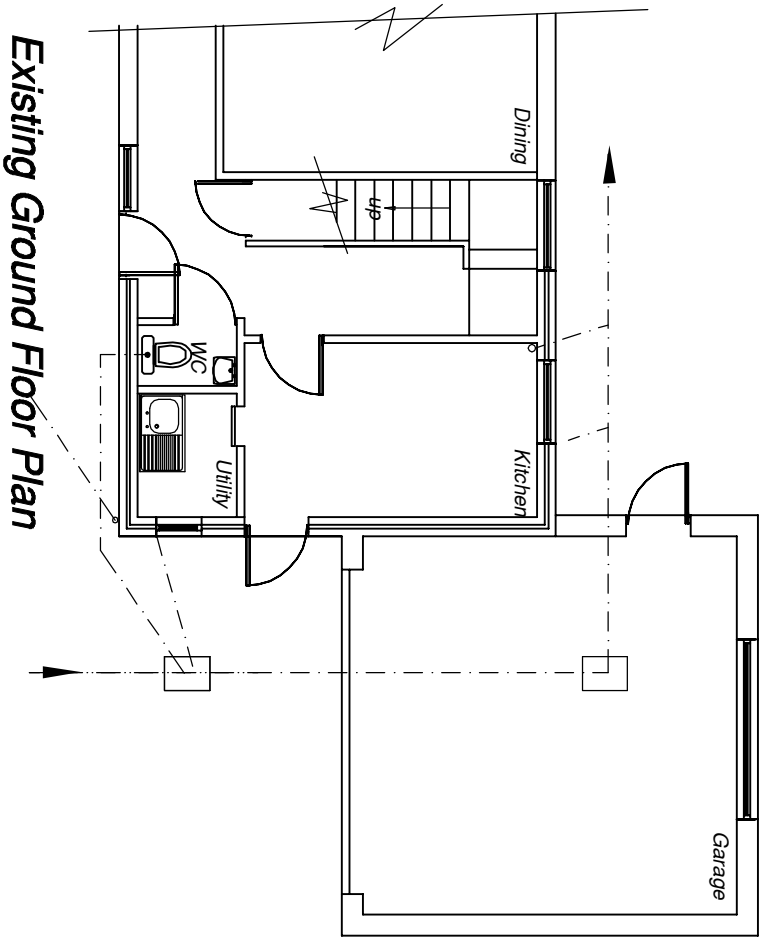


Existing Front Elevation

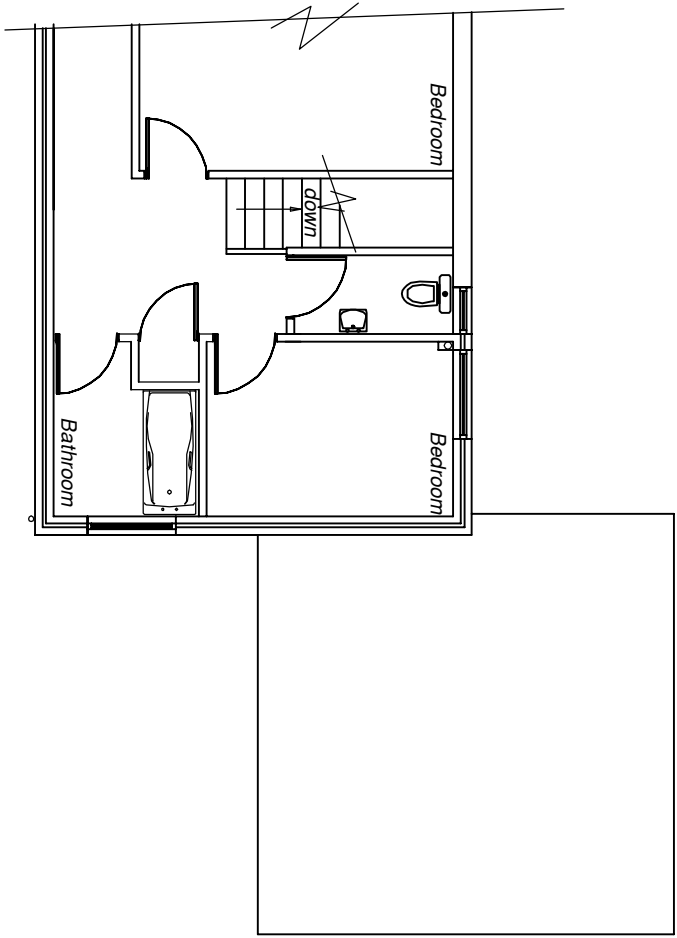


Existing Rear Elevation

Site	Date	Scale	Project
3 Linden Drive, Oldswinford, Stourbridge	Aug 2013	1:100	Kitchen Extension

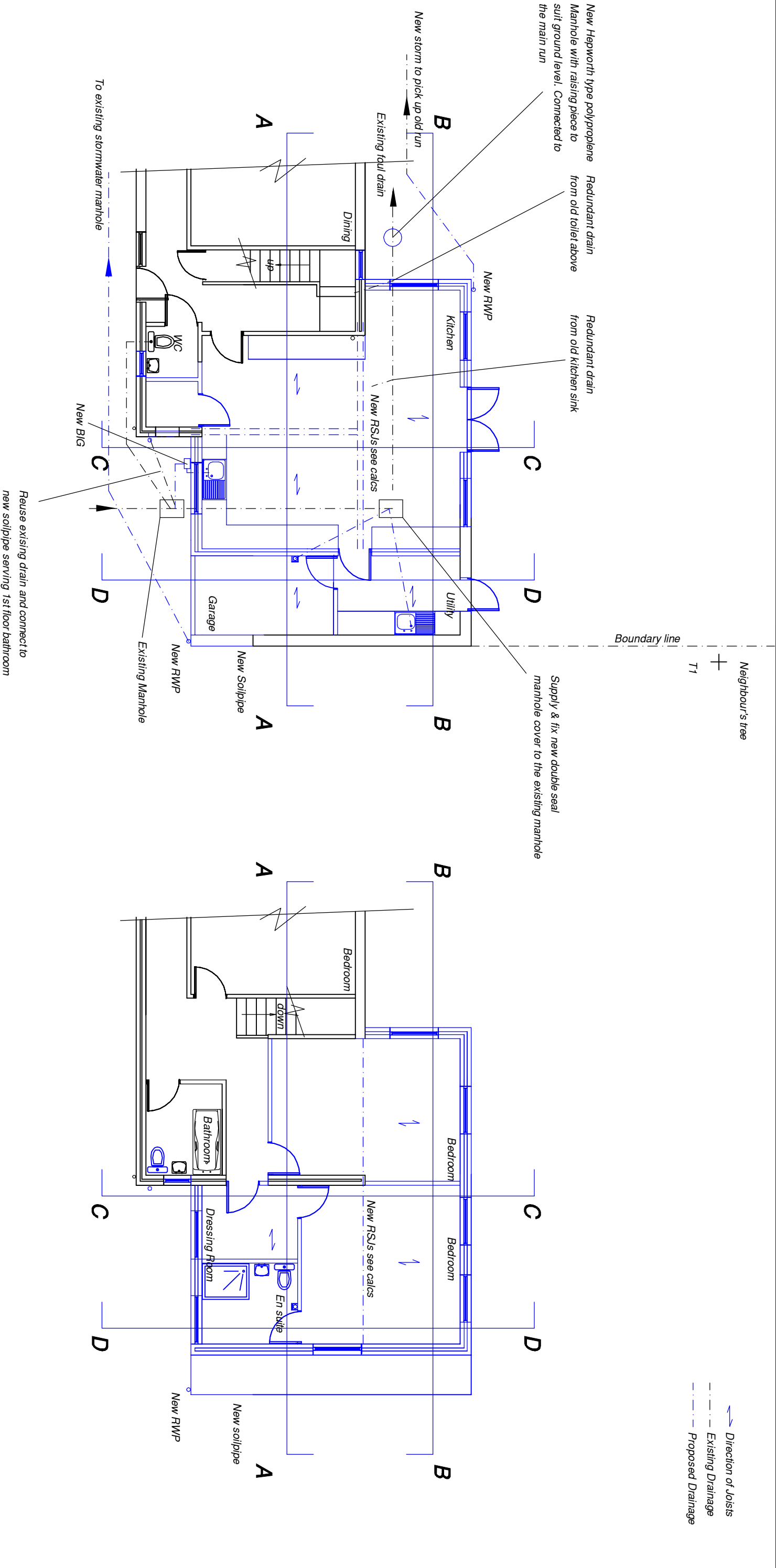


Existing Ground Floor Plan



Existing 1st Floor Plan

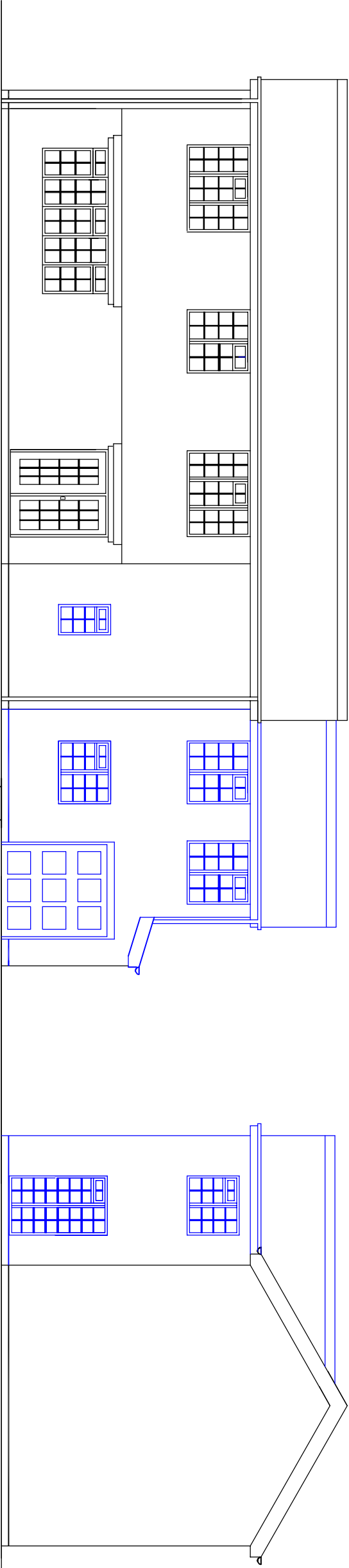
Site	Date	Scale	Project
3 Linden Drive, Oldswinford, Stourbridge	Aug 2013	1:100	Kitchen Extension



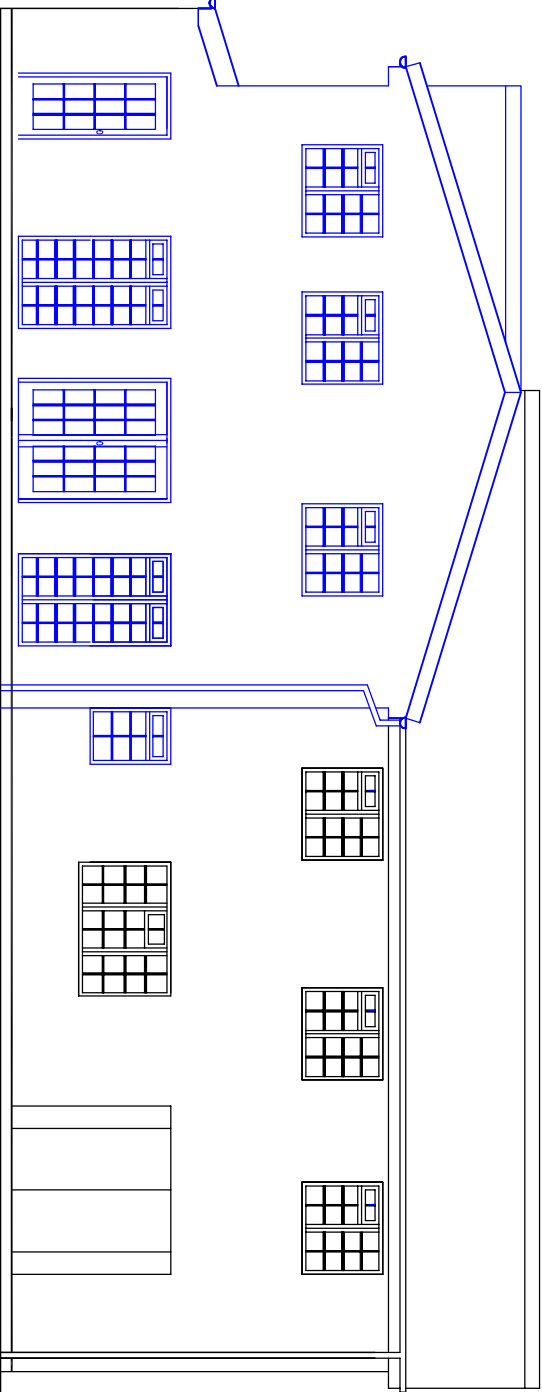
Proposed Ground Floor

Proposed 1st Floor 6

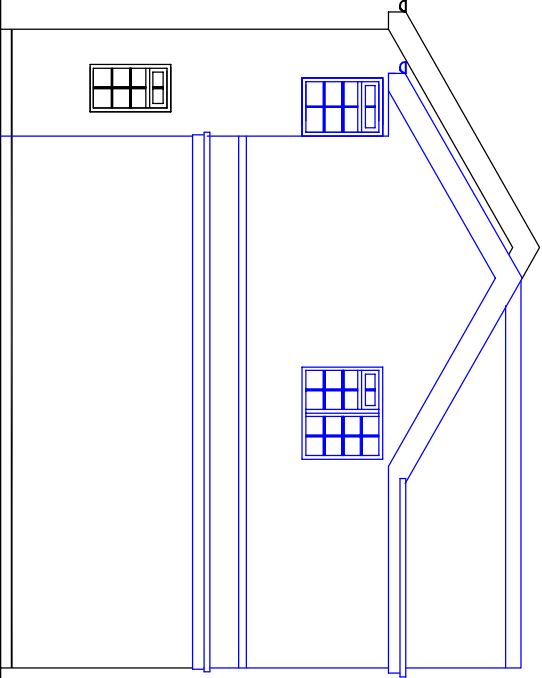
Site	Date	Scale	Project	Planning Amendment Date 12/12/13 Planning Amendment Date 3/1/14 Planning Amendment Date 21/1/14
3 Linden Drive, Oldswinford, Stourbridge	Aug 2013	1:100	Option 1	



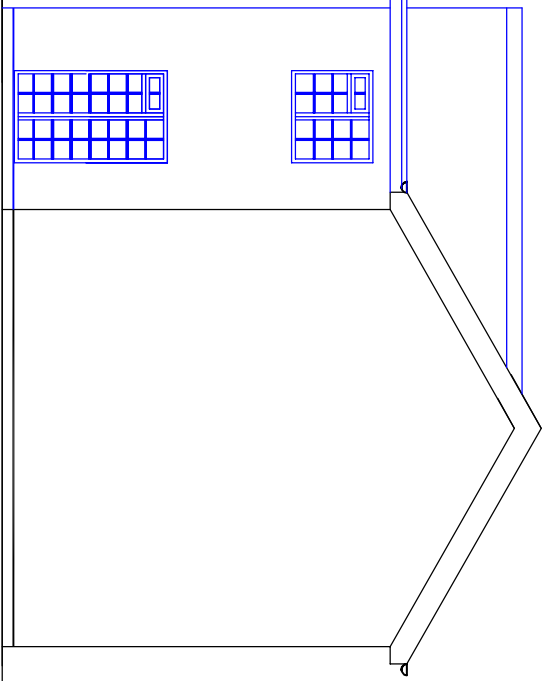
Proposed Front Elevation



Proposed Rear Elevation



Proposed Side (West) Elevation



Proposed Side (East) Elevation

Site		Date	Scale	Project		Planning Amendment Date 12/12/13 Planning Amendment Date 3/1/14 Planning Amendment Date 21/1/14	
3 Linden Drive, Oldswinford, Stourbridge		Aug 2013	1:100	Kitchen/Bedroom Extension Option 1			