

PLANNING APPLICATION NUMBER:P15/0329

Type of approval sought	Full Planning Permission
Ward	Netherton Woodside and St Andrews
Applicant	Mrs J. Kitson
Location:	295, HALESOWEN ROAD, NETHERTON, DUDLEY, DY2 9NP
Proposal	SINGLE STOREY SIDE/REAR EXTENSION. NEW FRONT RAMP ACCESS WITH BALUSTRADE/HANDRAIL. NEW ACCESS STEPS TO SIDE ELEVATION
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The application site comprises an unaltered hipped roofed semi-detached property set within a mixed residential/commercial area. It is one of four properties set lower than the highway and there is parking for several vehicles to the front.
2. 293 Halesowen Road is the adjoining semi-detached property to the north west and fencing of approximately 1.8m forms the common boundary. 297 Halesowen Road is a narrow detached property adjacent the site to the south east and this dwelling has a high outbuilding to the rear which forms part of the the common boundary with the application property. The remainder of the boundary comprises concrete post and panel fencing of approximately 1.8m high. There is also a detached prefabricated building within the rear garden of this neighbouring property which sits close to the common boundary. The site backs onto vacant land to the rear.

PROPOSAL

3. It is proposed to erect a single storey side/rear extension in order to provide bedroom and shower room. It is also proposed to install an access ramp with

associated handrails to the side of the property to facilitate level access to the dwelling.

4. The extension would project 5.8m beyond the original rear elevation and would adopt a high mono-pitch design to a maximum height of 3.8m. It would be set in 1.8m from the north western boundary and a side facing bedroom window would be inserted towards this common boundary. The finished floor levels would match those of the existing dwelling to provide level access.
5. The application is for the benefit of a disabled person.

HISTORY

6. None

PUBLIC CONSULTATION

7. Direct notification was carried out to eight neighbouring properties and a site notice was displayed. The final date for receipt of representations is 23rd April 2015 and three letters of objection have been received which raise the following material planning issues;
 - Concerns regarding the position of the side facing bedroom window and that obscure glazing should be used.
 - That the external brickwork needs to be in keeping with the appearance of other houses.
 - Concerns regarding the external appearance of the development from the front elevation.
 - That the new development would result in the objectors' detached property being 'linked' or 'abutted' and that there should be a gap between the new development and their home.
 - Increased noise and disturbance through any joined walls.
 - Concerns regarding the increased size of the dwelling to a three bedroom house.

8. A number of non-material issues are also raised including;

- Concerns regarding subsidence and impact on foundations.
- Concerns regarding the impact on the objectors' properties damp course and side drainage being compromised.
- Concerns that the development would breach the Human Rights Act in terms of the objectors right to the peaceful enjoyment of their home and land.
- Issues of civil disputes between neighbours are also raised.

9. Any further representations received prior to the committee meeting will be reported as a pre-committee note.

OTHER CONSULTATION

- None relevant

RELEVANT PLANNING POLICY

National Planning Policy Framework (NPPF) 2012

Saved Unitary Development Plan 2005

- DD1 Urban Design
- DD4 Development in Residential Areas

Supplementary Planning Documents / Guidance

- PGN 17. House extension design guide
- Access for All

ASSESSMENT

10. Key issues;
- Design
 - Neighbour Amenity
 - Highway Safety

Design

11. Saved Policy DD4 of the UDP states that extensions to residential dwellings will be allowed provided they do not adversely affect the character of the area or residential amenity. Principle 14 of the Adopted Access for All SPD states that *“alterations to a dwelling should be suitable for the resident, and sympathetic to the character of the dwelling, without adversely harming the street scene”*
12. The extension would be set well back from the principal wall with only a narrow section visible from the front in the gap between the application property and the neighbouring detached property. Subject to the use of appropriate matching materials, it is considered that the development would relate satisfactorily to the existing dwelling house and there would be no harm in visual amenity terms. The development would provide ground floor living accommodation for a disabled person and it is considered that there would be no demonstrable harm to the street scene or character and appearance of the area. In this respect the proposal therefore complies with saved Policy DD4 – Development in Residential Areas of the UDP (2005) and the Access for All SPD.

Neighbour Amenity

13. There would be a marginal breach of the 45 Degree Code guidelines with regards to the ground floor habitable room window within the rear wall of the adjoining semi-detached property. The distance to the point of contravention would, however, be significant at approximately 6.8m. Refusal of permission on the grounds of loss of immediate outlook is not therefore considered sustainable. Amended plans were received lowering the height of the extension by 600mm to be more sympathetic

and the extension would be set in significantly from the common boundary with the adjoining semi-detached property. It is considered appropriate to condition the use of obscure glazing for the side facing bedroom window to prevent overlooking of the rear garden associated with the adjoining semi-detached property. Whilst this is not ideal for the occupiers, it is deemed necessary and a roof-light has been incorporated. In this respect the proposal is therefore considered compliant with saved Policy DD4 – Development in Residential Areas of the UDP (2005).

14. The extension would abut the side wall of the high outbuilding attached to the rear of the neighbouring detached property and there would be no contravention of the 45 Degree Code guidelines despite the fact that the extension would extend beyond this outbuilding. There is also a detached building within the rear garden of this neighbouring property positioned immediately behind the outbuildings and amended plans have been received lowering the roof pitch of the proposed extension. No loss of light, outlook or privacy is envisaged in this respect given the existing relationship, the presence of existing structures and general orientation.

Highway Safety

15. There would be no loss of existing parking provision and it is considered that there are no consequential highway safety issues arising. In this respect the proposal therefore complies with saved UDP Policy DD4.

Other Matters

16. The application proposes an extension to a domestic property and the non-material issues raised are civil matters not relevant to the determination of this application. Likewise concerns expressed regarding subsidence and potential impact upon foundations are Building Regulations matters.

CONCLUSION

17. The proposal would provide inclusive access to the dwelling and is for the benefit of a disabled person. There would be no demonstrable harm to the character and

appearance of the area and neighbouring amenity. The proposal therefore complies with saved Policy DD4 of the Dudley UDP and the Council's Access for All SPD.

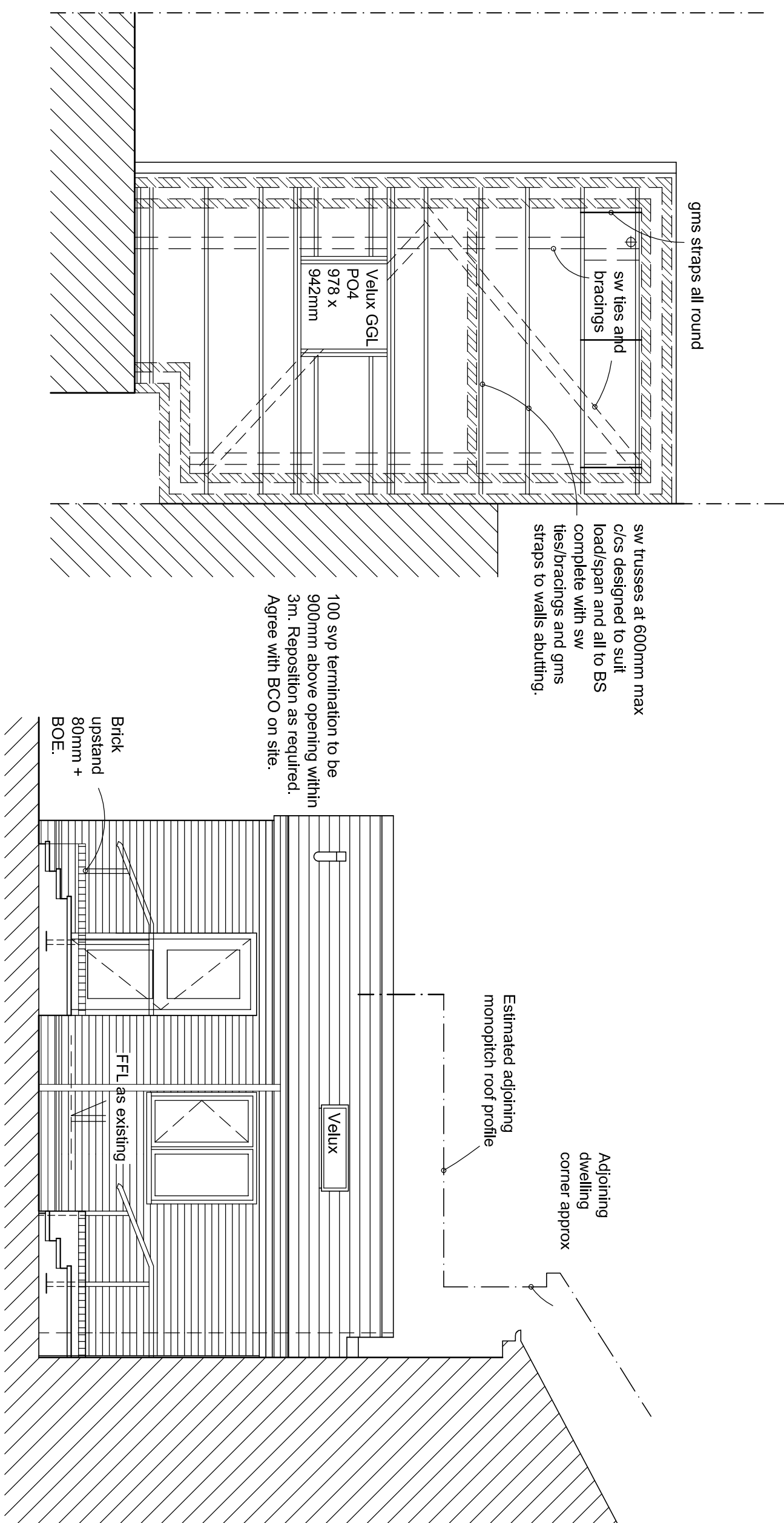
RECOMMENDATION

18. It is recommended that the application is APPROVED subject to the following conditions;

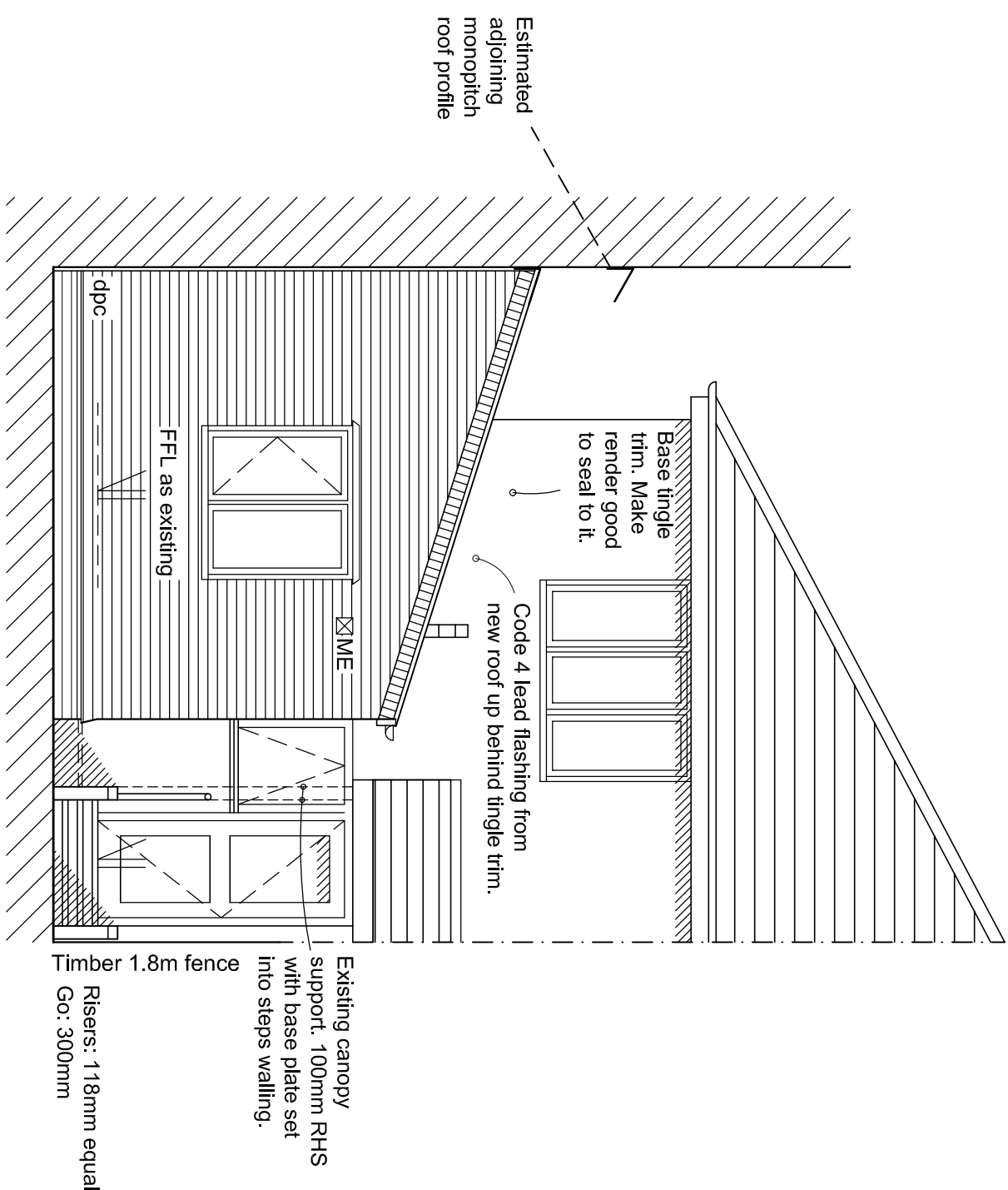
Conditions and/or reasons:

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: DWG.NO 1 Revision B and DWG.NO 2RevA
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 bedroom window to be installed in the side elevation of the building hereby approved shall be fitted with obscuring glass and the only opening lights shall be at high level and top hinged. The obscuring glass shall be maintained in the said window throughout the life of the development.

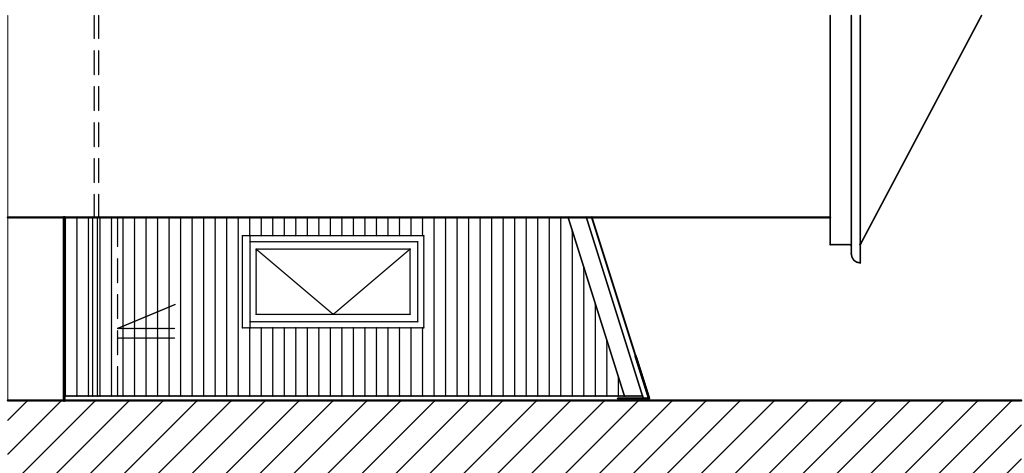




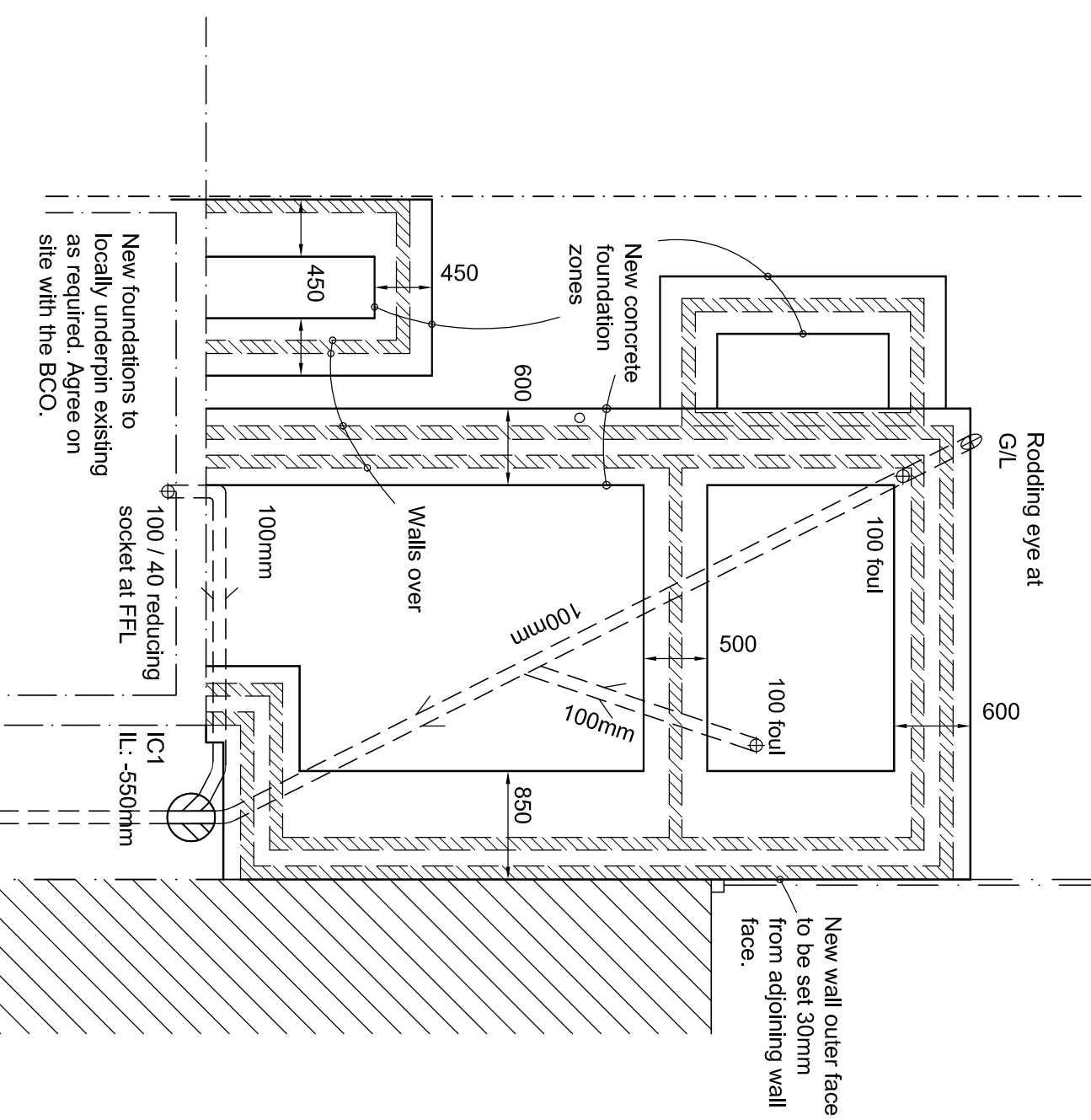
SIDE ELEVATION PROPOSED



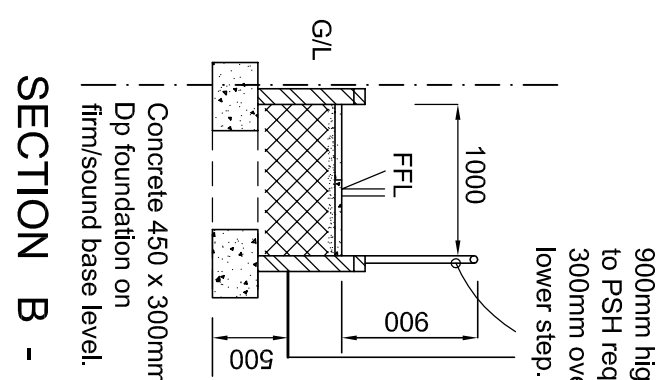
REAR ELEVATION PROPOSED



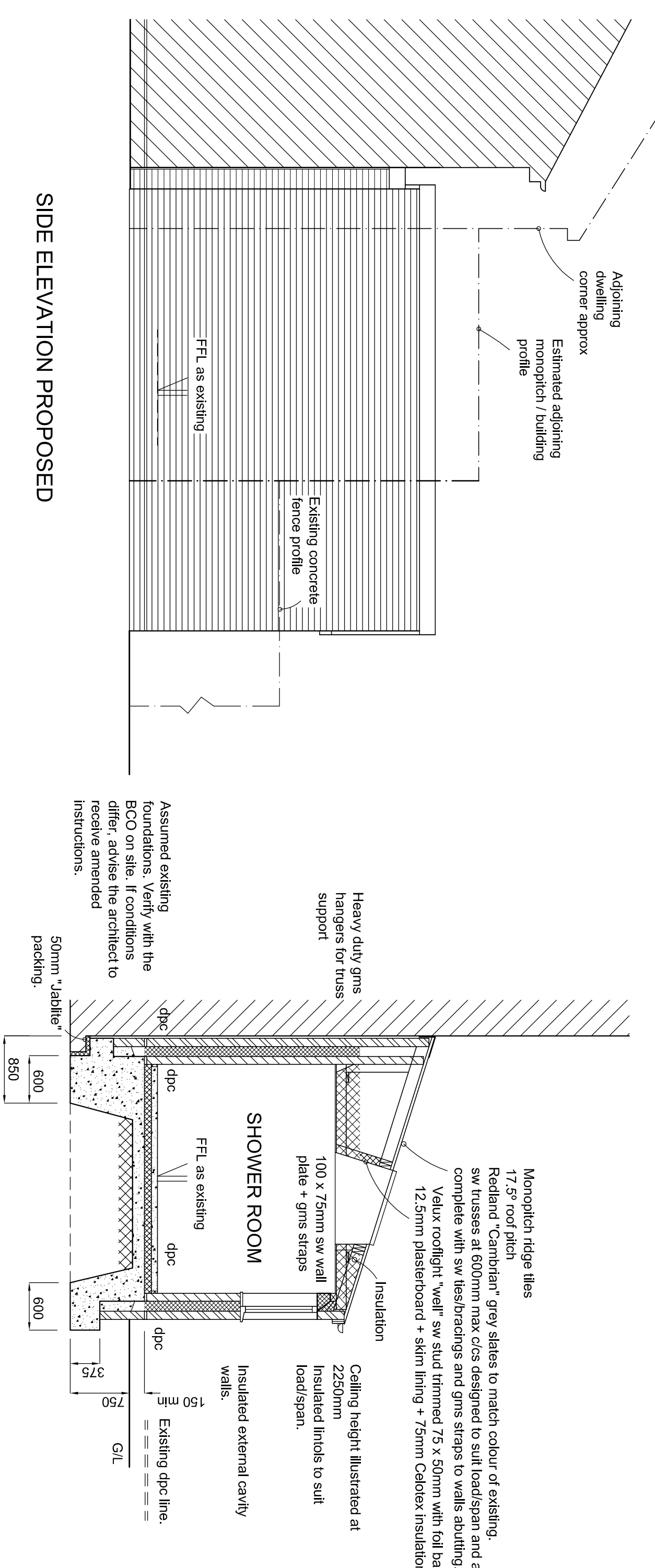
FRONT ELEVATION PROPOSED



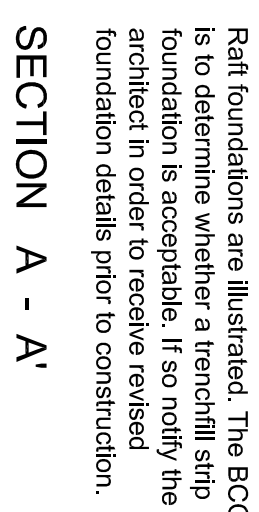
PROPOSED FOUNDATIONS / DRAINS



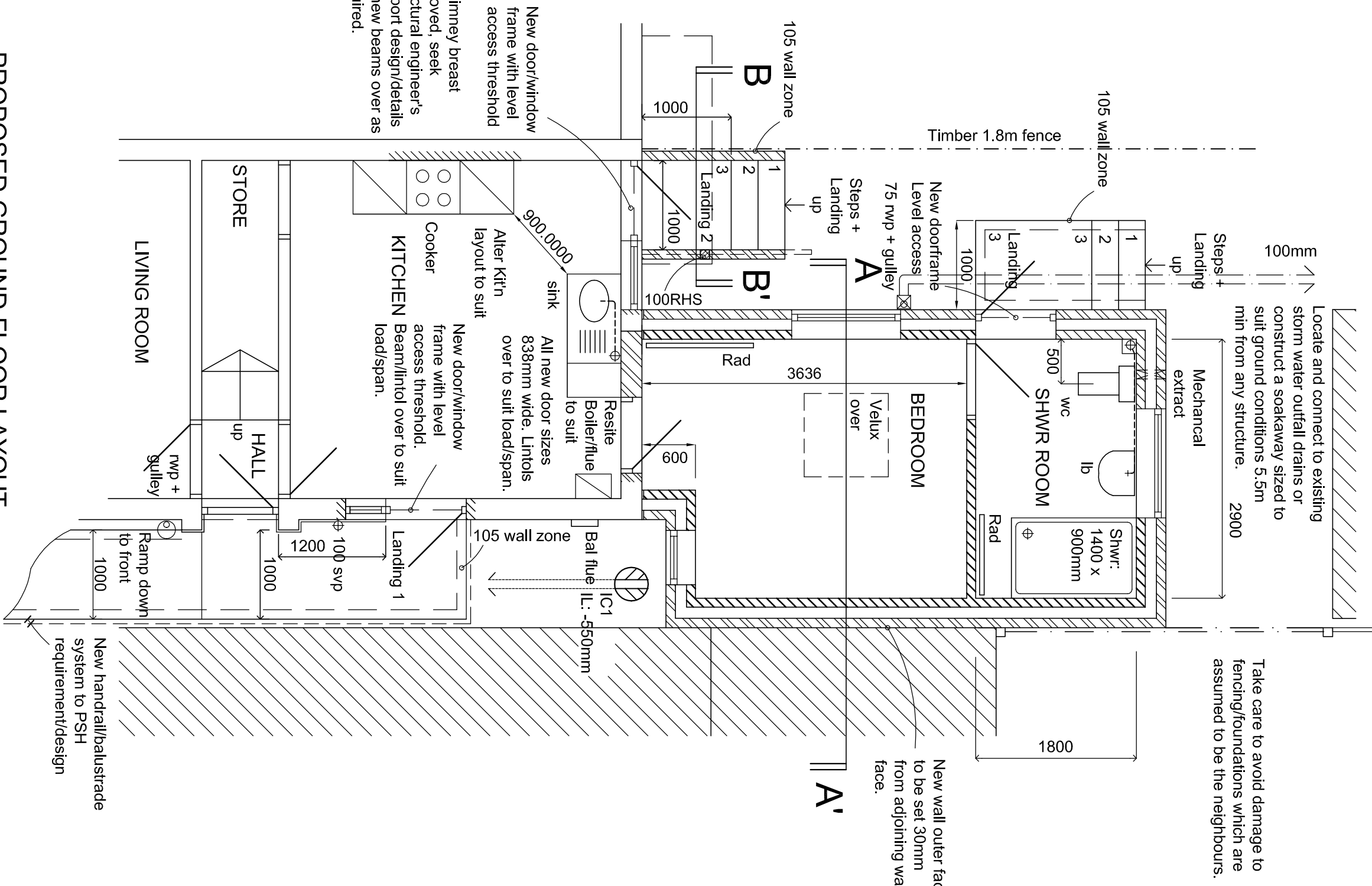
SECTION B - B'



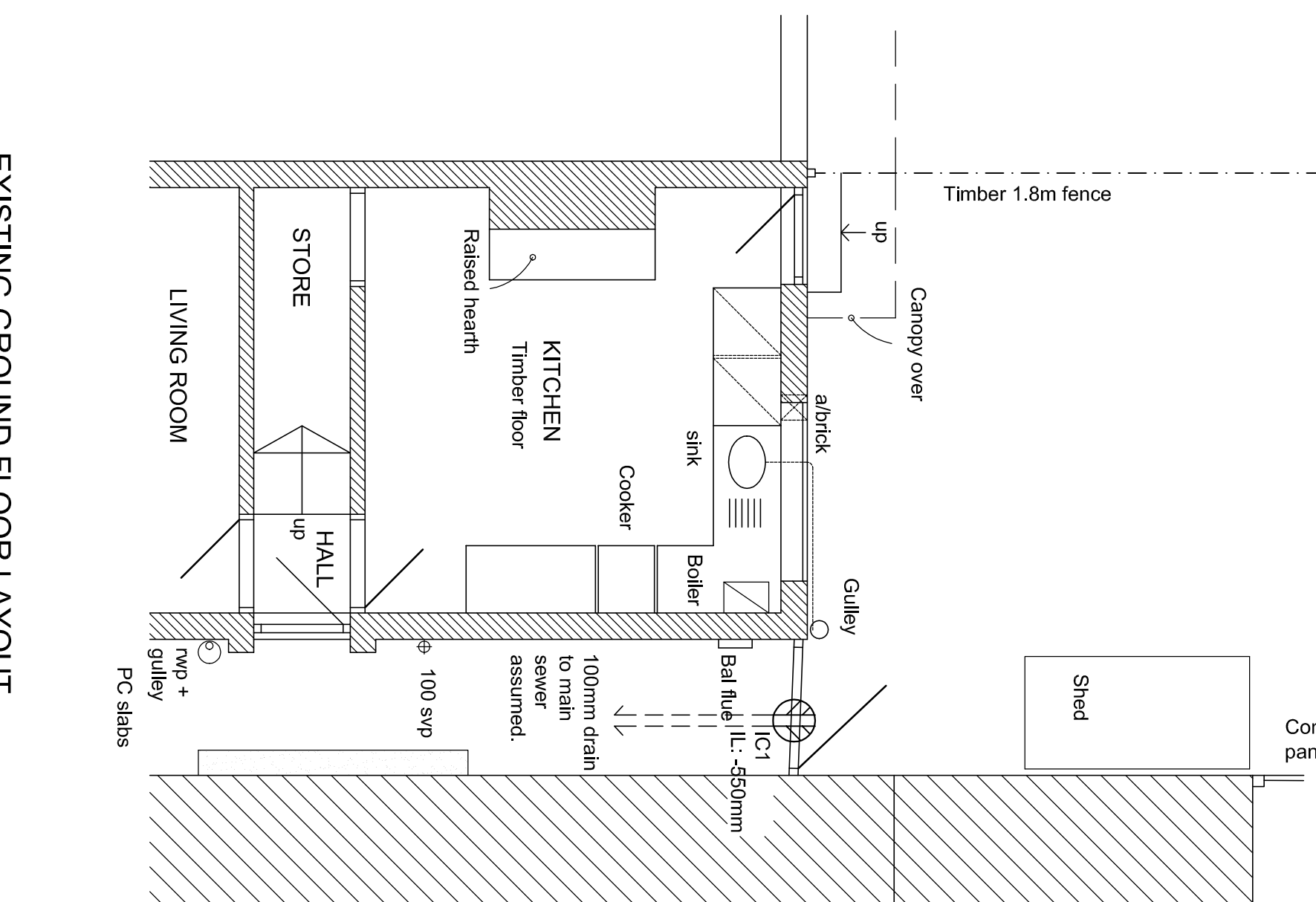
SIDE ELEVATION PROPOSED



SECTION A - A'



PROPOSED GROUND FLOOR LAYOUT



EXISTING GROUND FLOOR LAYOUT

notes

1. See the site location plan, drawing 1899 / 2. The General Specification of Works and if relevant, the Structural Engineer's Raft design and detail. See the PSH Schedule of works

2. BCO : Building control officer
PSH : Private Sector Housing (Officer)

revisions

- A 03.15 Shower room window added to rear elevation
B 04.15 Reduced roof pitch.

michael a. chapman. architect r.l.b.a.
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JOB	295 HALESOWEN ROAD : Extensions + Ramp Access
CLIENT	DUDLEY MBC
JOB NO.	1 8 9 9
DATE	03.15
OWN.	DWG. NO 1 SCALE. 1:50

Michael A Chapman Architect, Rumbow House, Halesowen, West Mids., B63 3HU
 Bus 0121 550 1320 Mob 07831 559588 Fax 0121 585 5734
 JOB NO: 1 8 9 9 DWG NO: 2Reva SCALE: 1 : 50 DATE: 03.15

revisions:
 A 03.15 Handrail/support posts added.

