

PLANNING APPLICATION NUMBER:P11/0241

Type of approval sought	Full Planning Permission
Ward	COSELEY EAST
Applicant	D. & I. Hadley
Location:	1, SOUTHALL CRESCENT, COSELEY, BILSTON, WEST MIDLANDS, WV14 8XT
Proposal	TWO STOREY SIDE AND SINGLE STOREY SIDE AND REAR EXTENSIONS. NEW FRONT PORCH.
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The applicant's property is a semi detached residential dwelling occupying a prominent position within Southall Crescent. The property is angled toward the road, set back 5m from the rear of the pavement at its closest point, and has a 12m wide wedge of land adjacent to the property.
2. Within Southall Crescent, there are 24 residential properties of a similar scale and design, of which nos. 1 - 3 and 15 - 16 are the only semi detached pairs. The remaining 20 properties form 5 rows of terraces formed of 4 properties each.
3. No. 7 Southall Crescent is an end terrace property which has previously benefited from a two storey side extension spanning 3.5m with an integral garage. No. 21 is also an end terrace property which has a two storey side extension spanning 3.6m. Both extensions are set back 0.1m.
4. The adjoining property no. 3, has previously benefited from a single storey rear extension projecting 4.6m.

PROPOSAL

5. This application seeks consent for the erection of a two storey side extension and a single storey extension to the rear of the property. The extensions would be adjoining at ground floor level forming an L shaped extension at ground floor.

6. The scheme proposes the following:
 - a. A two storey side extension a maximum of 3.3m in width which would sit flush with the front elevation of the applicant's property at ground floor level spanning 11.5m from front to rear.
 - b. The first floor element of the two storey side extension would be set back 1m from the front elevation extending to a width of 3.3m and spanning 7.5m from front to rear forming two additional bedrooms.
 - c. At the rear a 4.6m deep single storey rear extension spanning the width of the original property is proposed which would adjoin the ground floor element of the two storey side extension resulting in an 8.5m wide single storey rear extension.
 - d. There would be no side facing windows serving habitable rooms at both ground floor and first floor level. The proposed first floor rear facing window serving a bedroom would be 27m from the rear of 68 and 69 Gough Road.
 - e. A porch spanning 1.9m and projecting 1.2 up to an eaves height of 2.6m and a total height of 3.5m.

7. The initial plans submitted proposed a 7.5m wide extension, far in excess of the width of the 5m wide host dwelling. This included a double garage and a 2.8m wide porch. Plans were amended to the scheme as outlined above which is of a much reduced scale. The applicant is related to a Member of the Council.

RELEVANT PLANNING HISTORY

8. None relevant

PUBLIC CONSULTATION

9. Direct consultation with nine neighbours was undertaken from whom no letters of objection were received.

OTHER CONSULTATION

10. None relevant.

RELEVANT PLANNING POLICY

11. Adopted Dudley Unitary Development Plan (2005)

- Policy DD4 (Development in Residential Areas)

12. Supplementary Planning Guidance

- Planning Guidance Note 17 – House Extension Design Guide.

13. Supplementary Planning Document

- Parking Standards and Travel Plans

ASSESSMENT

Key issues:

- Residential amenity
- Character, Scale and Design in the streetscene
- Parking

Residential Amenity

14. The proposed development would be constructed to the west of the site where there is no residential dwelling immediately adjacent to the applicant's property. In consideration of the proposed rear facing bedroom window, this would be 25m from the rear of properties in Gough Road. In this regard, it is considered that this separation is sufficient and attains the minimum distance of 22m between facing habitable room windows as recommended by Planning Guidance Note 17 – The House Extension Design Guide. Furthermore, this relationship occurs at an acute angle thereby significantly reducing the opportunity for overlooking of the rear of nos. 68 and 69 Gough Road.

15. Whilst the proposed projection to the rear is considerable at 4.6m, the adjoining property has also benefited from an extension of a similar depth. The proposed projection would be in line with that of no. 3 and not extend beyond this. As such, the scheme would not unduly harm the occupiers of the adjoining property by way of loss of light or overshadowing.
16. The development is considered to be acceptable in terms of residential amenity and in accordance with the Policy DD4 – Development in Residential Areas and Planning Guidance Note 17 – The House Extension Design Guide.

Character, Scale and Design in the streetscene

17. The applicant's property forms half of a semi detached pair, which is one of two pairs within Southall Crescent, where no extension has been constructed or approved to either. The existing 3.6m wide two storey extensions to nos. 7 and 21 are to the ends of rows of terraced properties. Extensions to these properties of such a width are considered acceptable as a set back would appear out of keeping with the form of terraced properties.
18. The initial plans submitted with this application to the width of 7.5m are far in excess of two thirds of the width of the applicant's property, and were considered to be an overbearing addition to the semi detached dwelling, and out of keeping with the scale of the property.
19. Revised plans, which do not exceed two thirds of the width of the dwelling and with a 1m set back to allow the property to dominate, propose a development which is of a more appropriate scale, and subservient to the original, as per the recommendations of Planning Guidance Note 17.
20. Up to a height of 3m, a porch could be erected under Permitted Development without the requirement for consent. The applicant's proposed porch would exceed this height by 0.5m and therefore the structure could largely be constructed without planning permission.
21. The proposed extension would bring the property in closer proximity to the rear of the pavement in Southall Crescent, however, it is noted no. 70 Gough Road, is a detached two storey dwelling with a gable wall immediately adjacent to the rear of the pavement. The proposed development would not immediately abut the pavement and therefore not be any closer than the side wall of no. 70. In this

regard, the development is considered an appropriate addition to the streetscene and would not result in any undue harm in terms of its appearance within Southall Crescent.

22. The proposal is therefore deemed to be acceptable with regard to DD4 – Development in Residential Areas and Planning Guidance Note 17 – The House Extension Design Guide.

Parking

23. The proposed works would result in an additional bedroom creating a four bedroom property requiring a maximum of 3 off street parking spaces clear of the highway. The proposed double garage has been removed from the scheme however; the 9m wide expanse of land to the side of the property that would remain would serve as off street car parking for the occupiers of the property. The provisions would be acceptable in terms of the recommendations of Parking Standards and Travel Plans Supplementary Planning Document.

CONCLUSION

24. The proposed two storey side and single storey rear extension would be of an appropriate design in relation to the host dwelling. In terms of loss of daylight to and outlook from neighbouring properties, residential amenity would not be significantly impacted as a result of the proposal. Highway Safety would not be impacted as a result of the development and is therefore in accordance with DD4 – Development in Residential Areas, Planning Guidance Note 17 – The House Extension Design Guide and Parking Standards and Travel Plans Supplementary Planning Document.

RECOMMENDATION

25. It is recommended that this application is approved subject to the following conditions:

REASON FOR THE GRANT OF PLANNING PERMISSION

The proposed two storey side and single storey rear extension would be of an appropriate design in relation to the host dwelling. In terms of loss of daylight to and outlook from neighbouring properties, residential amenity would not be significantly impacted as a result of the proposal. Highway Safety would not be impacted as a result of the development and is therefore in accordance with DD4 – Development in Residential Areas, Planning Guidance Note 17 – The House Extension Design Guide and Parking Standards and Travel Plans Supplementary Planning Document.

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

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.
3. The development hereby permitted shall be carried out in accordance with the following approved plans:
1108-2a and 1108-3b.

H.M. LAND REGISTRY		TITLE NUMBER	
		WM399795	
ORDNANCE SURVEY PLAN REFERENCE	COUNTY	SHEET	NATIONAL GRID
	WEST MIDLANDS		SO 9494
Scale: 1/1250		DUDLEY DISTRICT	SECTION K
			© Crown Copyright 1970.

The boundaries shown by dotted lines have been plotted from the plans on the deeds. The title plan may be updated from later survey information.



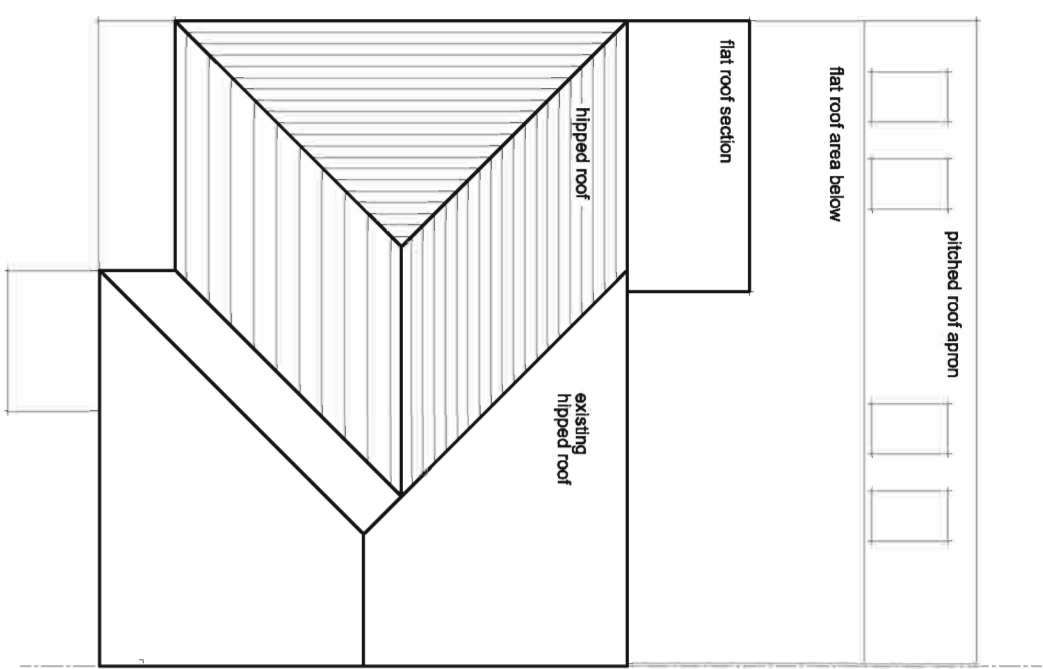
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ROOF PLAN
(1:100)

rear garden area

boundary

like-kind doors

FAMILY ROOM

KITCHEN

BREAKFAST AREA

UTILITY

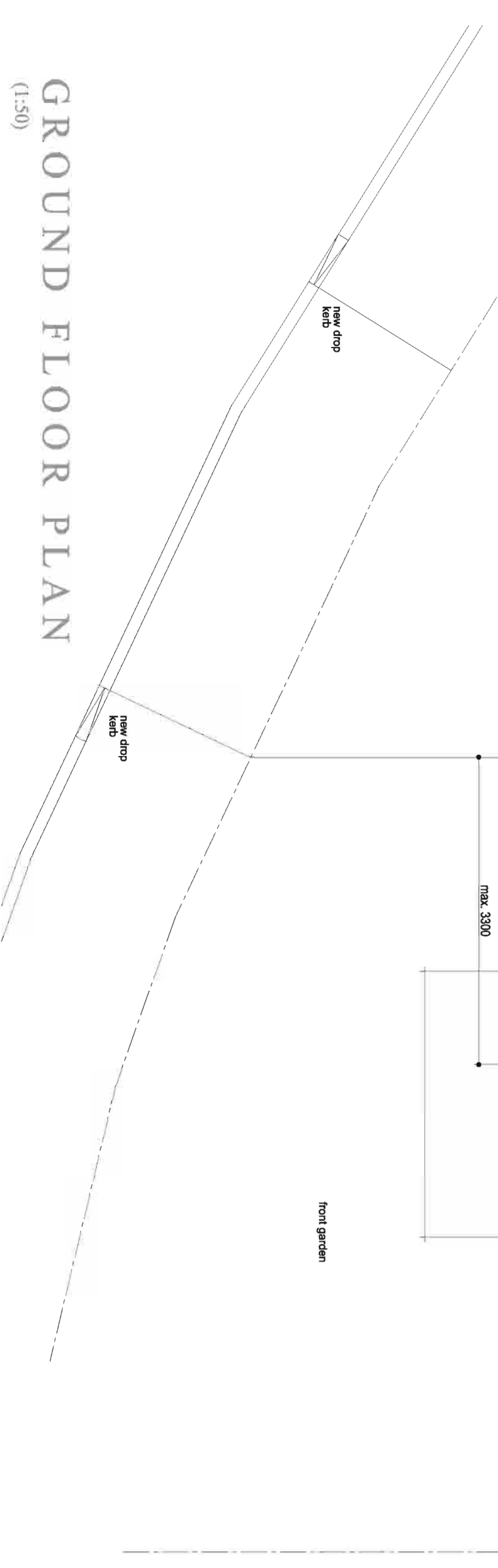
WC

LOUNGE

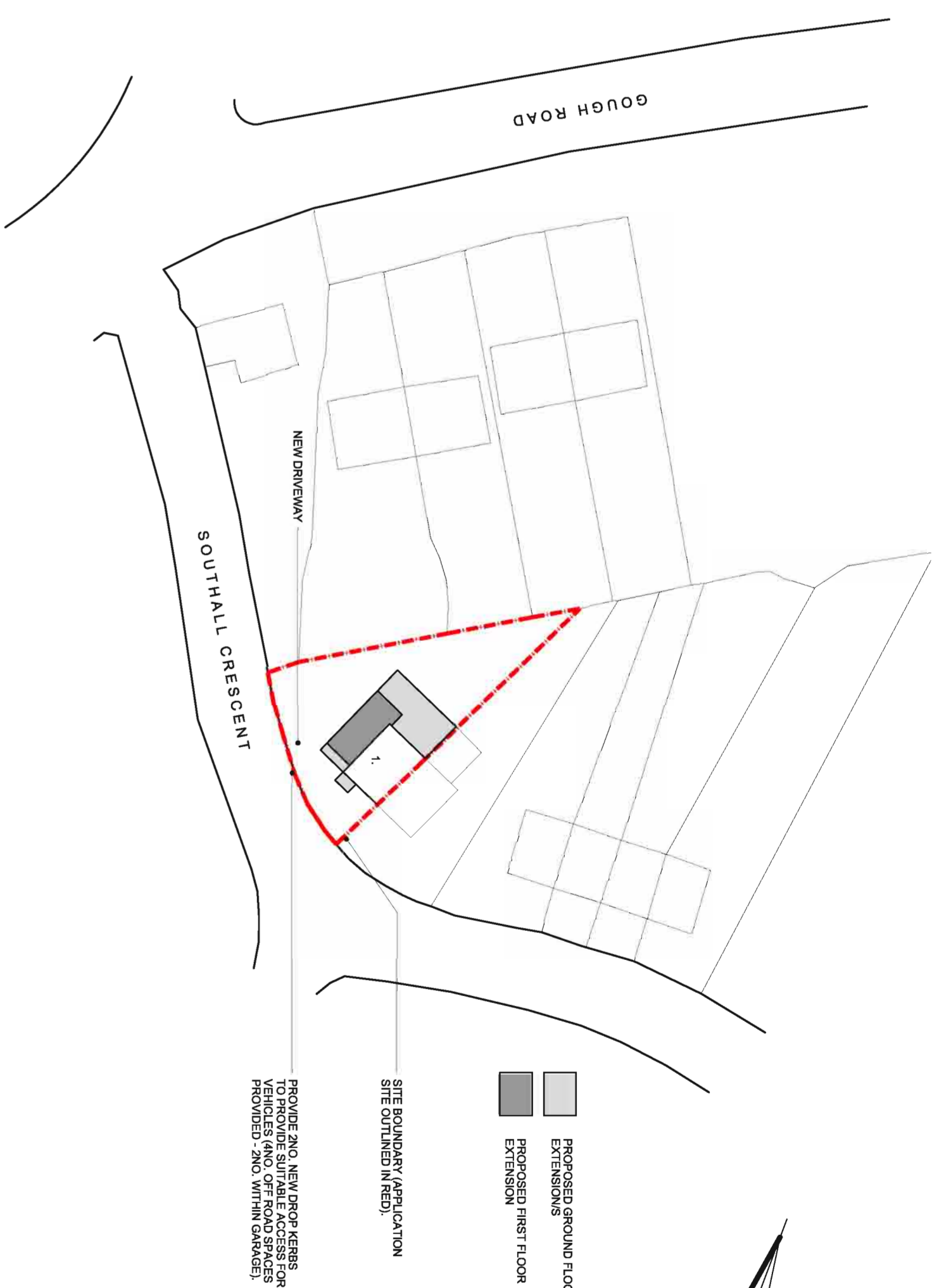
PORCH

Driveway (existing or a minimum 2.0m vehicles off-road)

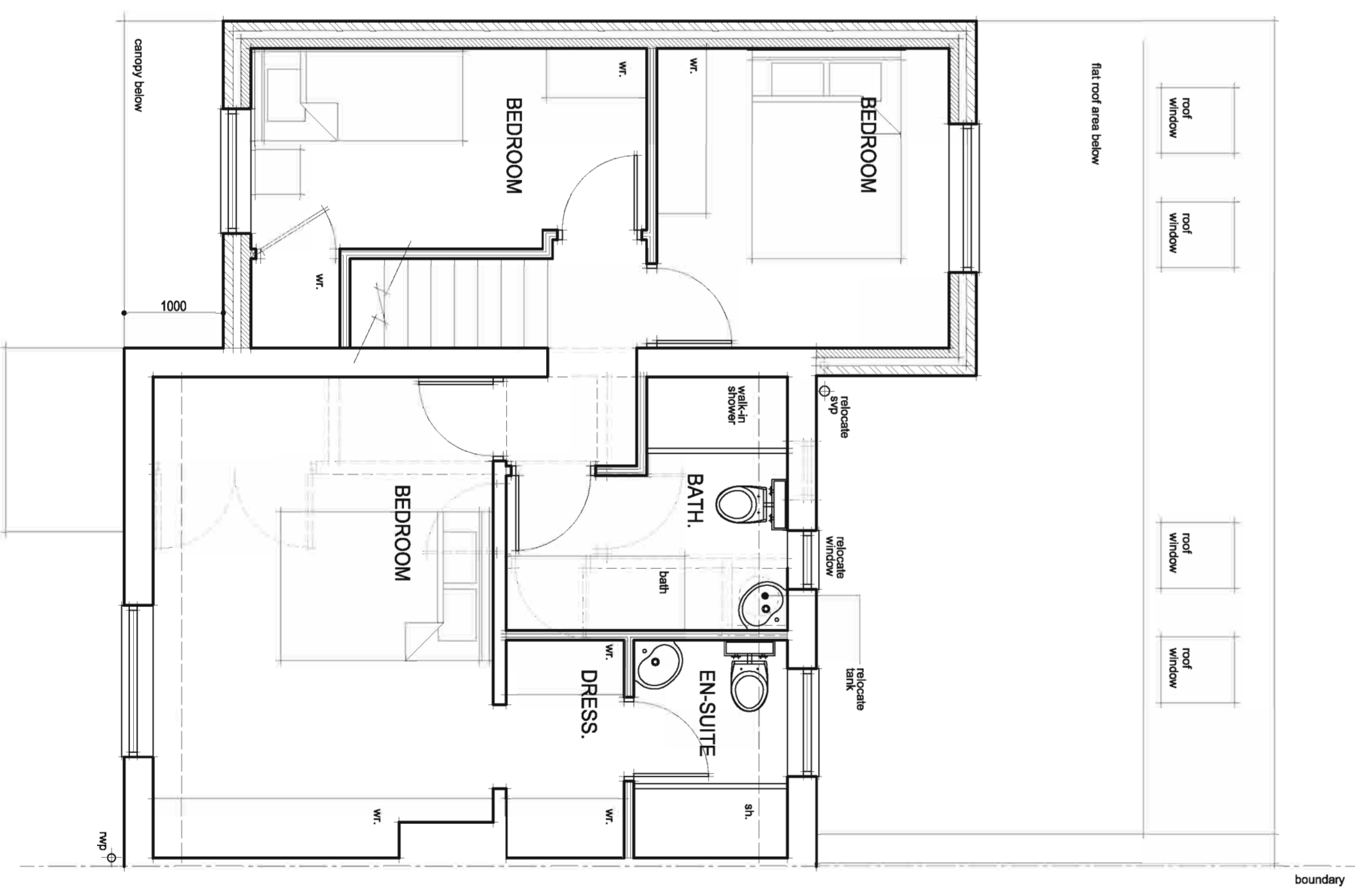
garage



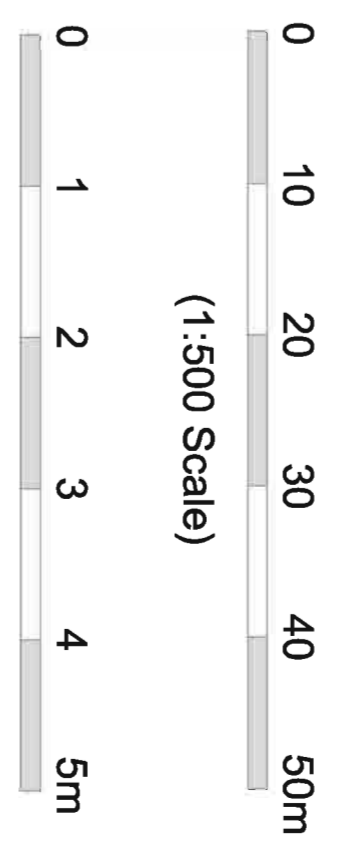
GROUND FLOOR PLAN
(1:50)



BLOCK PLAN
(1:500)



FIRST FLOOR PLAN
(1:50)



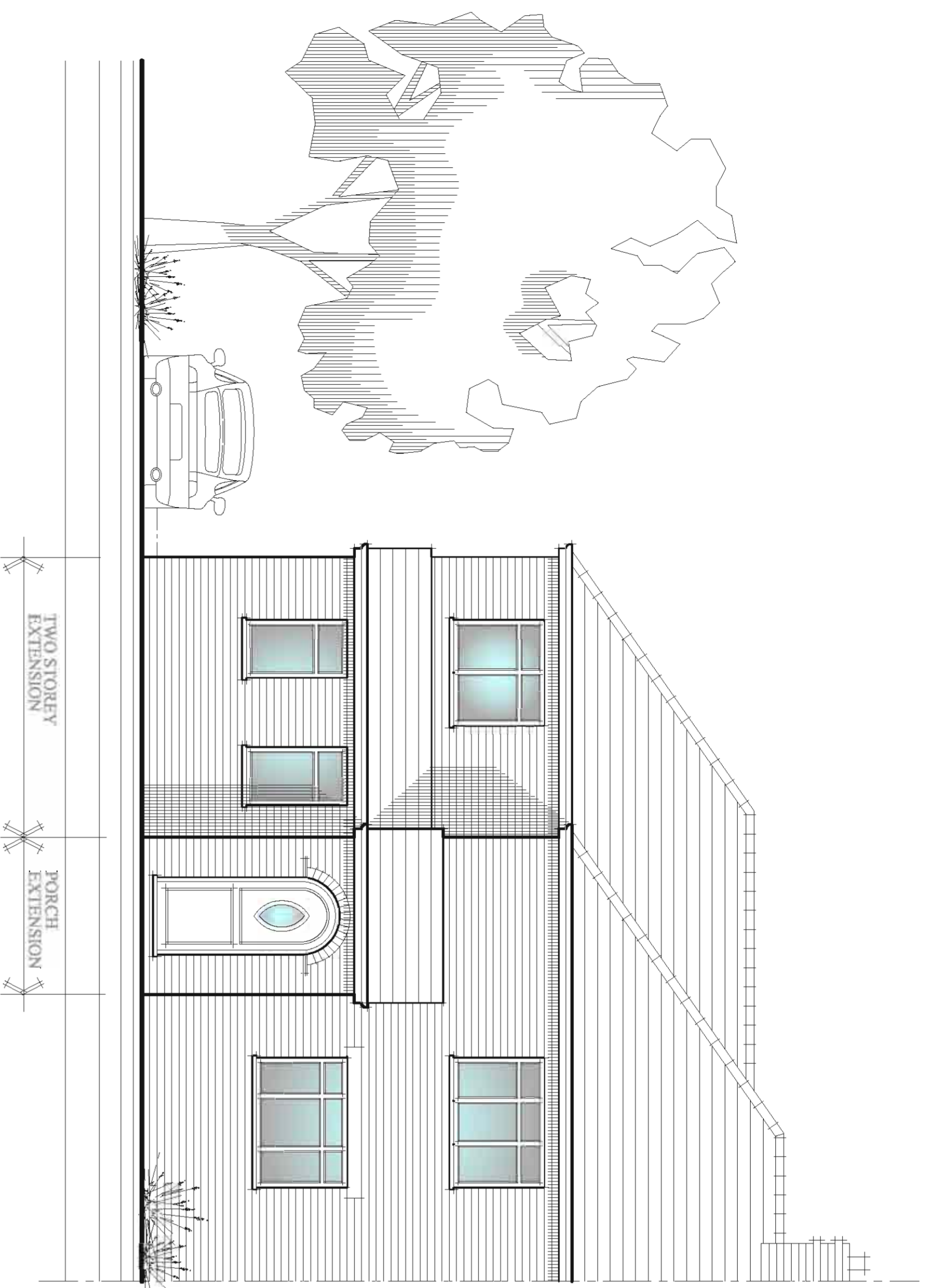
The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts. This drawing must be read with and checked against any structural or other specialist drawings provided. The Contractor is to comply in all respects with the current building regulations whether or not specifically stated on these drawings.

REV'A - PROPOSED EXTENSIONS REDUCED TO SUIT PLANNERS REQUIREMENTS 04.04.2010.

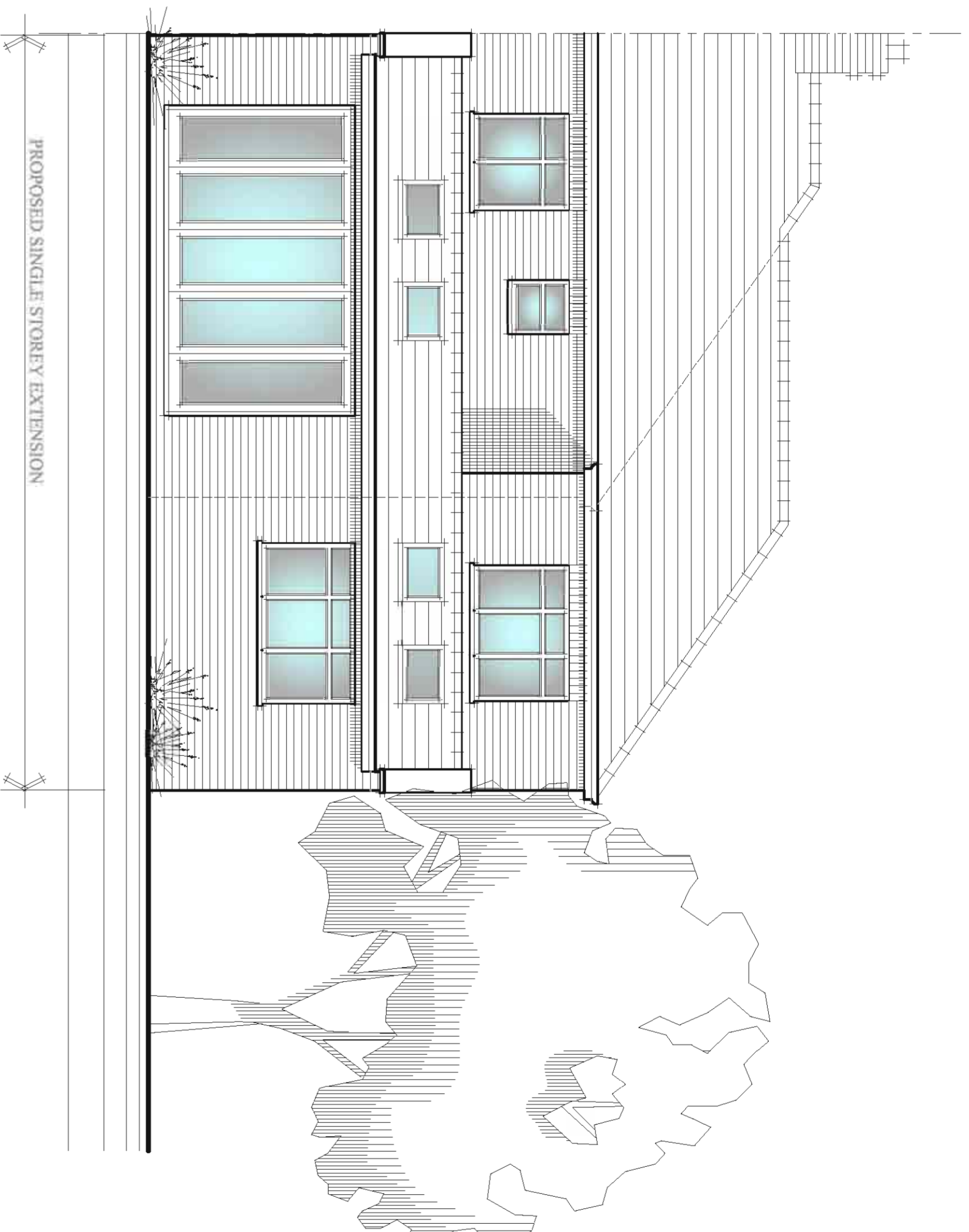
db **design to build**
 159 Ivyhouse Lane Coseley
 Dudley West Midlands WV9 5JL
 Telephone : (01827) 887255
 Email : design@dbuild@btconnect.com

Job: proposed extension at 1, Southall Crescent, Coseley, BILSTON
 Title: scheme drawing :- floor plans & roof plan
 Client: Mr & Mrs. Hadley

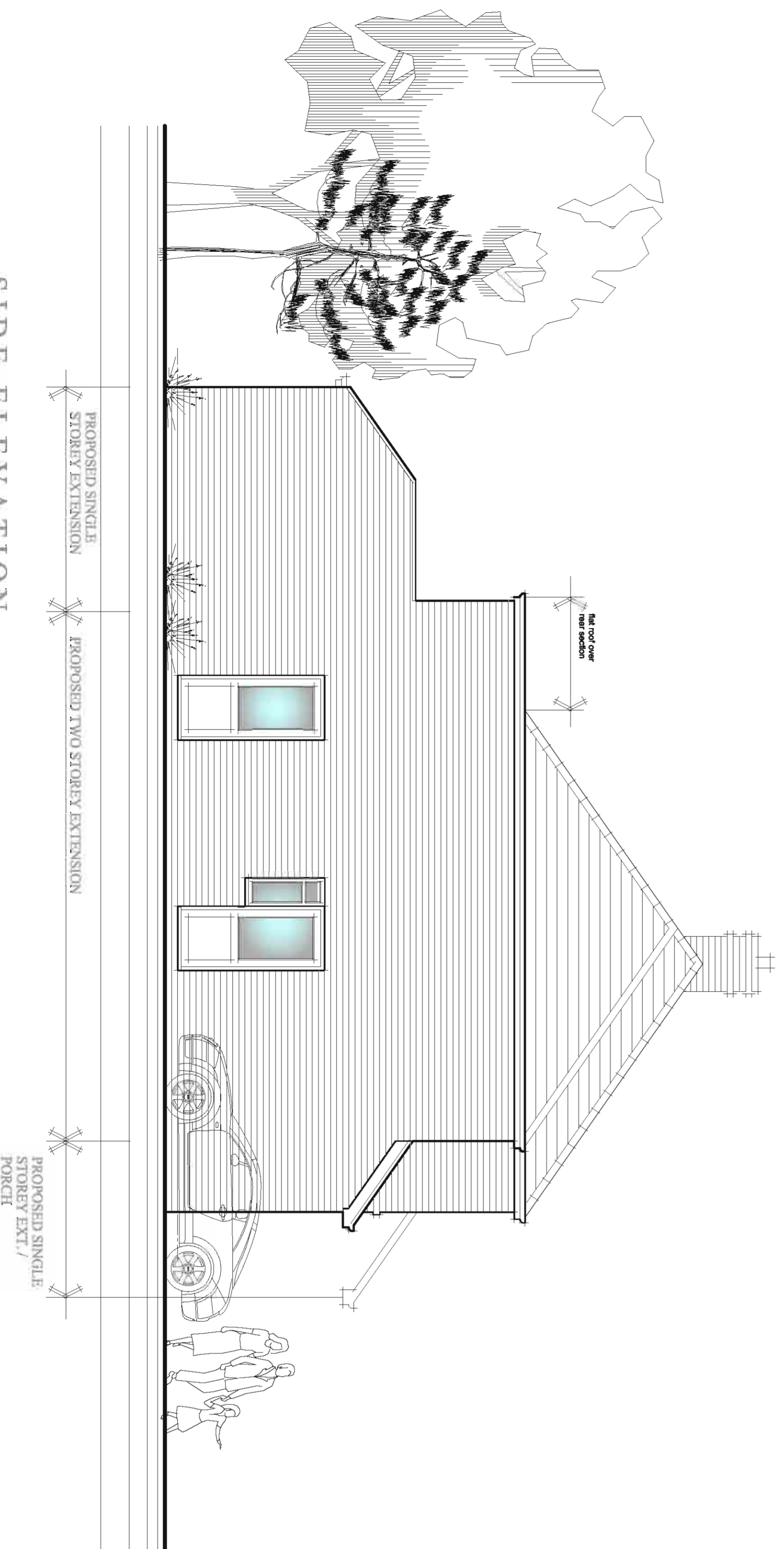
Scale: 1:50/100/500 Date: Feb 11
 Drawing No. 1108.02a
 Drawn By: SPC



FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



(1:50 Scale)

The Contractor is to check and verify all building and site dimensions, levels and sewer invert levels at connection points before work starts. This drawing must be read with and checked against any structural or other specialist drawings provided.
The Contractor is to comply in all respects with the current building regulations whether or not specifically stated on these drawings.

REV 'B' GROUND FLOOR FRONT WINDOWS AMENDED 07.04.2010.
REV 'A' PROPOSED EXTENSIONS REDUCED TO 5000 PLANNERS 04.04.2010.
REQUIREMENTS

design to build
159 Ivyhouse Lane, Coseley
Dudley, West Midlands, WV14 9LX
Telephone : 01827 887255
Email : design@dtb.co.uk

Job:
**proposed extension at
1, Southall Crescent,
Coseley,
BILSTON**
Title:
**scheme drawing :-
proposed elevations**

Client:
Mr & Mrs. Hadley

Scale: 1:50 Date: Feb '11
Drawn By: SFG

Drawing No.
1108:03B