

PLANNING APPLICATION NUMBER: P13/1395

Type of approval sought	Full Planning Permission
Ward	Sedgley
Applicant	Mr R. Smith
Location:	121, COTWALL END ROAD, SEDGLEY, DUDLEY, DY3 3YQ
Proposal	SINGLE STOREY FRONT AND REAR EXTENSIONS
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The application site is a detached house constructed circa 1930's on a substantial plot some 1080 sq.m in area. The property is characterised by hipped roof and part render, part brick finish. It has previously benefitted from a large two storey side extension and single storey extensions to the front and rear.
2. The property is set back by between 17m and 19m from Cotwall End Road and is elevated above the road level. The frontage of the property has parking available for several vehicles and has mature landscaping on the front (eastern) and side (southern) boundaries. The rear garden is slightly raised from ground floor level, comprising of a lawn some 41m long and a patio area alongside the boundary with No. 123 Cotwall End Road.
3. The property is located within a frontage of mixed dwelling types that are set on a staggered building line.
4. No. 123 Cotwall End Road is located north of the application site and is set forward of their front elevation by approximately 5.5m, and set beyond some 9.5m from their rear elevation. This neighbouring dwelling is split level, with the garage at ground floor level and living accommodation at first floor. This first floor level, accessed by a steps running between the boundaries, is some 1.2m higher than the ground floor

level of the application dwelling. An open plan dining room and lounge are located to the front of the dwelling. Due to the projection forward, there are 3 small side windows overlooking the front driveway of No. 121, and a single large window fronting Cotwall End Road.

5. Beyond the southern boundary is 119 Cotwall End Road, this being a detached dwelling set a lower level than the application site, and set 1.5m from their front elevation. A two storey extension sits immediately adjacent to the boundary with No. 121.
6. On the opposite side of the road are individually designed detached dwellings located on a staggered building line.

PROPOSAL

7. There are a few elements to this proposal;
 - Removal of existing porch, and addition of new porch, measuring 1.4m deep by 2.9m wide, completed with hipped roof up to 3.5m high (2.3m to eaves).
 - Front garage extension to facilitate internal works to create a utility room, this would measure 2.1m deep by 3.5m wide, completed with hipped roof up to 3.6m high (2.3m to eaves).
 - Single storey rear extension to enlarge kitchen, shown to measure 3m deep by 4.8m wide, completed with a rear gable incorporating full height glazing up to 4.6m high (2.6m to eaves).
8. During the course of the application a slight amendment was received to confirm the garage roof was entirely hipped with no lean-to element.

HISTORY

APPLICATION No.	PROPOSAL	DECISION	DATE
88/51145	Erection of conservatory extension.	Approved with conditions	07/07/88
81/50596	Erection of lounge extension and kitchen extension and porch.	Approved with Conditions	06/04/81
DB/73/11781	Erection of storm porch and first floor extensions.	Approved with Conditions	30/03/73

PUBLIC CONSULTATION

9. Direct notification was carried out to 6 adjoining and adjacent premises as a result of which 1 objection has been received from 123 Cotwall End Road, summarised as follows;
- Extension past building line
 - The lounge at the front of the dwelling are main focal windows of the property. 3 south windows are main with total glazed area of 8 sq.m., the east window is secondary with a glazed area of 5.5 sq.m.
 - Proposal will block out view from and light to one of the south facing windows in the side elevation.
 - Plans do not show the relationship of property against the proposals in terms of windows, levels and distance (*this neighbour has produced a plan to show this*).
 - Distance to boundary is not shown, should be 450mm at rear, 750mm at the front
 - Original footprint of house was 52.7 sq.m, currently 122sq.m. The proposed addition of 122 sq.m would represent an increase of 170% which is overdevelopment of house.

- g. If this percentage is acceptable, then garage should be attached to the south side of the dwelling, as it would be 2m behind building line and not be seen from the road and not impose on 119 or 121. Or reduce size of utility and not extend garage.

OTHER CONSULTATION

10. None required

RELEVANT PLANNING POLICY

11. Saved UDP Policies (2005)
DD4 – Development in Residential Areas
12. Planning Guidance Note 17 – House Extension Design Guide
13. Parking Standards SPD (2012)

ASSESSMENT

14. The key issues in determination of this application are the impact upon;
- the character and appearance of the area
 - residential amenities of adjacent occupiers
 - highway safety

Character and appearance

15. Saved UDP Policy DD4 – Development in Residential Areas, seeks to ensure that residential development will be allowed where,
- *there would be no adverse effect on the character of the area or upon residential amenity*
 - *the scale, nature and intensity of the use of the proposed development would be in keeping with the surrounding area.*

- *no detrimental effect upon highway safety would result and adequate provision for the parking and manoeuvring of vehicles associated with the proposed development is made whilst preserving the character and amenity of the area.*

16. Amongst other things, PGN17 – House Extension Design Guide advises that proposed extensions should relate to the character of the original house in terms of scale, materials and design details. They should also be of a high standard of design and layout compatible with the character of the surrounding area.

17. PGN 17 provides useful advice on front extensions;

The design and appearance of the fronts of houses and the distance between the buildings and the street are important aspects in defining the character of residential areas. Generally, only modest extensions which are in keeping with the character of the existing house will be allowed, e.g. garage and porch extensions

Extensions at the front of individually designed houses which are set back from the highway or which are set on a staggered building line may, in certain circumstances, be acceptable. The extension must complement the original building and not adversely affect any adjacent properties.

18. It is accepted that this property has been previously extended which has made it larger, this has not resulted in unsympathetic additions. What cannot be ignored is that despite these previous additions, the plot to 121 Cotwall End Road is very generous, being some 1080 sq.m in area and even with the proposed extensions, the built form to plot ratio would amount to 13% development overall. It is difficult to sustain an objection on grounds of overdevelopment of the dwelling as were a new dwelling to be proposed, in principle such a plot ratio would not be inappropriate.

19. PGN 17 accepts that only modest front extensions which are in keeping with the character of the existing house will be allowed. The front porch and garage extension, which re-instates the original bay window by removing the attached

porch, would integrate with the dwelling in design and scale, and not form a dominant or obtrusive feature in the street scene.

20. This is due to mainly to the fact that the significant projection forward of No. 123 Cotwall End Road, masks wider views from north to south along the frontage. In the opposite direction, the mature landscaping further obscures views of these single storey additions.
21. It must also be borne in mind, that the varied building line with individually designed dwelling takes away the need to have uniformly arranged extensions to dwellings, a view accepted by PGN 17 which supports front extensions at the front of individually designed houses which are set back from the highway or which are set on a staggered building line. A distance of at least 15m would remain from the garage as extended to Cotwall End Road, which allows the open character to be retained.
22. A similar front garage extension has been added to 125 Cotwall End Road.
23. The rear single extension would be sympathetic to the scale and architectural style of the original building, and would not be visible within the streetscene.
24. There would be no adverse impact upon the character and appearance of the area in accordance with Saved UDP Policy DD4.

Residential amenity

25. The neighbour at No. 123 Cotwall End Road has produced a plan to indicate precisely how the garage extension would relate to their dwelling and in particular their side facing windows.
26. The first floor of this neighbour is some 1.2m higher than the application dwelling. As acknowledged in their objection, the middle of the 3 side facing windows would have an outlook onto the roof, this being the case, the view would be toward a hipped roof which slopes away from the neighbour. There would also be a distance of at least 3.2m from this window to the proposed garage. The impact of a single

storey garage extension which projects out a minimal 2.1m and sited at a lower land level would not be significant.

27. At present one of the 3 side facing windows looks onto the side elevation of the application dwelling and even if this middle window were to be obscured by the proposal (which is considered not to be the case), there is still a third window allowing an outlook over the frontage of the application site. Furthermore, the principle window to the lounge is contained in the front elevation looking onto Cotwall End Road. The Council maintain that the side facing windows which look over the frontage of No. 121 cannot be considered the principle windows to the room, they do however, serve to provide an additional outlook and sunlight to the room, which would not be compromised by the proposal.
28. Taking the above factors into account, it is considered that the single storey front garage extension would not have a harmful impact upon the immediate outlook from or daylight to the lounge of the neighbour at No. 123 Cotwall End Road.
29. The proposed rear ground floor extension would be built adjacent the flank wall of the No.123, in a section which does not contain any habitable room windows. This element does not therefore result in harm upon the residential amenities of this neighbour.
30. Both front and rear extensions would comply with the 45-Degree Code guidelines in respect of the neighbour at 119 Cotwall End Road. No harm upon these neighbours would arise.
31. This development has been designed to avoid any adverse impact upon neighbouring properties in accordance with Saved UDP Policy DD4 and PGN17.

Highway safety

32. Even with the garage projecting 2.1m forward, there is more than ample provision on the frontage to accommodate the parking demand for this existing 4-bed dwelling.

33. There would be no adverse impact upon highway safety in accordance with Saved UDP Policy DD4 and the Parking Standards SPD.

CONCLUSION

34. The development has been designed to avoid any harm to the upon the character of the area, residential amenities of adjoining neighbours or highway safety, in accordance with Saved UDP Policy DD4 – Development in Residential Areas, Parking Standards SPD (2012) and Planning Guidance Note 17 – House Extension Design Guide.

RECOMMENDATION

35. It is recommended that this application be APPROVED subject to the following conditions;

INFORMATIVE NOTE – THE COAL AUTHORITY

Householder Referral Area

The proposed development lies within an area that has been defined by The Coal Authority as containing potential hazards arising from coal mining. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological fissures; mine gas and previous surface mining sites. Although such hazards are often not readily visible, they can often be present and problems can occur as a result of development taking place, or can occur at some time in the future.

It is recommended that information outlining how the former mining activities affect the proposed development, along with any mitigation measures required, be submitted alongside any subsequent application for Building Regulations approval

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. Such activities could include site investigation boreholes, digging of foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain Coal Authority permission for such activities is trespass, with the potential for court action.

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

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.

Conditions and/or reasons:

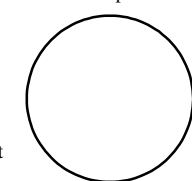
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following approved plans: 597 06A and 597 07.
3. The materials to be used in the approved development shall match in appearance, colour and texture those of the existing building unless otherwise agreed in writing with the Local Planning Authority.

Figured dimensions only to be taken from this drawing.

All contractors must visit the site and be responsible for taking and checking dimensions relative to this work.

The architect reserves all copyright of this drawing and design and not be copied or reproduced without his consent in writing.

north point



notes



revision	
scale	1:1250
drawn	JOS
date	16/07/2013
client	

Mr & Mrs R. Smith

job

Proposed Extension & Alterations to
121 Cotwall End Road, Sedgley, Dudley
DY3 3YQ

drawing

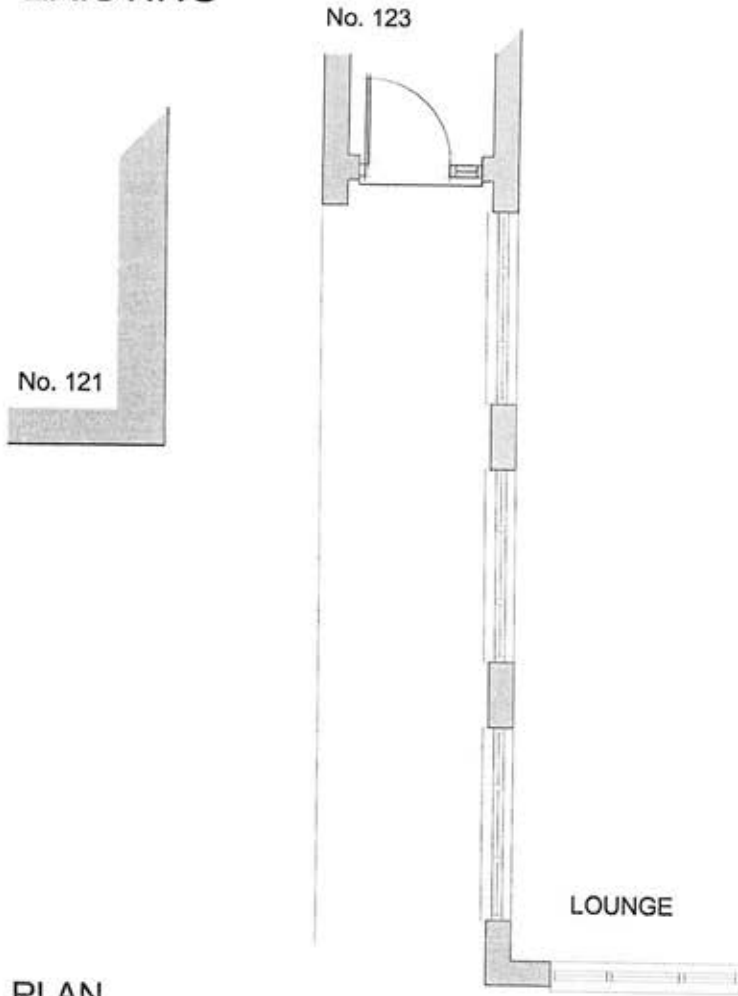
OS Map
Location

no.
597 07

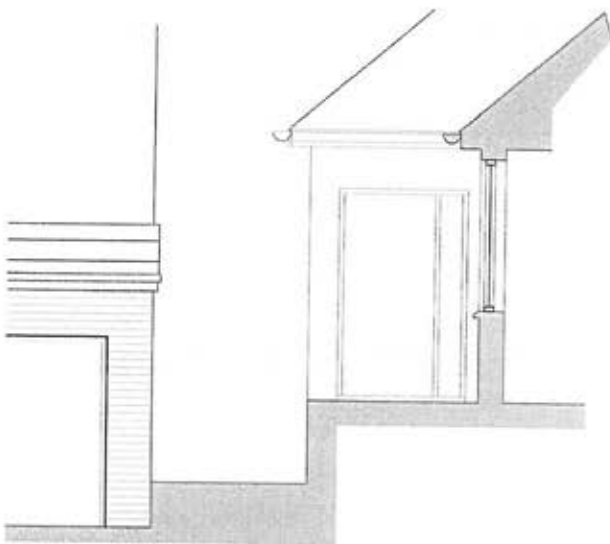
**STONELEIGH ARCHITECTURAL
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EXISTING

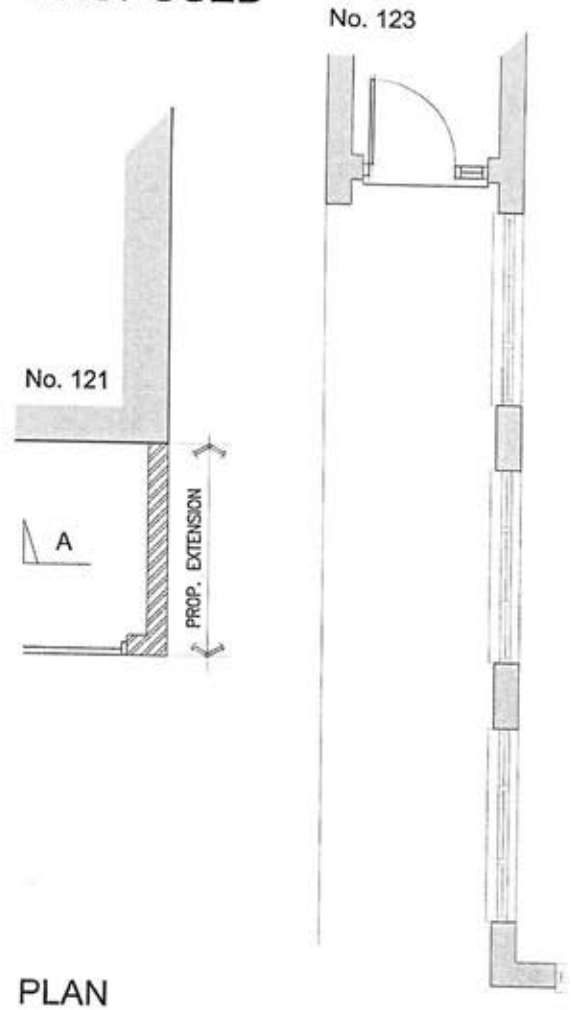


PLAN

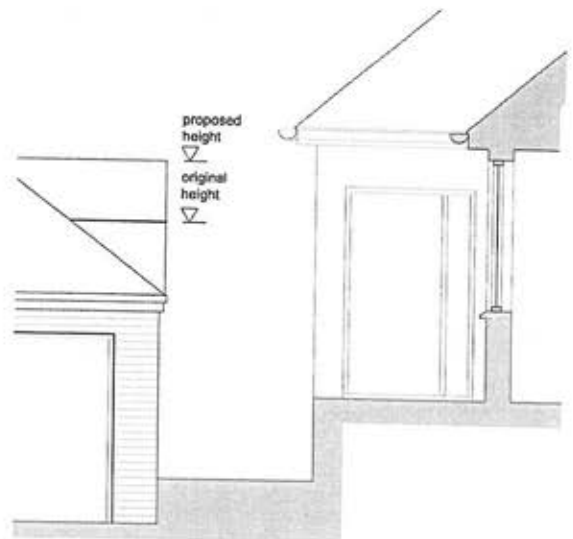


SECTIONAL
ELEVATION

PROPOSED



PLAN



SECTIONAL
ELEVATION

Job
Objection to Planning Application P13/1395
at
121 Cotwall End Road
Sedgley

Drawing Title
Plan & elevation to show proposals in
relationship to No. 123

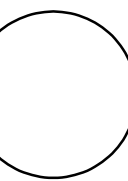
Date
30th Oct. 13

Scale
1:50

Drawing No.
001

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north point



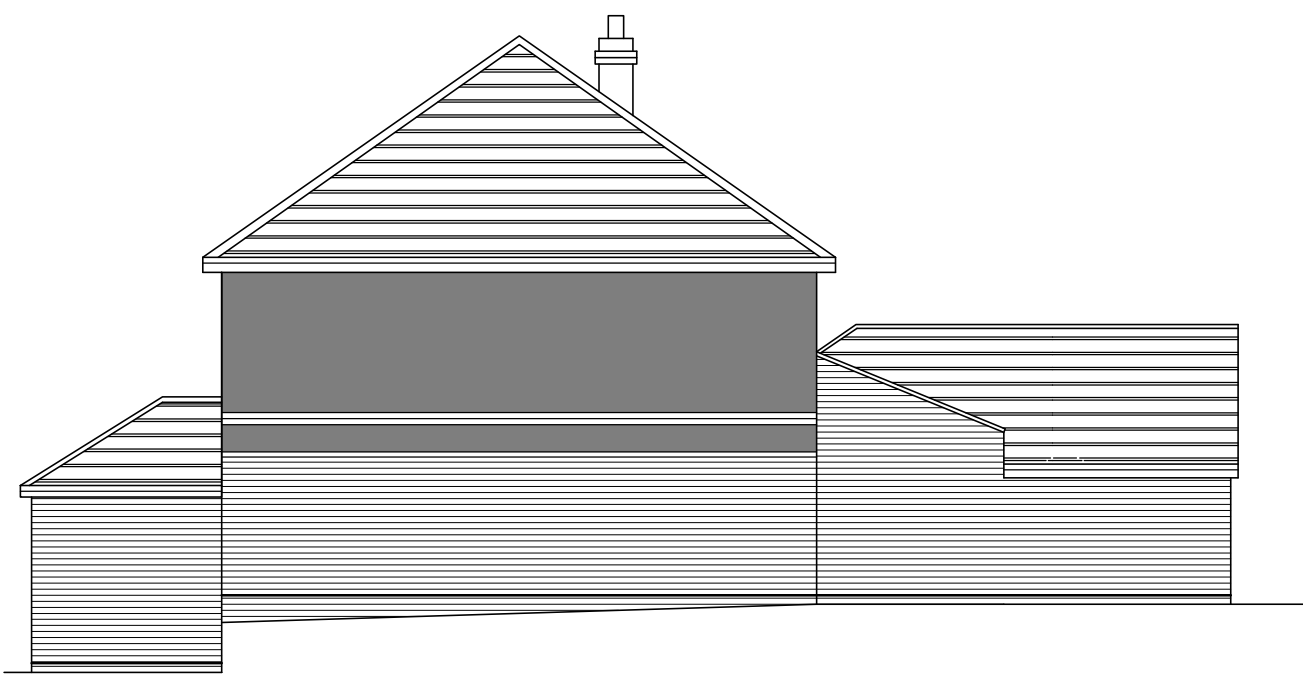
notes



Front Elevation



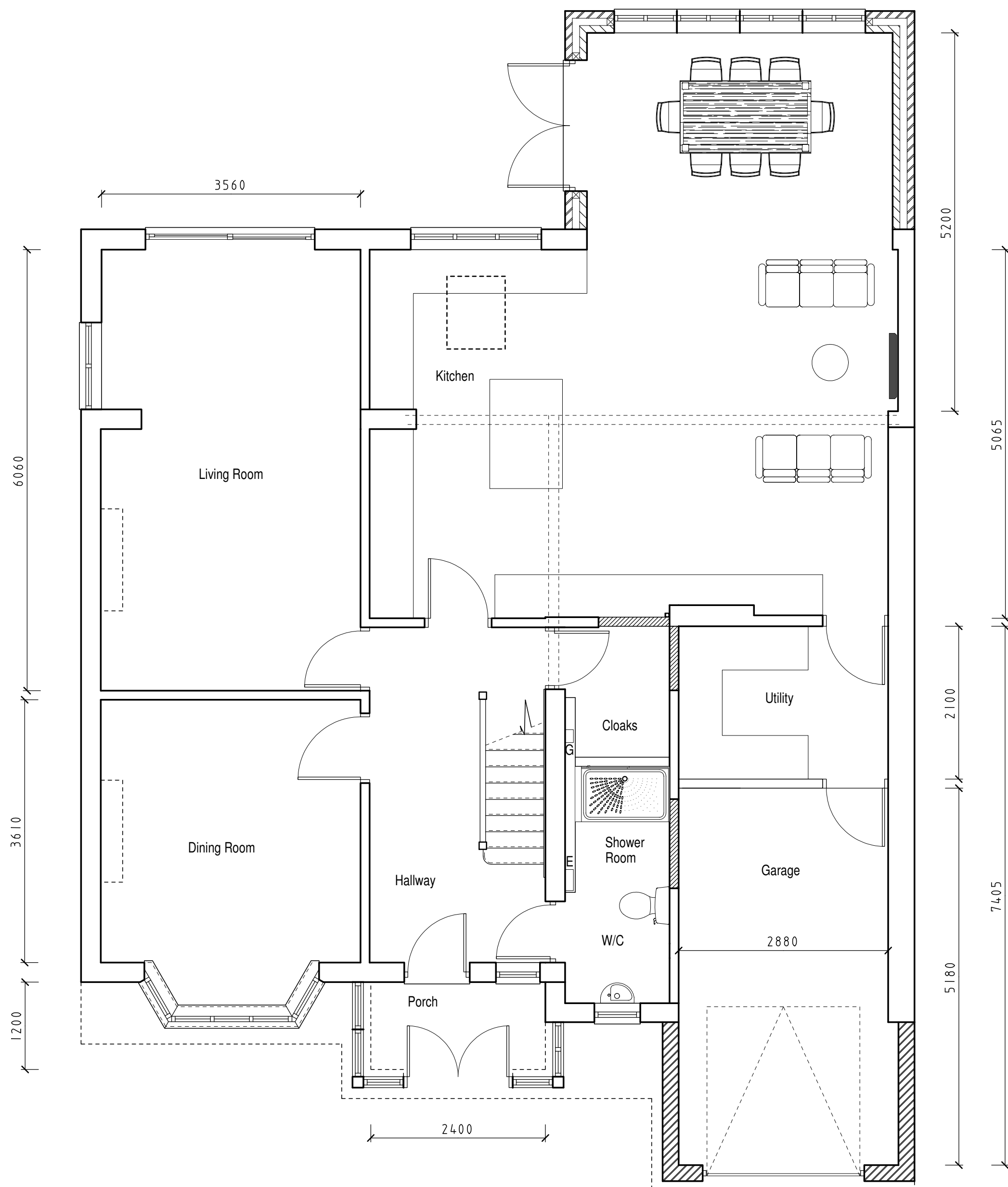
Side Elevation



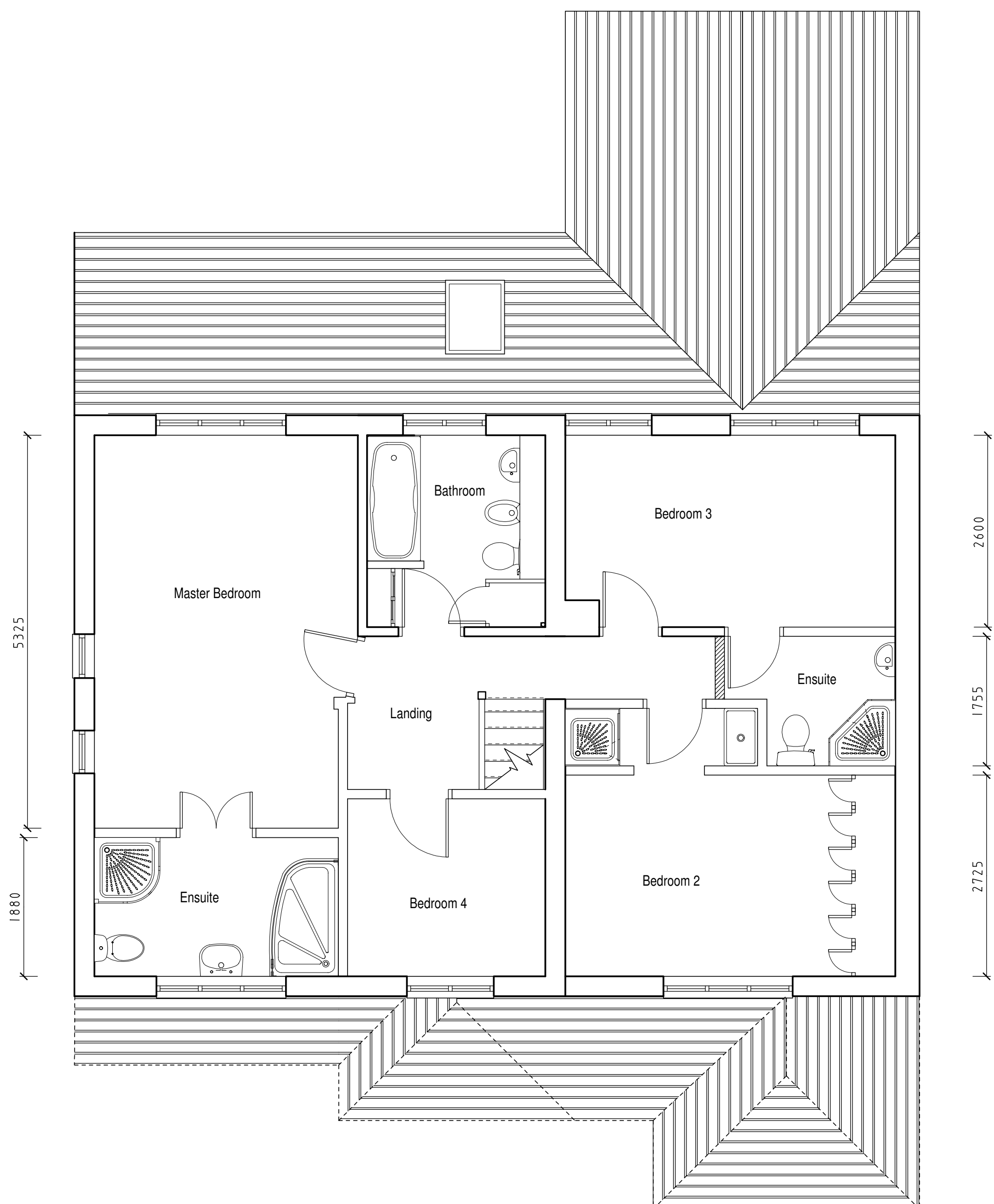
Side Elevation



Rear Elevation



Ground Floor Plan



First Floor Plan

A: Front elevation clarified 12/11/2013
revision
scale 1:50 1:100
drawn JOS
date 27/08/2013
client

Mr and Mrs R. Smith

job
Proposed Extension & Alterations to
121 Cotwell End Road, Sedgley, Dudley
DY3 3YQ

drawing
Proposals E

no.
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