

PLANNING APPLICATION NUMBER:P21/0177

Type of approval sought	Full Planning Permission
Ward	Norton Ward
Agent	Miss S. Tomlinson
Case Officer	Imogen Hopkin
Location:	15, SANDY ROAD, STOURBRIDGE, WEST MIDLANDS, DY8 3AJ
Proposal	TWO STOREY FRONT, SIDE AND REAR EXTENSIONS WITH JULIET BALCONIES TO THE REAR, SINGLE STOREY SIDE AND REAR EXTENSIONS, FRONT PORCH, MODIFICATIONS TO THE ROOF TO INCREASE THE HEIGHT AND CREATE NEW FRONT AND REAR DORMER WINDOWS, AND RENDERING TO THE SIDES AND REAR OF THE DWELLING, CLADDING TO PART OF THE REAR EXTENSION (FOLLOWING DEMOLITION OF EXISTING GARAGE AND WC)
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

Addendum to Report

On 12th August 2021 this application was referred to be determined at Planning Committee by the Vice Chair of the Development Control Committee, which will take place on the 13th September 2021.

SITE AND SURROUNDINGS

1. The application site refers to a north-west facing detached dormer bungalow located along Sandy Road, Stourbridge. The dwelling is characterised by a pale brown brick and a high slate roof with a front gable feature and a front dormer. The rear of the property has a larger front projecting gable, a single storey rear aspect and side/rear dormers. The dwelling has a single storey side garage that has a width of 7m and lies 1m from the common boundary for the length of the garage, around 9.35m. The dwelling benefits from a generous rear garden that has an average width of 30m and an average length of 42m. The parking area to the front of the

dwelling has two accesses and is around 18.5m wide and 20m from the edge of the pavement.

2. The neighbouring dwelling to the north is No. 11 Sandy Road, a two storey detached dwelling with a pyramid hipped roof and smaller front projecting gable that is sited at a higher level than the application site by approximately 0.5m. This dwelling benefits from a two storey rear extension, a single storey rear conservatory and a side/rear garage and shed located along the common boundary with the application site parallel to the garage of the application site. The garage has a side facing window on each side, one of which faces the application site. This property has a first floor side facing window that serves a landing and a rear first floor window that serves a bedroom. There are two ground floor side facing windows that serves a kitchen and an obscure glazed window adjacent. The boundary treatment between this dwelling and the application site is a 1.8m high close boarded fence, and there is some hedging to the side of the application site that can be seen from above the fence.
3. The neighbouring dwelling to the south is No. 17 Sandy Road, a large two storey detached dwellinghouse characterised by a hipped roof with a front projecting hipped roof. This dwelling benefits from a number of extensions to the side and rear, including a rear balcony over the single storey rear extension. This property benefits from a similar sized garden to the application site.
4. Sandy Road is a residential street that is predominantly occupied by two storey dwellings. The wider streetscene is predominantly brick, although there are instances of render within the street. There is a mix of uniquely designed dwellings alongside small numbers of similarly designed properties.

PROPOSAL

5. The application seeks permission for:
 - Two storey front, side and rear extensions

- Single storey side and rear extensions
- Increased roof height from 6.3m to 7.5m
- Juliet balconies to the rear
- Dormers to the front and rear
- Render to the sides and rear of the dwelling

6. Amended plans were received to carry out the below changes:

- Remove a rear balcony and replace with Juliet balcony
- Remove render from the front elevation
- Revise the front elevation, including reducing the size of the front porch
- Move the single storey side/rear extension from the side boundary introducing a minimum 2m gap and maximum gap of 5m

HISTORY

7. Planning history:

APPLICATION No.	PROPOSAL	DECISION	DATE
CC/74/1237	Erection of extensions and alterations to existing dwelling.	Approved with Conditions	21/11/1974
SB/64/464	Detached semi-bungalow with double garage	Approved with Conditions	07/01/1964
SB/64/253	Three detached houses and garages	Refused	28/07/1964

PUBLIC CONSULTATION

8. The application was initially advertised by way of 4 neighbour notification letters and a site notice at the site. 8 objections were received to the proposed scheme, two from adjoining neighbours, one directly opposite the site and one diagonally opposite the site. The other four objections were from the properties within the wider street. The objections raised the following concerns:

- Privacy, overlooking and 'perception of overlooking' concerns, primarily due to rear balcony
 - Design out of character with surrounding properties
 - Character of original house would be changed and result in a two storey dwelling
 - Adverse visual impact on the locality
 - Proposed extension would be overbearing on immediate neighbours
 - Loss of light and overshadowing
 - Extension forward of the building line
 - Extension too big for the width of the plot
 - Proposed materials out of character
 - Plant room would generate noise to occupiers
 - Noise and congestion of road could occur if this was built
 - No reference of the proposal in relation to neighbouring dwellings
9. A subsequent re-consultation was carried out to neighbours and objectors following receipt of revised plans, with responses required no later than the 17th June 2021. 5 objections were received that again raised the above points. In terms of the positions of the objectors, one was an adjoining neighbour, one was diagonally opposite, one was two doors down and the other two objections are from further down Sandy Road.
10. A further 21 day consultation was carried out due to clarify the specific description of the development, which expired on the 25th July 2021. There were no additional amended plans consulted upon and therefore, no responses were received and the two previous consultation periods are the key considerations for this application.

OTHER CONSULTATION

11. No other consultation required.

RELEVANT PLANNING POLICY

12. National Policy
- National Planning Policy Framework (2019)

13. Black Country Core Strategy (2011)
 - CSP4 Place Making
 - ENV2 Historic Character and Local Distinctiveness
 - ENV3 Design Quality

14. Dudley Borough Development Strategy
 - L1 Housing Development, Extensions and Alterations to Existing Dwelling
 - S6 Urban Design
 - S8 Local Character and Distinctiveness

15. Supplementary Planning Documents / Guidance
 - Parking Standards SPD (2017)
 - PGN 17. House Extension Design Guide
 - PGN 12 The 45 Degree Code

ASSESSMENT

16. 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 must also be assessed along with the relevant parking standard requirements.

The key issues are

- Design, Character and Appearance
- Neighbour Amenity
- Access and Parking

Design, Character and Appearance

17. The proposed siting, scale, design and character of the extensions are considered to satisfactorily relate to the host dwellinghouse. The proposed development would amend the character of the house, although due to the unique housing within this road there would be no detrimental impact to the streetscene. The proposed

extensions maintain the building line of No. 17 Sandy Road and are set behind the building line of No. 11 Sandy Road.

18. The increase of the roof height by 1.2m is considered acceptable as there are existing rooms within the roof and this would therefore be a minor change, relative to the neighbouring two storey dwellings. Although the mass of the property will increase due to the extensions and height, it would not be harmful to the streetscene. An objector commented that the development would be too wide for the plot; however, the width of the single storey part as existing is wider than the proposed development. The additional single storey extension to the side and rear has been removed from the boundary, as the original single storey side had a splayed wall, whereas this development proposes a straight wall. While the rear part of the single storey projection is large with a length around 13m from the original rear wall, the application site benefits from a wide and long plot and therefore an extension such as this is not considered to be uncharacteristic.
19. The amendments to the front of the dwelling would result in a more sympathetic addition than originally proposed, including an appropriately designed front gable and front porch. The materials are proposed to be render to the sides and rear of the dwelling, which is considered to be acceptable, on balance, as they would be unlikely to be seen within the streetscene due to the set-back position of the dwelling. The render was removed from the front to maintain a traditional appearance, although it is noted there are rendered properties within the wider street. There is a portion of stone cladding to the rear extension which would not be seen from the street and would therefore be acceptable.
20. Dudley Borough Development Strategy Policy L1 states that extensions to residential dwellings will be allowed provided they do not adversely affect the character of the area or residential amenity. On assessment of the application is considered that all elements of the scheme outlined above would relate satisfactorily in design terms and there would be no demonstrable harm to the street scene or character and appearance of the area proposal therefore complies with

Dudley Borough Development strategy Policy L1 – Housing Development, Extensions and Alterations to Existing Dwellings.

Neighbour Amenity

21. The increase of the roof height by 1.2m and first floor side extension is not considered to result in a detrimental impact to neighbouring dwellings. The addition of the first floor is to the north of the site, and therefore adjacent to No. 11 Sandy Road. Due to the bend in the road, the position of the extension would be sited a minimum of 1m from the common boundary with No. 11 and a maximum of 5m from No. 11. Along the common boundary on the side of No. 11 Sandy Road is a garage and a shed, and therefore any overshadowing that may occur would be over these buildings that are non-habitable and therefore not sensitive. It is noted there are two windows within the garage, although these windows are unable to be safeguarded as they are non-habitable.
22. No. 11 Sandy Road has a side facing kitchen window that faces the side and is located approximately 2m from the common boundary. This window is sited in front of their existing garage and would not face side wall of the application site, as the extension does not project beyond the front wall of No. 11's garage. Some overshadowing may occur to this window due to the orientation of the properties, although it is not considered to be harmful enough to refuse the application, as side facing windows benefit from borrowed light.
23. The single storey rear projection is not considered to result in a detrimental impact by way of overshadowing or right to light of either neighbouring dwellings, as it is situated a minimum of 2m and maximum of 5m from the closest boundary, which is shared with No. 11 Sandy Road. Additionally, the height of the single storey aspect is a 3.2m flat roof which is a modest height that would not cause overshadowing, due to the distance from the common boundaries.
24. The proposal originally sought permission for rear balconies with the application. These were removed due to privacy concerns and replaced with Juliet balconies, which are appropriate in terms of neighbouring amenity as a Juliet balcony gives an

outlook aspect which is the same as a window. There are no first floor side facing windows proposed to the north elevation, and this will be conditioned to remain this way. There is a first floor side facing window to the south elevation that serves a bathroom and will be conditioned to be obscure glazed and top hung to ensure neighbour amenity.

25. Objectors raised noise regarding the plant room that would serve the proposed pool extension as a potential issue. The plant room is located a minimum of 4m from the common boundary from No. 11 Sandy Road and would not cause any concern in relation to noise disturbance.
26. It is noted that some of the objections to the 10 day consultation raised amenity concerns to the plans, although some of the properties were not from the immediate vicinity and would not be directly affected by this proposal.
27. Therefore, the proposed extensions would not have an adverse effect to the neighbouring occupiers in terms of the receipt of light, the 45 Degree Code, enjoyment, outlook, overshadowing and privacy, and comply with Dudley Borough Development Strategy Policy L1 – Housing Development, Extensions and Alterations to Existing Dwellings, and PGN 17, in relation to protecting the amenity of neighbouring occupiers.

Access and Parking

28. The property is situated within a residential street, and proposal does not raise any highway safety concerns as there will be adequate off street parking serving the dwelling.

CONCLUSION

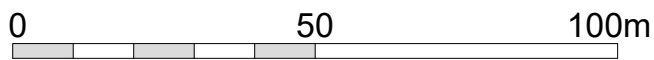
29. The proposed development would be of an appropriate design, scale and appearance that would not have an adverse impact upon the character of the area and would not be detrimental to residential amenity. The proposed development is in accordance with the relevant policies.

RECOMMENDATION

It is recommended that the development be APPROVED subject to 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.
REASON: To comply with Section 91 of the Town & Country Planning Act 1990, as amended by Section 51 of the Planning & Compulsory Purchase Act 2004.
2. The development hereby permitted shall be carried out in accordance with the following approved plans: 106-OS, 106-05c, 106-06d, 106-07a
REASON: For the avoidance of doubt and in the interests of proper planning.
3. No materials other than those indicated on the approved plans shall be used without the approval in writing of the Local Planning Authority.
REASON: To ensure the satisfactory appearance of the development in accordance with BCCS Policy ENV2 - Historic Character and Local Distinctiveness and Borough Development Strategy 2017 Policy S6 Urban Design and Policy L1 Housing Development, extensions and alterations to existing dwellings
Policy D2 Incompatible Land Uses (in part).
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and/or re-enacting that Order) the proposed first floor window to be installed in the south (side) elevation of the building shall be:
 - i) obscure glazed,
 - ii) and non-opening, unless the parts of the window which can be opened are top hinged and more than 1.7 metres above the floor of the room in which the window is installed.The windows shall be permanently maintained thereafter as obscure glazed and non-opening.
REASON: In the interests of the privacy and amenity of surrounding residents and in accordance with Borough Development Strategy 2017 Policy L1 Housing Development, extensions and alterations to existing dwellings.
5. Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development) (Order) 2015 (England) (or any order revoking or re-enacting that order with or without modification) no additional openings shall be formed in the north (side) elevation of the dwelling without the prior written approval of the Local Planning Authority.
REASON: In the interests of the privacy and amenity of surrounding residents and in accordance with Borough Development Strategy 2017 Policy L1 Housing Development, extensions and alterations to existing dwellings
Policy D2 Incompatible Land Uses (in part).



(1:1250 Scale)
(A4)

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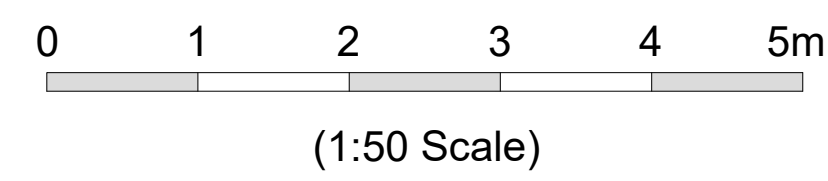
CONSTRUCTION WISE
CONSULTANCY

Project
15 Sandy Road
Stourbridge
DY8 3AJ

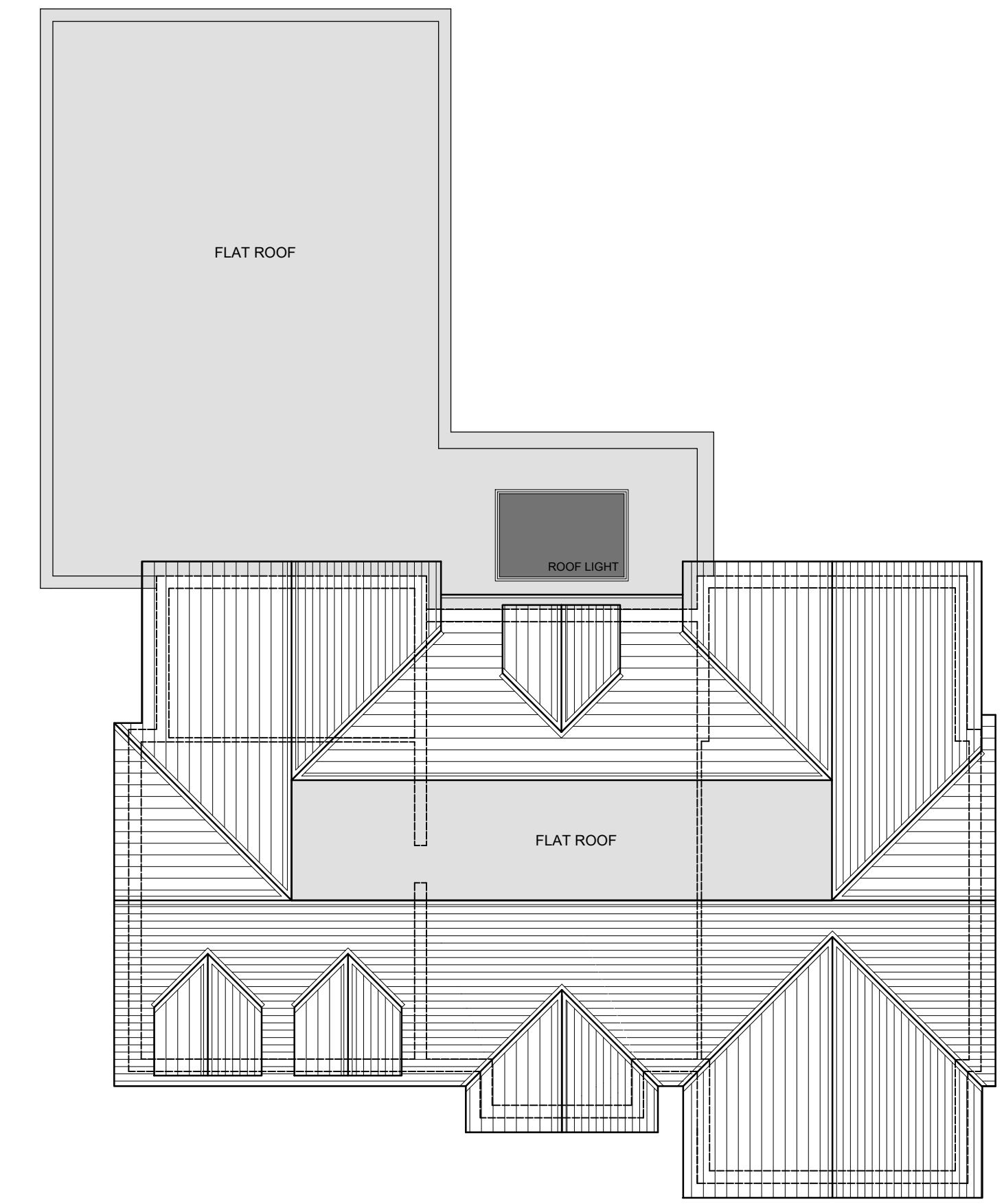
Drawing No.	Scale.	Date
106-OS	1:1250	Jan. 2021



SCHEME 02 - GROUND FLOOR PLAN
SCALE 1:50



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SCHEME 02 - ROOF PLAN
NTS

REV C: FURTHER AMENDMENTS TO GROUND FLOOR PLAN 24.05.2021
REV B: AMENDED IN LINE WITH PLANNERS COMMENTS 10.04.2021
REV A: AMENDED TO SUIT CLIENTS REQUIREMENTS 18.01.2021



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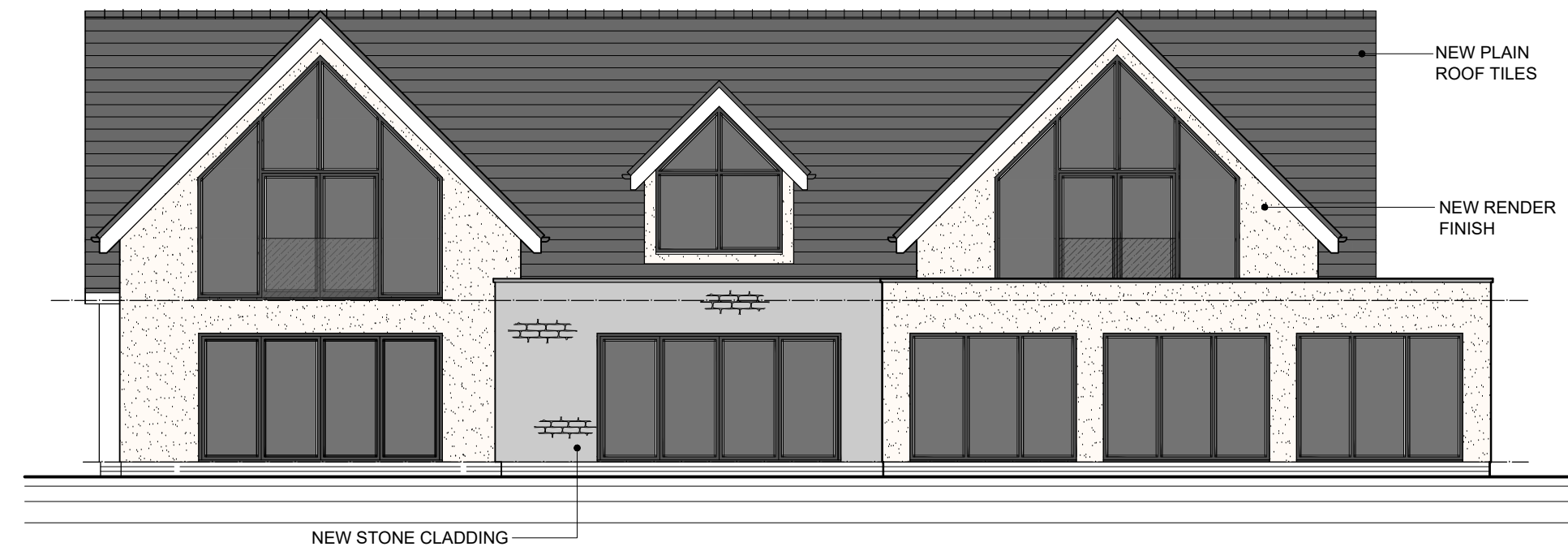
Drawing Title
Scheme 02: Ground Floor Plan

Drawing No. 106-05c Scale: 1:50 @A1 Date: Dec. 2020

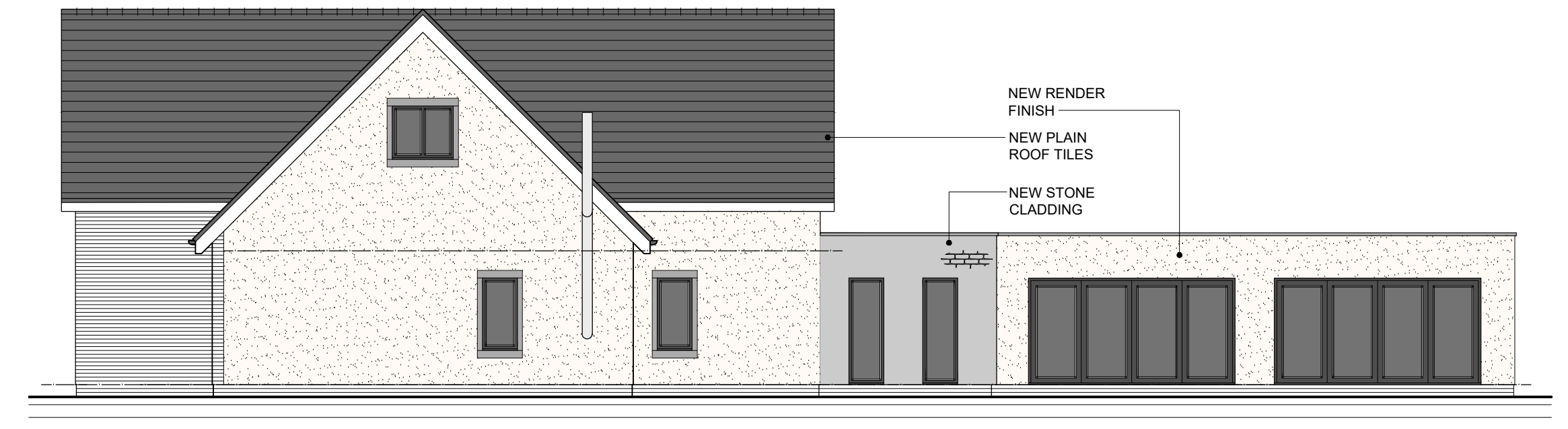
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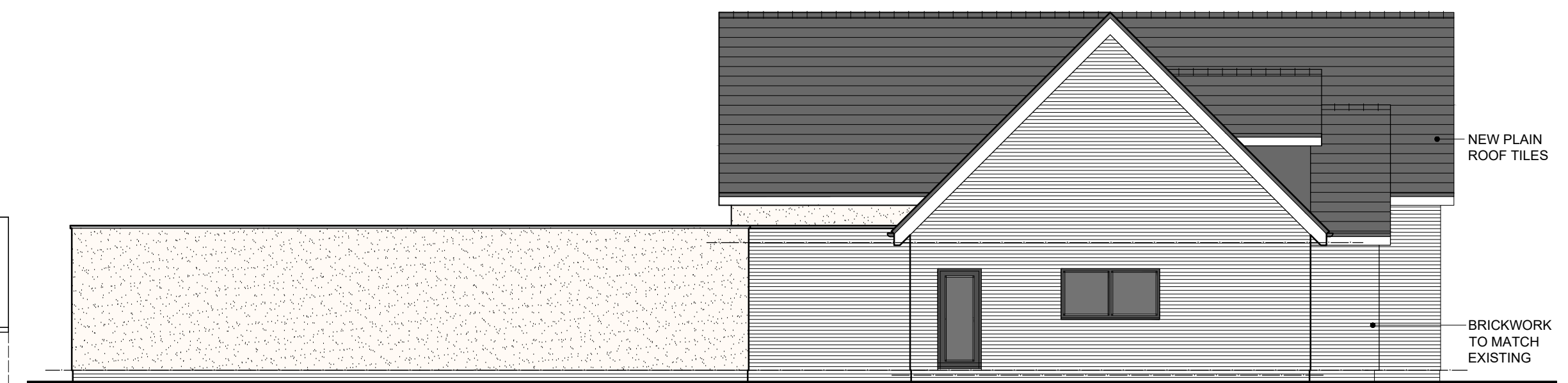
SCHEME 02 - FRONT ELEVATION
SCALE 1:100



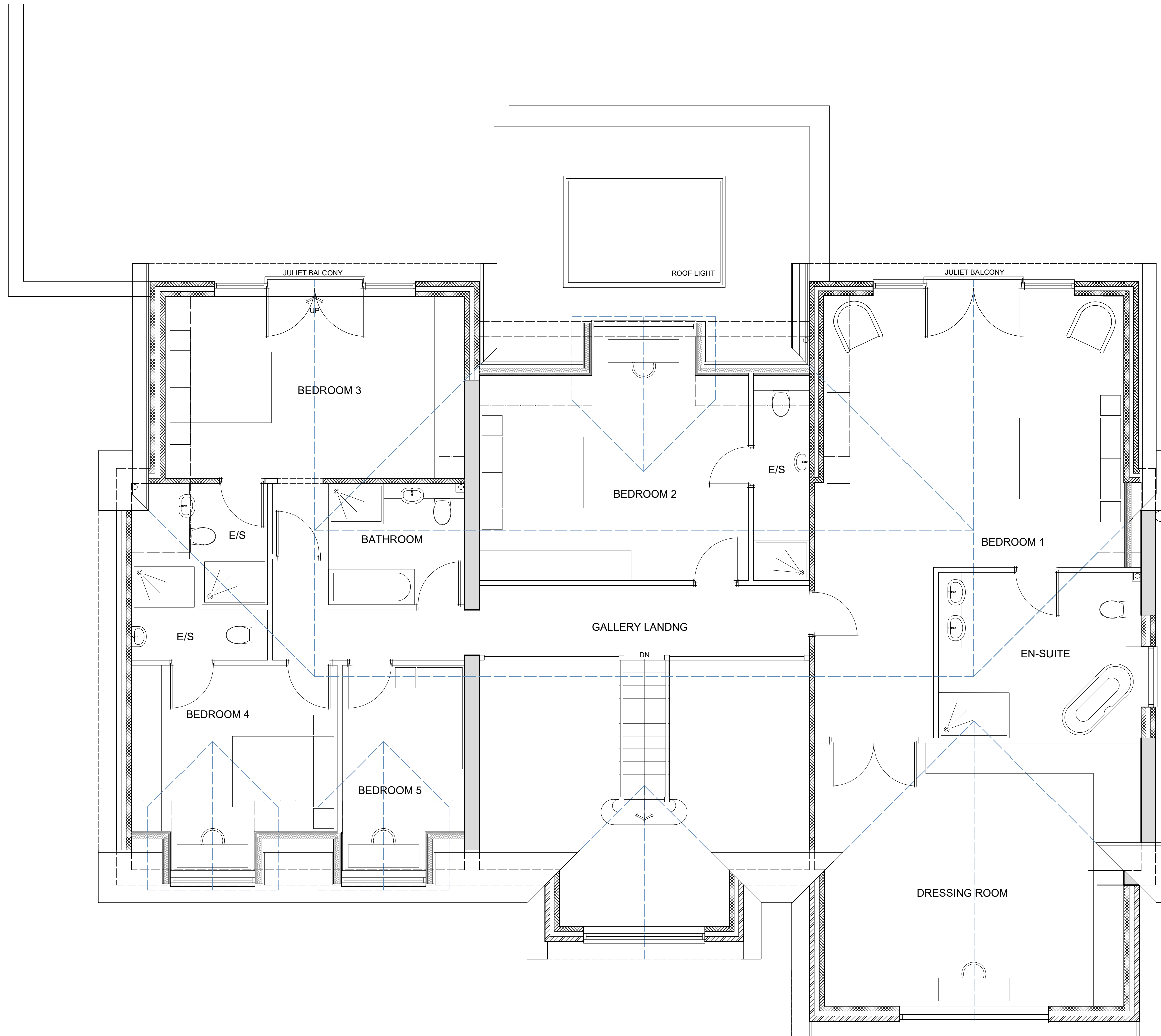
SCHEME 02 - REAR ELEVATION
SCALE 1:100



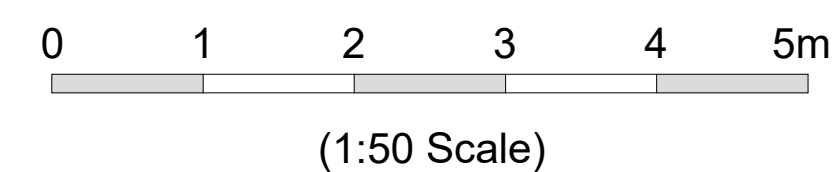
SCHEME 02 - SIDE ELEVATION
SCALE 1:100



SCHEME 02 - SIDE ELEVATION
SCALE 1:100



SCHEME 02 - FIRST FLOOR PLAN
SCALE 1:50



REV D: FURTHER AMENDMENTS TO ELEVATIONS 24.05.2021
 REV C: AMENDED IN LINE WITH PLANNERS COMMENTS 10.04.2021
 REV B: FIRST FLOOR SIDE WINDOW ADDED TO ELEVATION 05.02.2021
 REV A: AMENDED TO SUIT CLIENTS REQUIREMENTS 08.01.2021

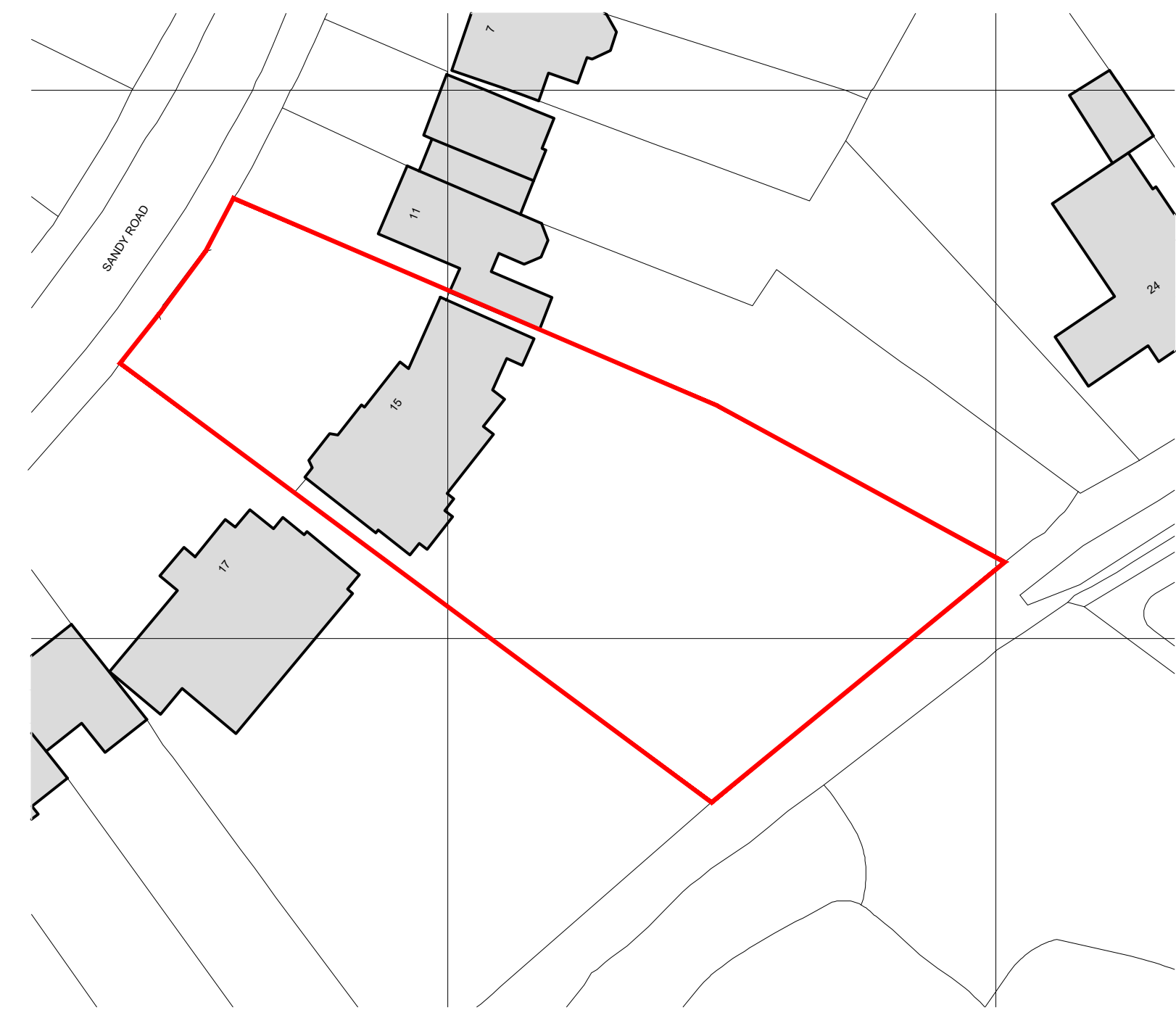
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 DY8 3AJ

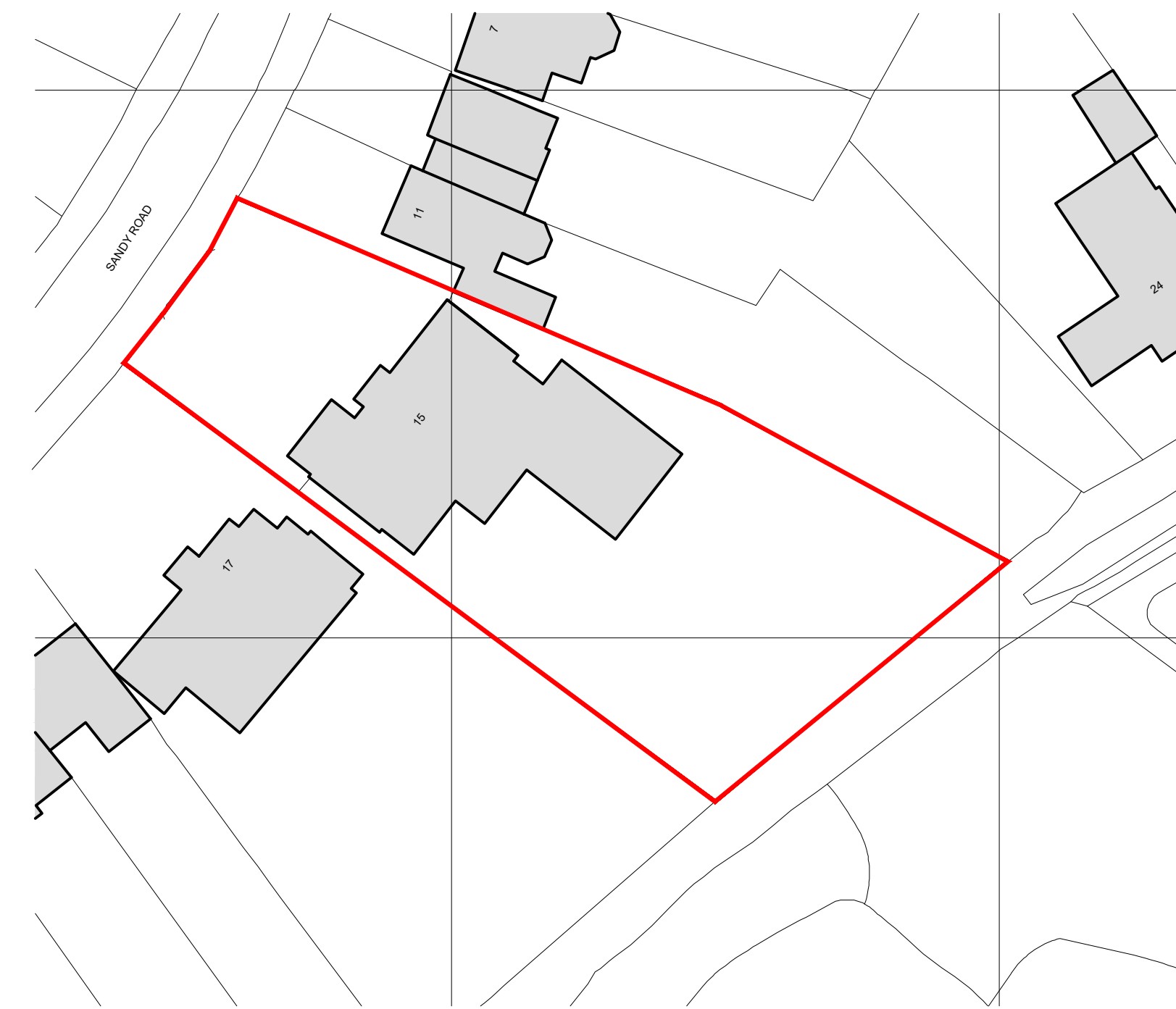
Drawing Title
 Scheme 02: First Floor Plan and Elevations

Drawing No. 106-06d Scale 1:50/1:100 @A1 Date Dec. 2020

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EXISTING BLOCK PLAN
SCALE 1:500
0 10 20 30 40 50m
(1:500 Scale)



PROPOSED BLOCK PLAN
SCALE 1:500



PROPOSED BLOCK PLAN
SCALE 1:250

REV A: ADDITIONAL PLAN ADDED 24.05.2021



Project
15 Sandy Road
Stourbridge
DY8 3AJ

Drawing Title
Existing and Proposed Block Plans

Drawing No. 106-07a Scale: As Noted @A1 Date: April 2021