

PLANNING APPLICATION NUMBER:P06/2156

Type of approval sought	Full Planning Permission
Ward	Pedmore & Stourbridge East
Applicant	Mrs F Ambrin
Location:	11, CHAFFINCH ROAD, STOURBRIDGE, DY9 7HT
Proposal	TWO STOREY SIDE EXTENSION TO CREATE GARAGE WITH BEDROOMS ABOVE. SINGLE STOREY REAR EXTENSION TO ENLARGE KITCHEN AND DINING ROOM. NEW FRONT ENTRANCE PORCH AND CANOPY. (RESUBMISSION OF REFUSED APPLICATION P06/1808)
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The application site is a detached dwelling set within a well established residential area. The property is set at the end of a cul-de-sac and is bound to the west by the A4036 Grange Lane.
2. The dwelling has a right of way bounding the front of the site, which links Chaffinch Road to Grange Lane and is well used by local residents and pupils using the near by Grange Secondary School.
3. The boundary of the site closest to the right of way has three silver birch trees which are covered by a Tree Preservation Order. The site boundary to Grange Lane consists of conifers and a 1.8m high close boarded fence.
4. The property has been extended previously by way of a two storey side extension and single storey rear extension. The property also has approval for a two storey side extension to the other side of the main dwelling which has not been implemented but is still valid.

PROPOSAL

5. This application seeks the approval of a two storey side extension to create a garage with bedrooms above and a single storey rear extension to enlarge the kitchen and dining room. This would enlarge the property to a six bedroom dwelling. There is also a front porch and canopy for consideration.
6. This application is a resubmission of application P06/1808 refused on the 9th November 2006. This application seeks to address this issue by removing the 2m high boundary wall.

HISTORY

7.

APPLICATION No.	PROPOSAL	DECISION	DATE
SB/71/438	Bedroom over existing garage.	Approved	25/11/71
CC/79/1683	Erection of bedroom and shower room at first floor level.	Approved with Conditions	03/09/79
P03/0797	Erection of two metre high fence to enclose part of garden.	Approved with Conditions	01/08/03
P04/2613	Two storey side extension to create garage and two additional bedrooms.	Approved with Conditions	31/01/2005
P06/1808	Two storey side extension to create garage with bedrooms above. Single storey rear extension to enlarge kitchen and dining room. New front entrance porch and canopy. New 2 m high boundary wall.	Refused	09/11/2006

8. The reasons for refusal for the planning application P06/1808 were:
 - The proposed boundary wall would, by virtue of its height and location, be an uncharacteristic and overbearing addition having an adverse impact to the visual amenities of the wider street scene and potentially creating an area for the unseen

congregation of youths encouraging antisocial behaviour. Development would be contrary to Policy DD4 Development in Residential Areas of the adopted UDP (2005) and of PGN 17 – House extension design guide.

- The siting of the proposed boundary wall in close proximity to the Birch trees covered by a Tree Preservation Order is likely to adversely affect their future health to the detriment of the visual amenity and character of the area contrary to Policy NC9 – Mature Trees - Adopted UDP (2005).

PUBLIC CONSULTATION

9. Direct notification was carried out to twelve surrounding properties. Five letters of objection have been received from the residents of the properties at 3, 4, 5, 8 and 12 Chaffinch Road.

3 Chaffinch Road objects to the proposal on grounds of;

- Scale
- Parking problems
- Porch forward of the building line
- Blocking line of sight

4 Chaffinch Road objects to the proposal on grounds of;

- Porch forward of the building line
- Parking problems

5 Chaffinch Road objects to the proposal on grounds of;

- Being out of character
- Parking problems
- The garage being turned into living accommodation in the future

8 Chaffinch Road objects to the proposal on grounds of;

- Parking problems
- The garage being turned into living accommodation in the future

12 Chaffinch Road has concerns regarding the proposal on grounds of;

- Additional family members and cars

OTHER CONSULTATION

10. The Tree Protection Officer has been consulted and provided the following comments:
- No objections to the siting of the proposed extension, however the driveway needs to be of a suitable construction to avoid damage to the adjacent protected trees.
 - As such has recommended appropriate conditions

RELEVANT PLANNING POLICY

11. Policy DD4 – Development in Residential Areas - Adopted UDP (2005)
12. Policy NC9 – Mature Trees - Adopted UDP (2005)
13. Planning Guidance Note 17 – House Extension Design Guide

ASSESSMENT

14. The two storey side element of the proposal is visible within the street scene. It is set back from the front elevation at first floor level and extends the existing gable roof line. This ensures it is in keeping with the original building. It would finish 6m in from the boundary with Grange Lane. It does not project closer to any of the neighbouring properties than the existing building. This scheme also forms part of the extant approval P04/2613 and the principal of the extension has already been established. This element of the proposal in this regard will have no impact on the character of the surrounding area or on the street scene and there would be no loss of outlook, privacy or daylight to any neighbouring properties of the application site. This element of the proposal is therefore consistent with the requirements of PGN 17 – House extension design guide and Policy DD4 – Adopted UDP (2005)
15. The proposed rear extension and associated pitched roof would extend out 3.4m nearer to the neighbouring property at 9 Chaffinch Road. The nearest habitable room window serves the lounge and is set in along the rear elevation 0.75m. There is a separation distance of 3m between the proposed rear extension and the neighbouring property at 9 Chaffinch Road. These factors ensure no conflict with the 45° code to the lounge. These factors ensure there would be no loss of outlook,

privacy or daylight to either neighbours of the application site and therefore the proposal is consistent with the requirements of PGN 17 – House extension design guide.

16. The front porch and canopy roof is considered a minor addition to the property. The design is consistent with the existing dwelling and it is appropriate in scale. There would therefore be no detrimental impact on the street scene or on the neighbouring occupiers of the application site caused by this element of the proposal. It is therefore consistent with the requirements of PGN 17 – House extension design guide and Policy DD4 – Adopted UDP (2005).
17. The application site has ample frontage to allow for at least two off road parking spaces subject to hard surfacing. This combined with the garage space available is considered to be an acceptable parking allowance for the property after the addition of the proposed extension. This aspect of the proposal is therefore considered in compliance with the highway safety element of Policy DD4 – Adopted UDP (2005). It is therefore thought prudent to attach appropriate conditions in relation to this.
18. The proposed garage and existing parking provision would remain to provide adequate parking to comply with Council policy guidelines.

CONCLUSION

19. The domestic extensions associated with this application are acceptable with regard scale, design and amenity of the neighbours. The proposed garage and existing parking provision would remain to provide adequate parking to comply with Council policy guidelines. The proposal is compliant with the requirements of PGN 17 – House extension design guide, Policy NC9 and Policy DD4 – Adopted UDP (2005).

RECOMMENDATION

20. It is recommended that the application be approved subject to the following conditions:

Reason for the Approval of Planning Permission

The domestic extensions associated with this application are acceptable with regard scale, design and amenity of the neighbours. The proposed garage and existing parking provision would remain to provide adequate parking to comply with Council policy guidelines. The proposal is compliant with the requirements of PGN 17 – House extension design guide, Policy NC9 and Policy DD4 – Adopted UDP (2005).

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 used in external elevations of the development hereby approved shall closely match in type, texture and colour those of the existing building.
3. All the existing trees and hedges indicated on the approved drawings to be retained shall be protected by suitable fencing and at a suitable distance as outlined in BS:5837 – 2005 - 'Trees in Relation to Construction', or such alternatives as may be agreed in writing by the Local Planning Authority. Such fences shall be erected before any materials are brought onto site or development commences. No materials shall be stored, no rubbish dumped, no fires lit and no buildings erected inside the fence(s), nor shall any changes in ground level be made within the fence(s) unless previously agreed in writing by the Local Planning authority.
4. The existing trees shown on the approved plans to be retained shall not be damaged or destroyed, uprooted, felled, lopped or topped during the construction period of the development without prior written consent of the local planning authority. Any trees removed without such consent or dying or being seriously damaged or diseased during that period shall be replaced with healthy trees of such size and species as may be agreed in writing by the local planning authority.
5. No development or other operations shall commence on site or in connection with the development hereby approved, (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and or widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed tree felling / pruning specification has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall commence on site until the approved tree felling and pruning works have been completed. All tree felling and pruning shall be carried out in full accordance with the approved specification and the requirements of British Standard 3998 (1989) Recommendations for Tree Work.
6. All excavations to be undertaken within 6 metres of the stem of existing trees on site shall be undertaken in accordance with NJUG Publication number 10 'Guidelines for the Planning, Installation and Maintenance of Utility Services in proximity to Trees'

7. No development shall take place until there has been submitted to and approved in writing by the local planning authority technical details of any proposed driveway / parking area within 3 metres of the outer canopy spread of any existing tree situated on or off the site. The details of the vehicular access and parking areas shall include existing and proposed ground levels, materials to be used and the relative time of construction within the whole development and must be in accordance with appropriate guidelines, namely BS 5837:2005 'Trees in Relation to Construction' and Arboricultural Advisory & Information Service Practice Note 'Driveways Close to Trees' (1996). Any driveway / parking areas within 3 metres of existing trees must be constructed using minimum excavation techniques incorporating appropriate surfaces to avoid damage to trees and to prevent any potential direct or indirect damage caused by trees.
8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) (or any order revoking and re-enacting that order), the garage shall remain as a garage and not converted into a habitable room for the life of the development.