

PLANNING APPLICATION NUMBER:P09/1413

Type of approval sought	Full Planning Permission
Ward	KINGSWINFORD SOUTH
Applicant	Mr Joe Curlett
Location:	47, SUMMERCOURT DRIVE, KINGSWINFORD, DY6 9QL
Proposal	SINGLE STOREY FRONT AND REAR AND TWO STOREY SIDE EXTENSIONS. (RESUBMISSION OF REFUSED APPLICATION P09/0112)
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The application site measures 474m² and the property is a detached house with a pitched roof featuring a gable end. There is an existing single storey garage extension on the southern side with a pitched roof above linking with a canopy above the front porch area. This property is situated directly opposite the road junction with another section of Summercourt Drive.
2. No. 48 Summercourt Drive, a detached property of similar age and design is located to the south of the application site. No. 46 Summercourt Drive, again a very similar property, is located to the north. No. 1 Summercourt Drive is located at 28m to the south-west with no. 28 Summercourt Drive 41m away to the west; no. 28 White Oak Drive is located to the east at 46m away.
3. The surrounding area is an established residential area built in the 1960s. The property is set within a mature residential area which is typically open landscaped and the properties have various extensions and additions. The street scene has a mixture of dwellings of different designs and sizes, but with most being predominately large detached properties on a fairly common building line. The ground level rises to the east towards Cot Lane where there is a high boundary wall.

PROPOSAL

4. This proposal seeks permission for a single storey front extension, two storey side and rear extension with single storey rear addition. These additions would provide a hallway, kitchen, dining room with integral garage at ground floor with a master bedroom with en-suite bathroom above.
5. The front extension would measure 1.3m in projection and 9.5m in width with a mono-pitched roof above measuring 3.5m in height.
6. The two storey side and rear extension would measure 7.5m in length and 3.3m in maximum width and would continue and line through with the original pitched roof above measuring 7.3m in height. The 1.9m section projecting to the rear would feature a pitched roof above with a rear facing dormer window measuring 5.6m in maximum height.
7. The single storey rear extension would be 3.2m in projection and 4.6m in width with a hipped roof above. This part of the extension would be permitted development under Class A of the Town & Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008.

HISTORY

8. This property has one previous relevant application.

APPLICATION No.	PROPOSAL	DECISION	DATE
P09/0112	Two storey side/ rear extension to create garage and kitchen / utility with 2 no. bedrooms, bathroom and en-suite. Single storey front extension to create new porch	Refused	27.03.2009

This application was refused on the following grounds:

- The two storey front extension would be a dominant and overbearing addition to the property and would have an adverse effect on the street scene and character of the

area. This addition would have an undesirable impact upon visual amenity due to the proposed extension past the building line and prominent position opposite a road junction.

- The design of the front and side extension to include a hipped roof would be inappropriate as it would not relate well to the existing dwellinghouse and would adversely affect the character of the property and surrounding area.
- There would be insufficient distance in front of the proposed garage to park a car clear of the highway which would adversely affect highway safety.

PUBLIC CONSULTATION

9.

- Direct notification was carried out to five surrounding properties and the final date for receipt of comments was 16th November 2009.
- Two letters have been received from neighbours outlining the following points:
 - That the front projection would not exceed 1.3m from the front of the original two storey front wall
 - That the front extension would not be built forward of the building line
 - That the materials to be used would match the existing materials used on the property.

OTHER CONSULTATION

10. No other consultation necessary.

RELEVANT PLANNING POLICY

- Adopted Unitary Development Plan (2005)

DD4 – Development in Residential Areas

- Supplementary Planning Guidance

PGN 12 – The 45 Degree Code

PGN 17 – House Extension Design Guide

Parking Standards and Travel Plans SPD

Parking Guidance Note 25 – Building Lines to Domestic Garages

ASSESSMENT

11. 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 and the relevant parking standards must also be assessed.

12. Key Issues

- Impact on the character of the area
- Impact on residential amenity
- Parking Standards
- Highway Safety

Impact on the character of the area

13. Policy DD4 of the Adopted 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 single storey front projection would be modest in scale and mass, not being much bigger in size than the existing porch on the dwelling. This part of the addition would not project past the curved building line of these properties and would not appear prominent within the street scene. The mono-pitched roof would also match the pitched roof of the host dwelling. The two side extension would be an appropriate addition within this street and would relate to surrounding properties of which many feature similar extensions. The proposed pitched roof would now be more in-keeping with the original property and character of the area than the previous submission. The rear extensions would not be visible from the street scene and would have no adverse impact on the character of the area. Although the window design would not match the original dwelling, the appearance of the entire property would be altered to ensure integration of the additions. These changes to the fenestration could also be completed under permitted development rights. The design of this re-submission has improved on the original application and would relate well to the original dwellinghouse and surrounding area. Therefore, in these respects the proposal complies with Policy

DD4 – Development in Residential Areas of the adopted UDP (2005) and PGN 17 – House Extension Design Guide.

Impact on residential amenity

14. There would be no impact on residential amenity for no. 46 Summercourt Drive as the front projection would not breach the 45 degree code with respect to any habitable room windows. The rear extension would not impact upon daylight provision or immediate outlook for this property either and there would be no side facing windows to impact on privacy for the property.
15. No. 48 Summercourt Drive would suffer no adverse impacts upon amenity and there would be no breach of the 45 degree code from the front or rear projections. There would be no side facing windows to enable overlooking of the property.
16. There would be no negative effects on residential amenity to any properties at the rear, no. 28 White Oak Drive would be over 46m away and at a higher ground level with a boundary wall between.
17. There would be no adverse impact to no. 1 Summercourt Drive as the extension would be over 27m away and not in the direct line of sight.
18. No. 28 Summercourt Drive would be over 43m distance away from the development and would also not be in direct line of sight.
19. It is considered that there would be no demonstrable harm to neighbouring properties in terms of loss of light, outlook or privacy as a result of the proposal. The proposal therefore complies with Policy DD4 – Development in Residential Areas, PGN 12 – The 45 Degree Code - and PGN 17 – House Extension Design Guide.

Parking Standards

20. With the property benefiting from four bedrooms in total after the extension there would be a requirement for the provision of up to three car parking spaces on-site. The proposal would mean that two car parking spaces would be provided within the integral garage and at least two car parking spaces would be provided on the hard-standing to the front of the property. Therefore, the proposal complies with the maximum standards of the Parking Standards and Travel Plans SPD and Policy DD4 of the Unitary Development Plan (2005).

Highway Safety

21. This proposal would leave over 5.7m to the front of the proposed double garage which would be clear of the back of the highway. This would be a sufficient distance to the front of the garage to enable a car to be pulled completely onto the site and off the highway. Visibility when emerging from the garage would also be appropriate and would not impact upon highway safety. This proposal would therefore be in accordance with Planning Guidance Note 25 – Building Lines to Domestic Garages and therefore Policy DD4 of the UDP.

CONCLUSION

22. It is considered that the proposed front, side and rear extensions would not have an adverse impact upon the visual amenity and character of the area. The street scene would not be adversely affected due to the in-keeping design and appropriate size and scale of the development. The extensions would not impact on residential amenity for neighbouring properties and the proposed garage would not adversely impact upon highway safety as there would now be enough space to the front of the garage to enable a car to be unloaded in front. The proposal therefore complies with Policy DD4 (Development in Residential Areas) of the adopted Dudley UDP, PGN 12 – the 45 Degree Code - and PGN 17 (House Extension Design Guide).

RECOMMENDATION

23. It is recommended that the application is approved with the following conditions:

Reason for the Grant of Planning Permission

It is considered that the proposed two storey side / rear with single storey front and rear extensions would relate satisfactorily to the existing dwelling, protecting visual and residential amenity. There would be no demonstrable harm to neighbouring properties and no adverse effect on the street scene or character of the area. The proposal, therefore, complies with the following Council policies and guidance;

Policy DD4 – Development in Residential Areas – Adopted Dudley UDP, PGN 12 – the 45 Degree Code and PGN 17 – House Extension Design Guide.

The decision to grant planning permission has been taken with regard to the policies and proposals in the Dudley Unitary Development Plan and to all relevant material considerations including Supplementary Planning Guidance.

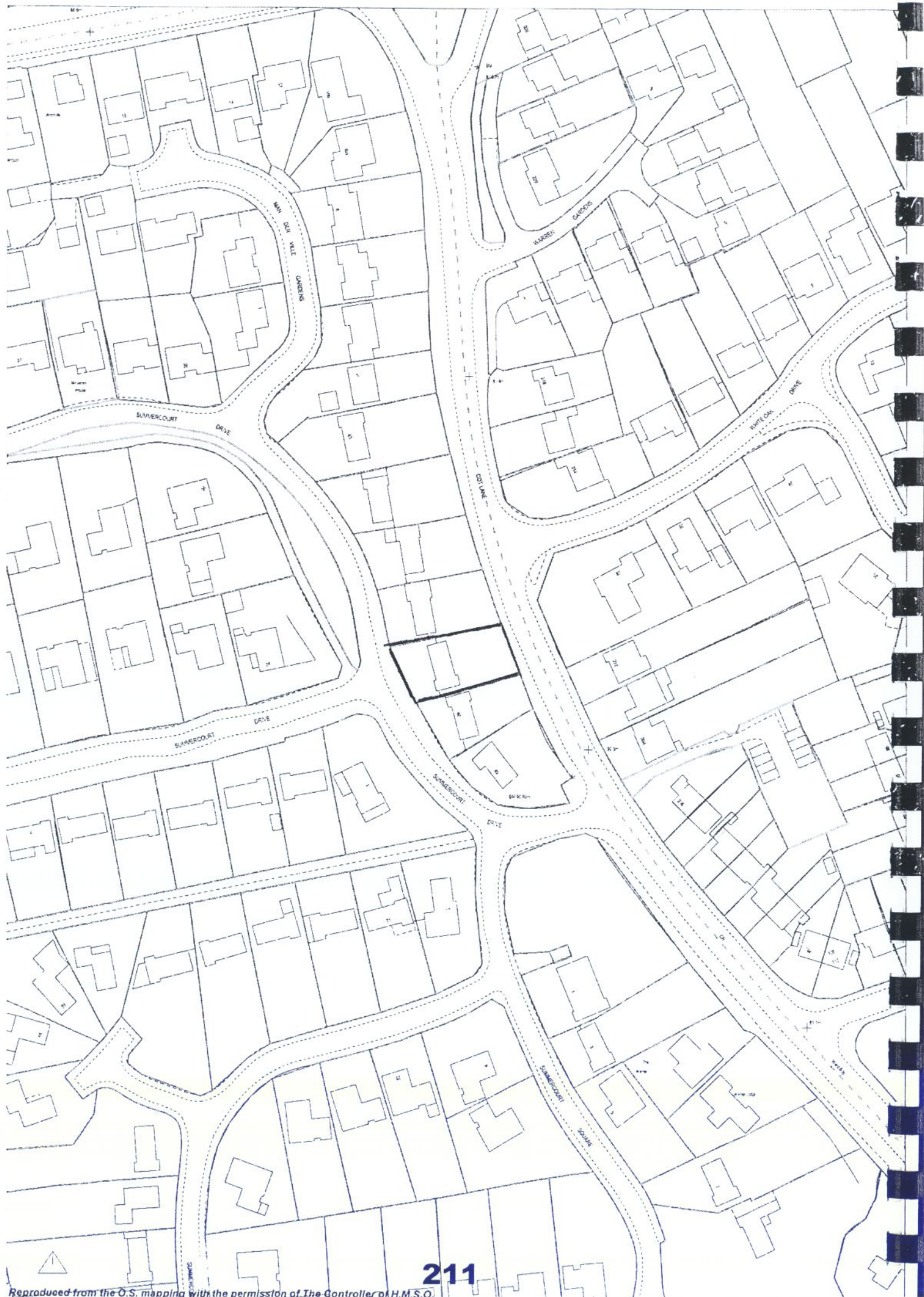
The above is intended as a summary of reasons for the grant of planning permission for further detail please see the application report.

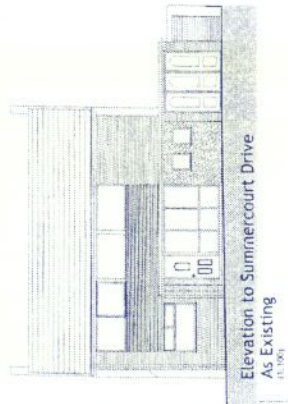
Note for Applicant

The development hereby approved will remain in accordance with the approved drawings received on the 12th October 2009 and labelled 'Existing and Proposed Site Layout and Location, Floor Plans and Elevations' unless otherwise agreed in writing by the Local Planning Authority.

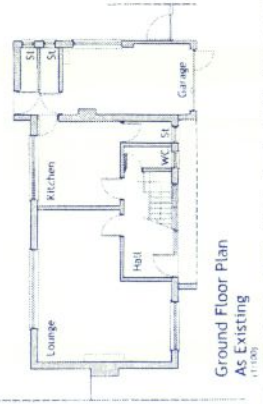
Conditions and/or reasons:

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.

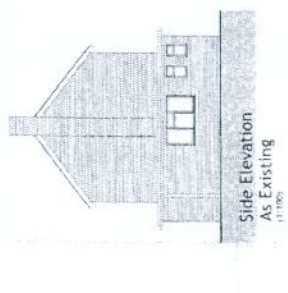




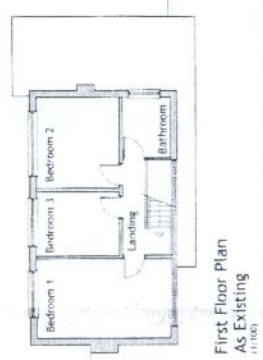
Elevation to Summercourt Drive
As Existing
(1:100)



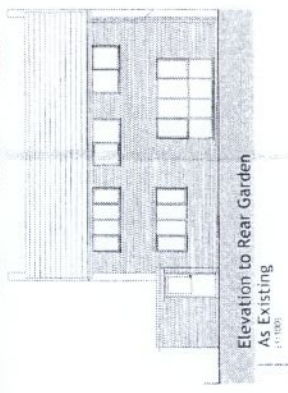
Ground Floor Plan
As Existing
(1:100)



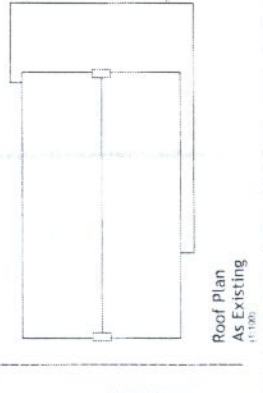
Side Elevation
As Existing
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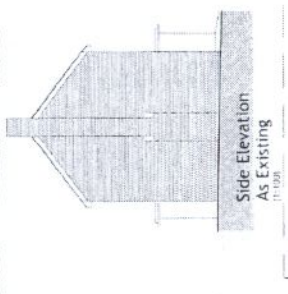
First Floor Plan
As Existing
(1:100)



Elevation to Rear Garden
As Existing
(1:100)



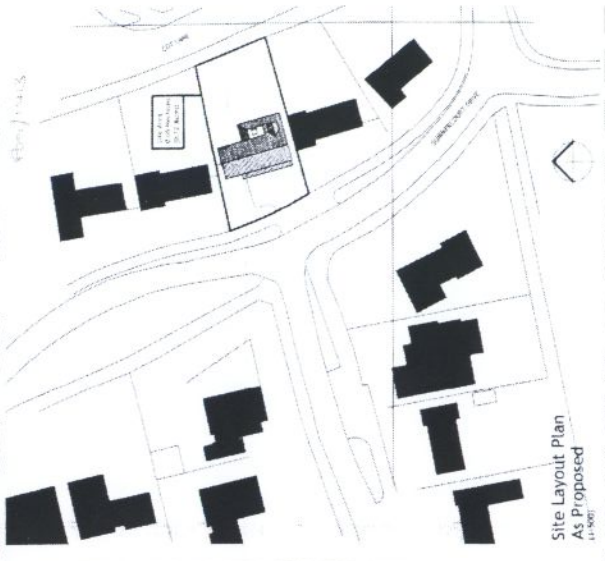
Roof Plan
As Existing
(1:100)



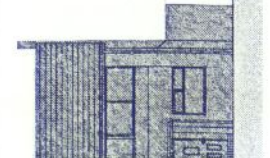
Side Elevation
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(1:100)



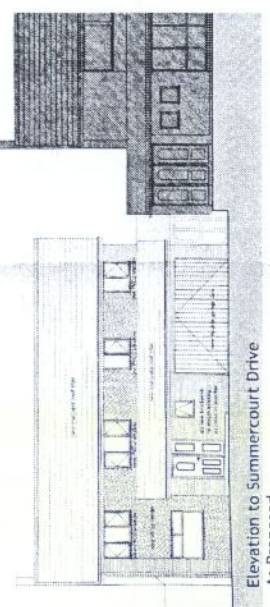
Site Location Plan
As Proposed
(1:1,250)



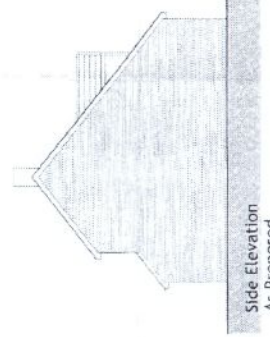
Site Layout Plan
As Proposed
(1:1,500)



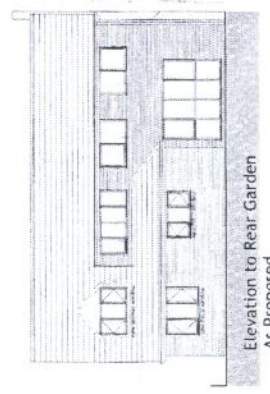
Elevation to Summercourt Drive
As Proposed
(1:100)



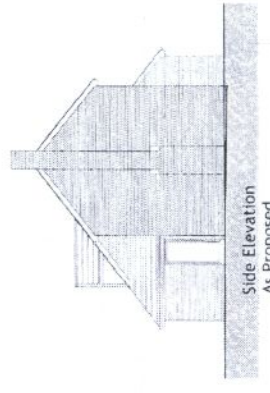
Ground Floor Plan
As Existing
(1:100)



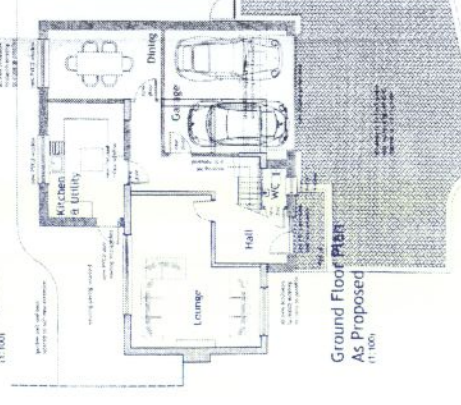
Side Elevation
As Proposed
(1:100)



Elevation to Rear Garden
As Proposed
(1:100)



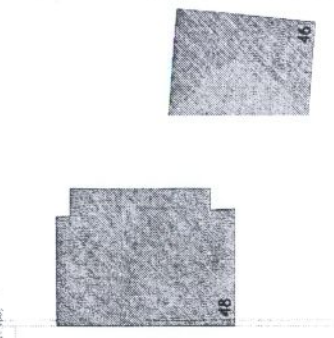
Side Elevation
As Proposed
(1:100)



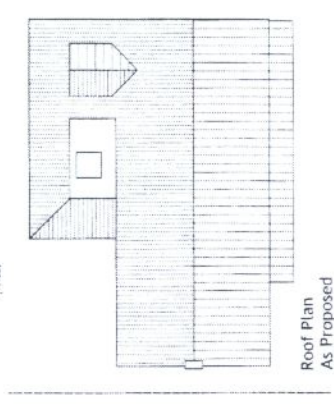
Ground Floor Plan
As Proposed
(1:100)



First Floor Plan
As Proposed
(1:100)



Roof Plan
As Proposed
(1:100)



Side Elevation
As Proposed
(1:100)