

PLANNING APPLICATION NUMBER:P21/0533

Type of approval sought	Full Planning Permission
Ward	Halesowen South Ward
Agent	Mr M. Faulkner, TDF Design
Case Officer	Stephanie Hollands
Location:	1, LODGE CLOSE, HALESOWEN, B62 0BG.
Proposal	TWO STOREY SIDE EXTENSION (FOLLOWING DEMOLITION OF EXISTING SNUG AND UTILITY).
Recommendation Summary:	REFUSE

SITE AND SURROUNDINGS

1. The application site is a detached property located on the corner plot of a cul de sac in a well-established residential area characterised by large detached houses within generous plots. The property to the south west, 2 Lodge Close, stands 2.75m back from the application site. The properties to the north of the application site, 1 and 3 Lapal Lane North are detached houses. 13 Lodge Close (opposite) is a detached bungalow.
2. Opposite the site, 13 Lodge Close is a detached bungalow which has a single storey side elevation set back 10.65m from the rear of the pavement.
3. 2 and 4 Lapal Lane North are set back 8.4m and 9.7m from the rear of the pavement respectively.
4. The property benefits from being previously extended to the side and rear with the erection of a garage and the erection of a boundary wall.

PROPOSAL

5. This application seeks the approval of the demolition of existing snug and utility and erection of a two-storey side extension to create a 2nd lounge with an en-suite bedroom above.
6. The original dwelling stands at 14.8m wide and the proposed extension is 4.9m wide and 7.9m deep with subservience to the original front of the dwelling of 0.9m.

PLANNING HISTORY

7.

Application	Proposal	Decision	Date
81/52060	Erection of garage	Approved, with conditions	22/10/81
80/50410	Erection of boundary wall	Approved, with conditions	13/03/80
P02/2213	Removal of requirement to comply with approved plans (79/1020) by not providing a visibility splay	Refused	17/03/03
P08/1473	Demolition of existing lounge and utility and erection of a two-storey side extension to create utility/kitchen and lounge with 2 no. en-suite and 1 no. bedroom above.	Refused	10/11/08
P09/1338	Two storey side extension (following demolition of utility and snug) (Resubmission of	Refused	20/11/2009

	refused application P08/1473)		
P12/0152	Single storey rear extension	Approved with Conditions	14/03/12
P12/0637	Single storey rear extension (Resubmission of approved application P12/0152)	Approved with Conditions	27/06/2012

8. P08/1473 reasons for refusal:

- The proposed development would by virtue of its design, scale and massing in relation to the original dwelling, dominate the existing property and appear as an obtrusive feature in the street scene, contrary to Policy DD4 of the Unitary Development Plan (2005) and Planning Guidance Note 17 – House Extension Design Guide.
- The proposed development would project beyond the building lines of neighbouring properties and erode the currently open character of the corner location thus having a detrimental impact on the visual amenity of the area contrary to Policy DD4 of the Unitary Development Plan (2005) and Planning Guidance Note 17 – House Extension Design Guide.

9. P09/1338 reasons for refusal:

- The proposed development would by virtue of its design, scale and massing in relation to the original dwelling appear as an obtrusive and unduly prominent feature in the street scene to the detriment of the character and amenities of the area, contrary to Policy DD4 of the Unitary Development Plan (2005) and Planning Guidance Note 17 – House Extension Design Guide.
- The proposed development would project beyond the established building lines of neighbouring properties and erode the currently open character of the corner location thus having a detrimental impact on the visual amenity of the area contrary to Policy DD4 of the Unitary Development Plan (2005) and Planning Guidance Note 17 – House Extension Design Guide.

PUBLIC CONSULTATION

10. A total of 9 neighbours have been consulted and one response has been received from an occupier of Lapel Lane North. Concerns have been raised on the grounds of:
 - Size of the extension because it will project beyond the boundary wall and will therefore breach the visibility splay line.

11. Councillor Vickers has indicated support for the application, on the following grounds:
 - fits the local scene, is perfectly acceptable in building regulations and will be an asset to the area. Cllr Vickers has referred the application to Development Control committee in accordance with the Council's constitution.

OTHER CONSULTATION

12. Head of Planning and Regeneration (Tree Protection): Further information required.

RELEVANT PLANNING POLICY

13. National Planning Policy Framework (NPPF) 2019

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

15. Dudley Borough Development Strategy (2017)
 - S1 Presumption in favour of Sustainable Development
 - S6 Urban Design
 - L1 Housing Development, extensions and alterations to existing Dwellings
 - S22 Mature Trees and Woodland

16. Supplementary Planning Documents / Guidance

- PGN 12 - The 45 Degree Code.
- PGN 17 - House extension design guide
- Nature Conservation SPD

ASSESSMENT

17. The proposed development must be assessed with regard to its design and whether it would be compatible with the existing dwelling and the character and appearance of the surrounding area. The potential impact on the amenity of nearby neighbours must also be assessed along with the relevant parking standard requirements.

18. The key issues are:

- Policy
- Design
- Neighbour amenity
- Trees
- Parking

Policy

19. Policy ENV2 – Historic Character and Local Distinctiveness – of the Black Country Core Strategy outlines that development proposals will be required to preserve and enhance local character and those aspects of the historic environment together with their settings which are recognised as being of special historic, archaeological, architectural, landscape or townscape quality. The policy outlines that this includes areas of extensive lower density suburban developments of the mid-20th century including public housing and private developments of semi-detached and detached housing as being one which requires special attention.

20. Dudley Borough Development Strategy Policy S6 – Urban Design states that a proposed extension must make a positive contribution to the character and appearance of the area with appropriate massing and bulk.

21. Dudley Borough Development Strategy Policy S22 Mature Trees and Woodland states development which would adversely affect Ancient Woodland and Ancient Trees will not be permitted, and measures will be taken to restore these areas, and where appropriate, expand them with new complementary planting, particularly to encourage linked woodland areas. In addition, the Council will ensure that other woodland as well as ancient, notable or veteran trees are protected and will seek to encourage the appropriate management of existing trees and woodland, and additional tree planting. Where trees are affected by development, applicants will be required to provide full details of any impact. Proposals involving the loss of mature and semi-mature trees will normally be required to include replacement tree planting. The Council will require that native species of local provenance are used in planting and landscaping wherever possible. A list of suitable species can be found in Dudley Council's adopted Nature Conservation SPD.
22. Policy L1 Housing Development, Extensions and Alterations to Existing Dwellings of the Dudley Borough Development Strategy, amongst other things, outlines that extensions should be in scale and balance with the whole of the original building; and the design of which should be of an appropriate form, siting, scale, and mass, with the use of appropriate materials, which respect and are responsive to the context and character of the surrounding area. It further outlines that all extensions must not cause unacceptable harm to the amenities of the occupiers of neighbouring dwellings, including harm arising from loss of privacy, outlook and sunlight, taking into account factors such as levels, orientation and the separation of development.
23. Para. 2.1 of Planning Guidance Note No. 17 (PGN 17) – House Extension Design Guide states that “The Council seeks to ensure that house extensions and alterations: -
- Relate to the character of the original house in terms of scale, materials and design details.
 - Do not harm the occupiers of adjacent properties, i.e. daylight, outlook, privacy.

- Are of a high standard of design and layout and are compatible with the character of the surrounding area”.

24. Para. 4.4 of Planning Guidance Note No. 17 (PGN 17) – House Extension Design Guide states two storey extensions to corner properties will be required to take into account the visual impact upon the side road and not be unduly prominent nor out of character in the street scene.

Design

25. The proposed side extension would not be appropriate in terms of design, scale and massing in relation to the existing dwelling. Although the proposal features a step back at the front of the property at both ground floor and first floor level it is considered that the extension as proposed would dominate the existing property due to the excessive width, which would not integrate with the original dwelling.
26. In addition to the issue of massing, it is also considered that due to the position of the application property and the high visibility of its front, side and rear elevations from Manor Lane, Lapal Lane North and Manor Abbey Road there would be a detrimental effect on the visual amenity of the area due to the prominence and siting of the inactive side elevation fronting Lapal Lane North. It is considered that any extension towards the boundary and forward of the established building line with Lapal Lane North would negatively impact on the openness of the corner plot to the detriment of the wider street scene.
27. The application property is located on a prominent corner plot and although there is an existing single storey side extension in this location, which has a notable lesser impact due to its size and scale, it is considered that the principle of two storey side extension in this location is not considered acceptable. This would be due to the proposed two storey extension creating a highly visible, overly prominent addition that would undermine the original design and proportions of the property and would dominate the corner setting, thereby, detracting from the wider street scene. Therefore, the proposal would fail to comply with planning policies, particularly

PGN17 which seeks to ensure extensions to existing dwellings are appropriate in scale and character to that of the host dwelling.

28. It is also worth noting that since both previous refusals P08/1473 and P09/1338 of very similar proposals in terms of location, scale, mass and design the same relevant guidance remains in place (PGN 17 - House extension design guide).

Neighbouring amenity

29. The proposed scale and massing of the extension would have a detrimental impact on the character and visual amenity of Lodge Close, because it is considered that the projection of the side extension would be beyond that of the existing building lines of 13 Lodge Close and 2 and 4 Lapal Lane North therefore appearing as an incongruous and intrusive feature in the street scene that erodes the currently open character of the corner locations, contrary to the Council's Planning Guidance Note 17 – House Extension Design Guide and Policy L1 Housing Development, Extensions and Alterations to Existing Dwellings of the Dudley Borough Development Strategy.
30. The application property occupies a corner plot meaning there would be no direct negative impact in terms of outlook and 45 Degree Code Guidelines on the occupiers of neighbouring properties as a result of the proposed development.

Trees

31. The application site boundary to the side and rear on this prominent corner plot is lined with tree hedging and individual trees. Although not protected, there are existing trees within the vicinity of the proposed development. The constraints posed by the vegetation are not identified on the plans and the potential loss of these trees as part of the boundary treatment would have a detrimental impact on the application site, wider street scene and surrounding area contrary to Borough Development Strategy Policy S22.
32. The Tree Preservation Team have stated in the absence of constructive detail in order to assess the application from an arboricultural perspective, a detailed arboricultural assessment is required in accordance with BS5837:2012. The

submitted report should address what impact the proposal will have on the protected trees and provide details in terms of how the existing snug and utility area will be demolished, and the new extension will be constructed without having a negative and detrimental impact on the longevity of the trees and their contribution to the immediate and wider landscape aspect.

Parking

33. The existing garage and spaces on the driveway will remain to provide adequate car parking to the side of the property to comply with Council Policy Guidelines without having any detrimental impact on the wider street scene.

CONCLUSION

34. Due to its scale and massing the proposed extension would dominate the original dwelling and appear as an incongruous feature within the street scene. Although no loss of residential amenity, there is an impact and subsequent loss of visual amenity to the area caused by the proposed development. It is considered that the mass of the proposed side elevation with proposed gable end would overbear the street scene resulting in a detrimental visual appearance of the property and the character of the area. In addition to which, the proposed side elevation would project beyond the building lines of properties at 13 Lodge Close and 2 and 4 Lapal Lane North and therefore not be in keeping with the current street scene. The proposed development is therefore in contravention policies contained within ENV2 of the Black Country Core Strategy (2011), Policies S6, S22 and L1 of the Dudley Borough Development Strategy (2017) and Planning Guidance Note 17 (The House Extension Design Guide).

RECOMMENDATION

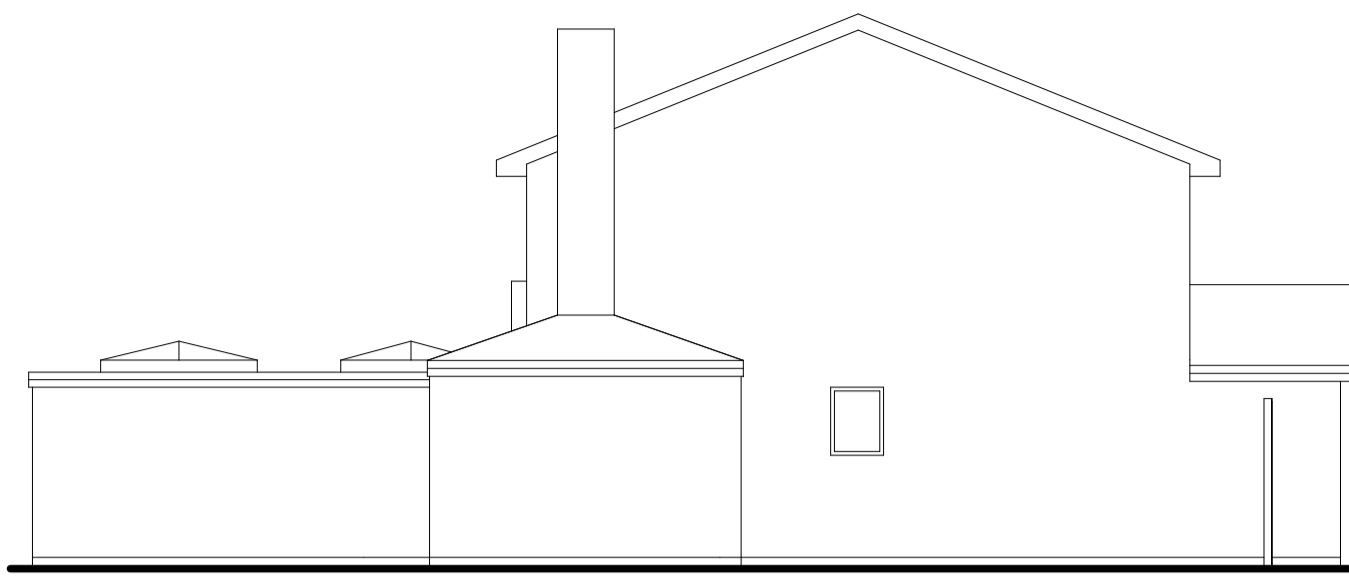
35. It is recommended that the application is REFUSED for the following reasons.

Conditions and/or reasons:

1. The proposed development by virtue of its design, scale and massing in relation to the original dwelling, would dominate the existing property and appear as an obtrusive feature in the street scene, contrary to Policy ENV2 of the Black Country Core Strategy (2011), Policies S6, and L1 of the Dudley Borough Development Strategy (2017) and Planning Guidance Note 17 (The House Extension Design Guide).
2. The proposed development would project beyond the building lines of neighbouring properties and erode the currently open character of the corner location thus having a detrimental impact on the visual amenity of the area contrary to Policy ENV2 of the Black Country Core Strategy (2011), Policies S6, and L1 of the Dudley Borough Development Strategy (2017) and Planning Guidance Note 17 (The House Extension Design Guide).
3. There are insufficient details submitted in regards to justifying the loss of existing trees, or the impact of adjoining mature trees and subsequent mitigation and replacement contrary to Borough Development Strategy Policy S22.



EXISTING FRONT ELEVATION



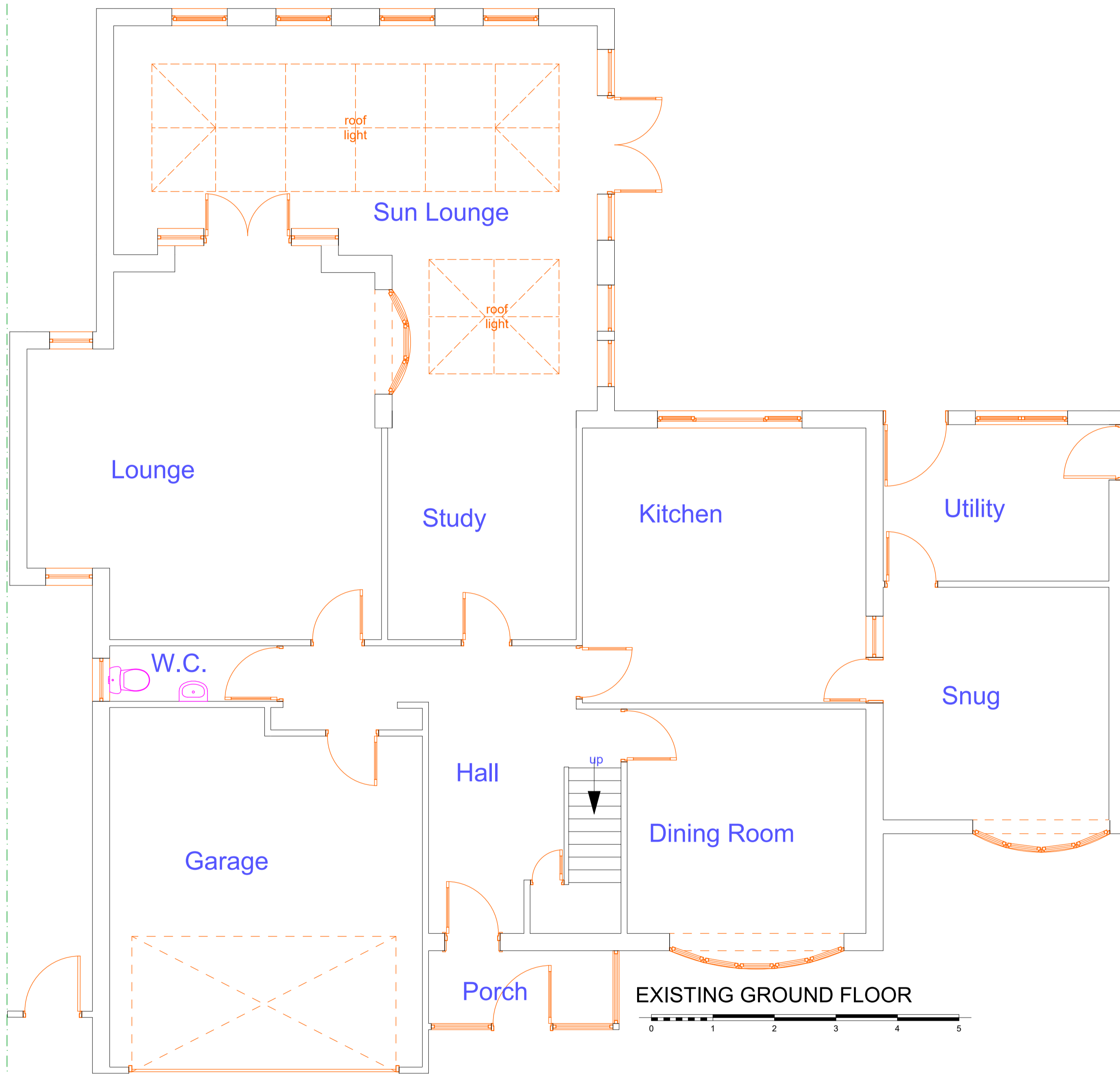
EXISTING SIDE ELEVATION



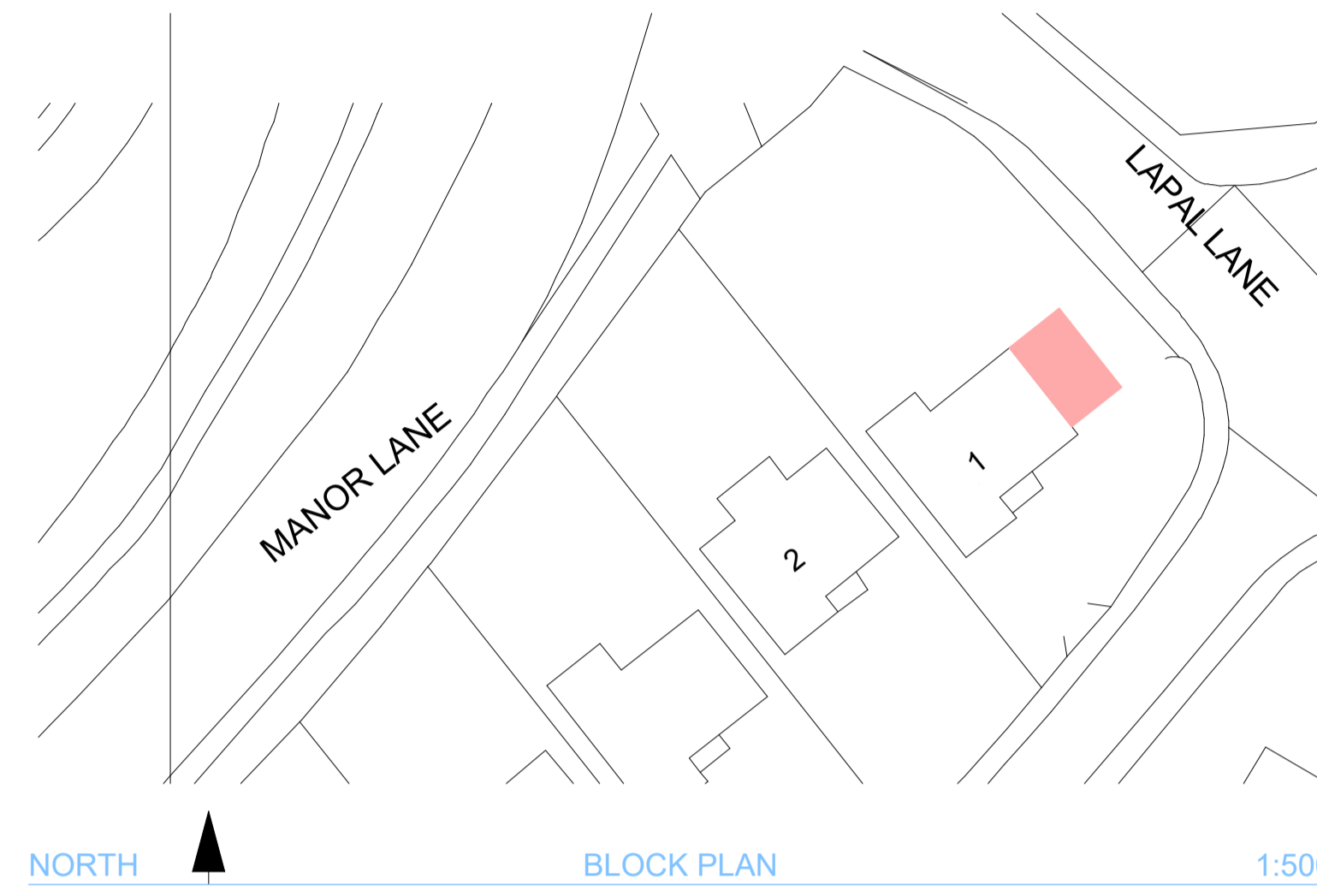
EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION



EXISTING GROUND FLOOR



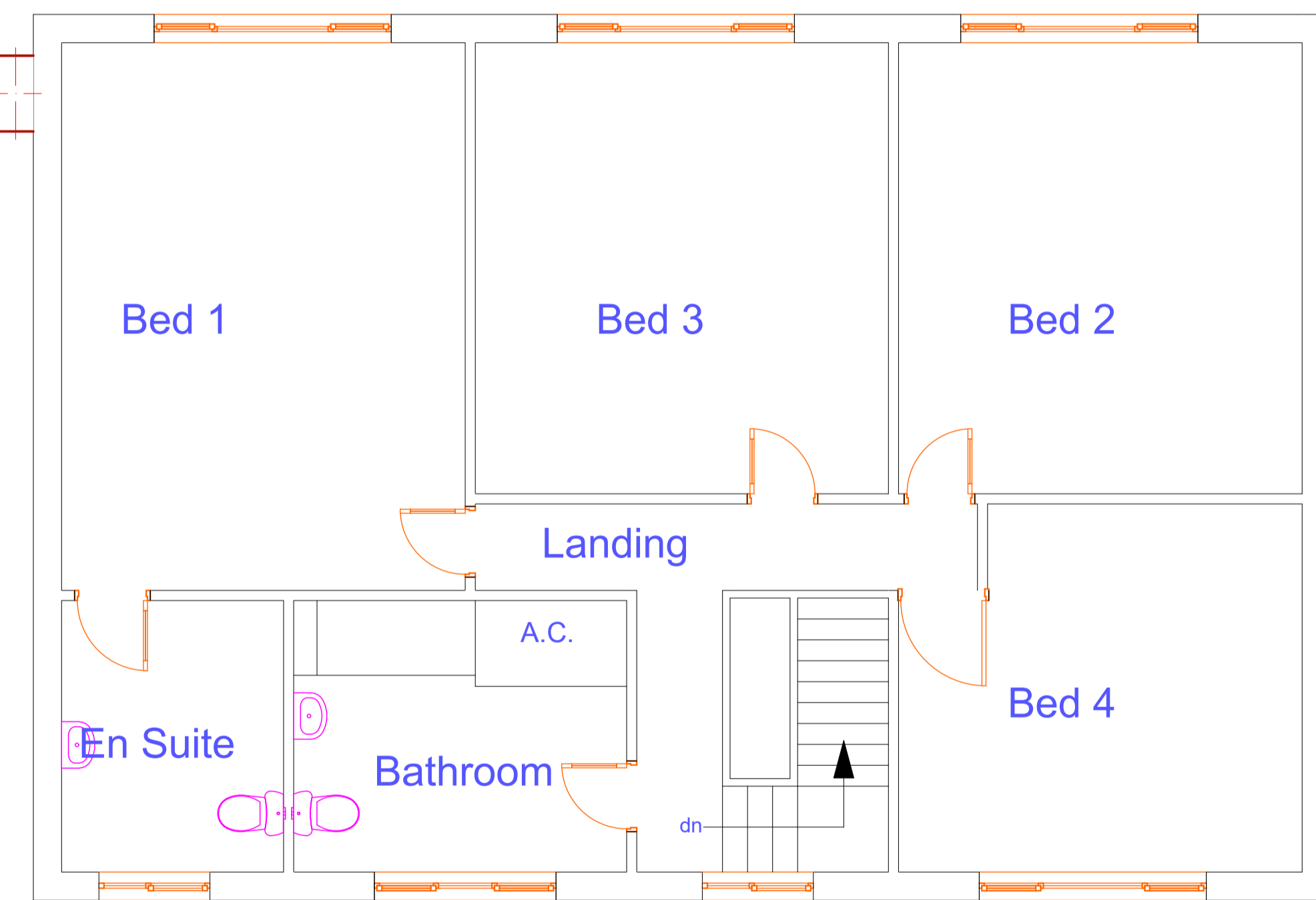
NORTH

BLOCK PLAN

1:500



NORTH LOCATION PLAN 1:1250

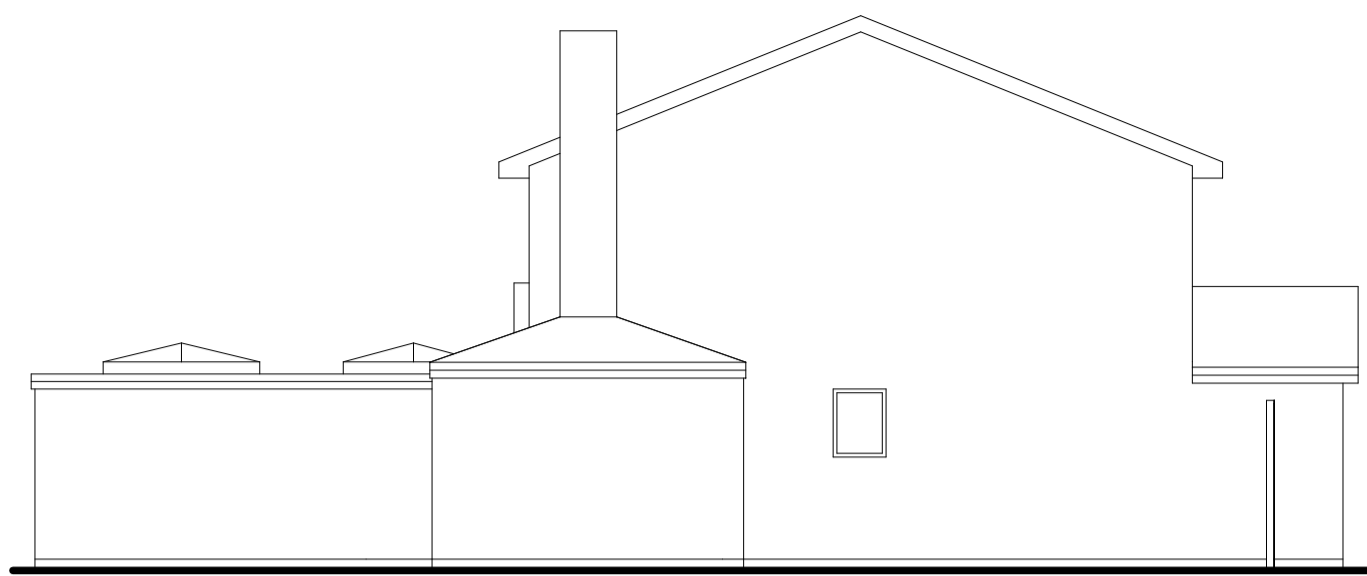


EXISTING FIRST FLOOR

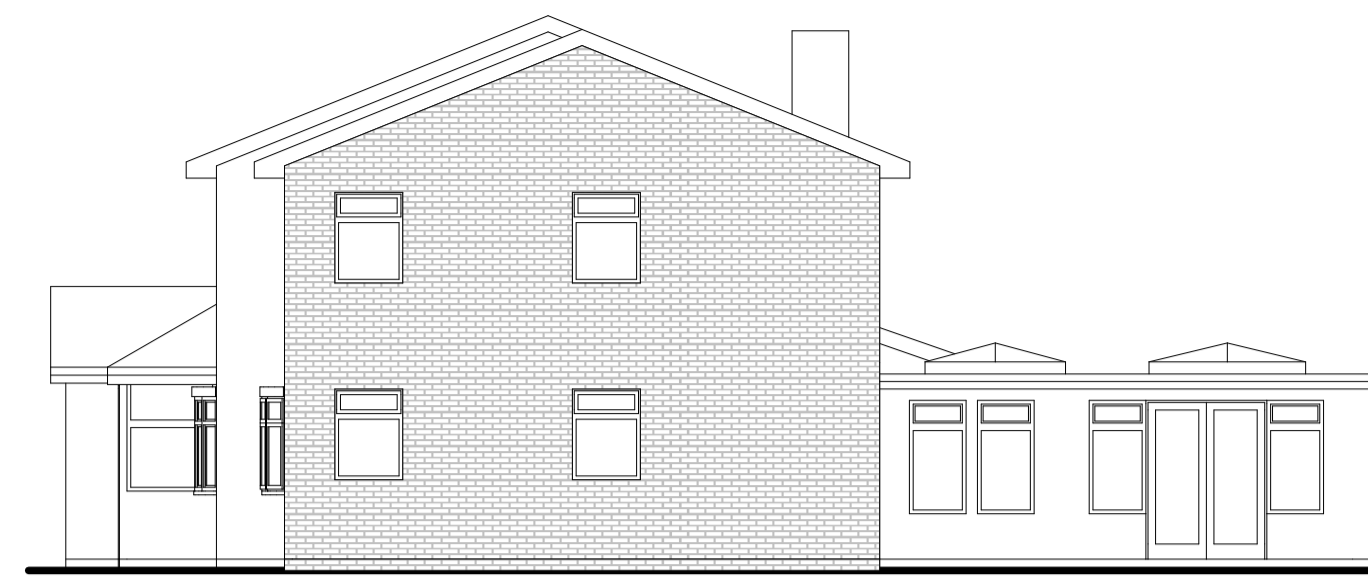
REV	a	Title block altered	1-4-21
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1 LODGE CLOSE HALESOWEN WEST MIDLANDS B62 0BG			
PROPOSED TWO STORY SIDE EXTENSION			
Drawing No	1962.01	Date	OCT 2020
Scale	1:50, 1:100, 1:200	Drawn by	MF



PROPOSED SE ELEVATION



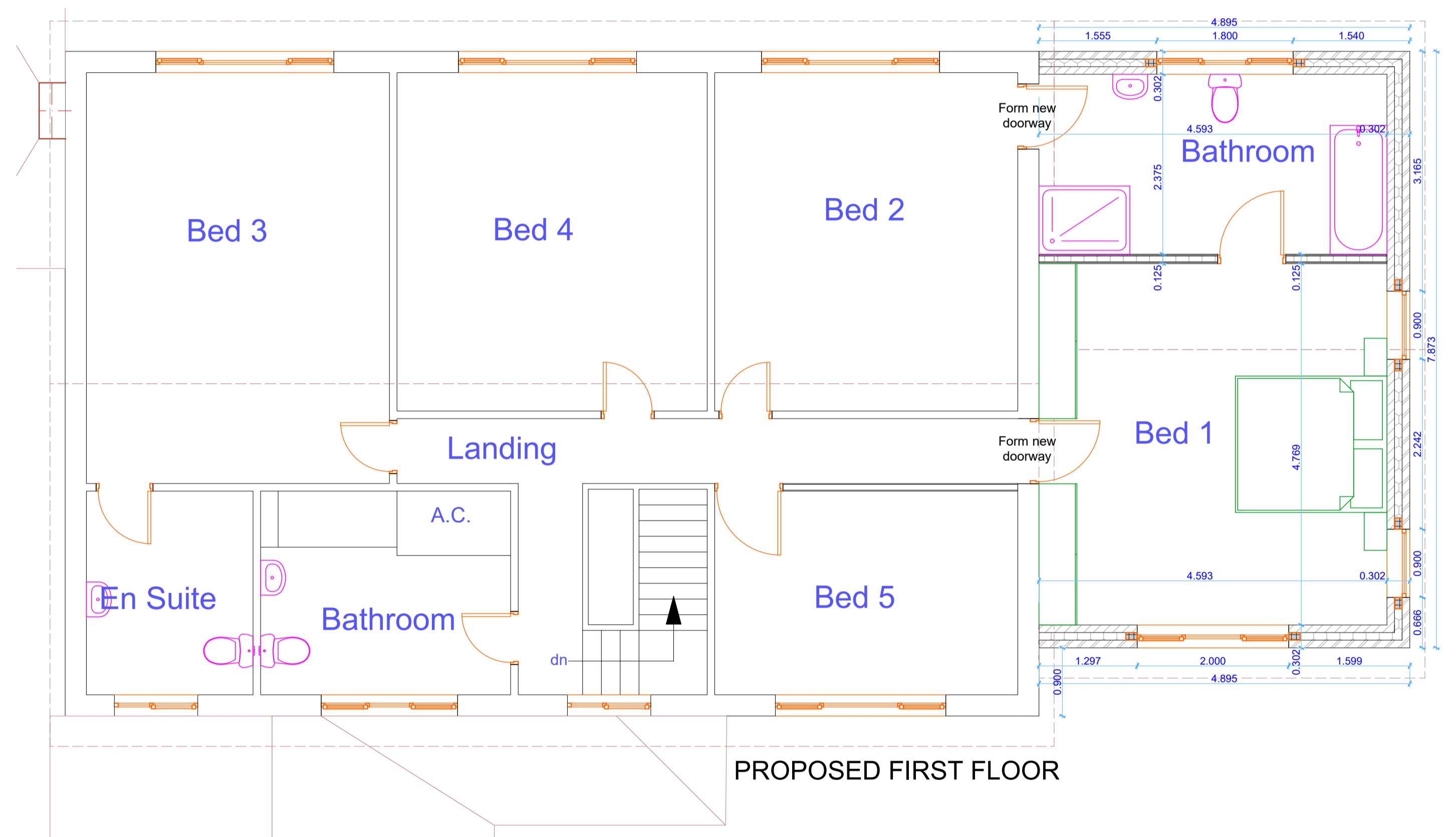
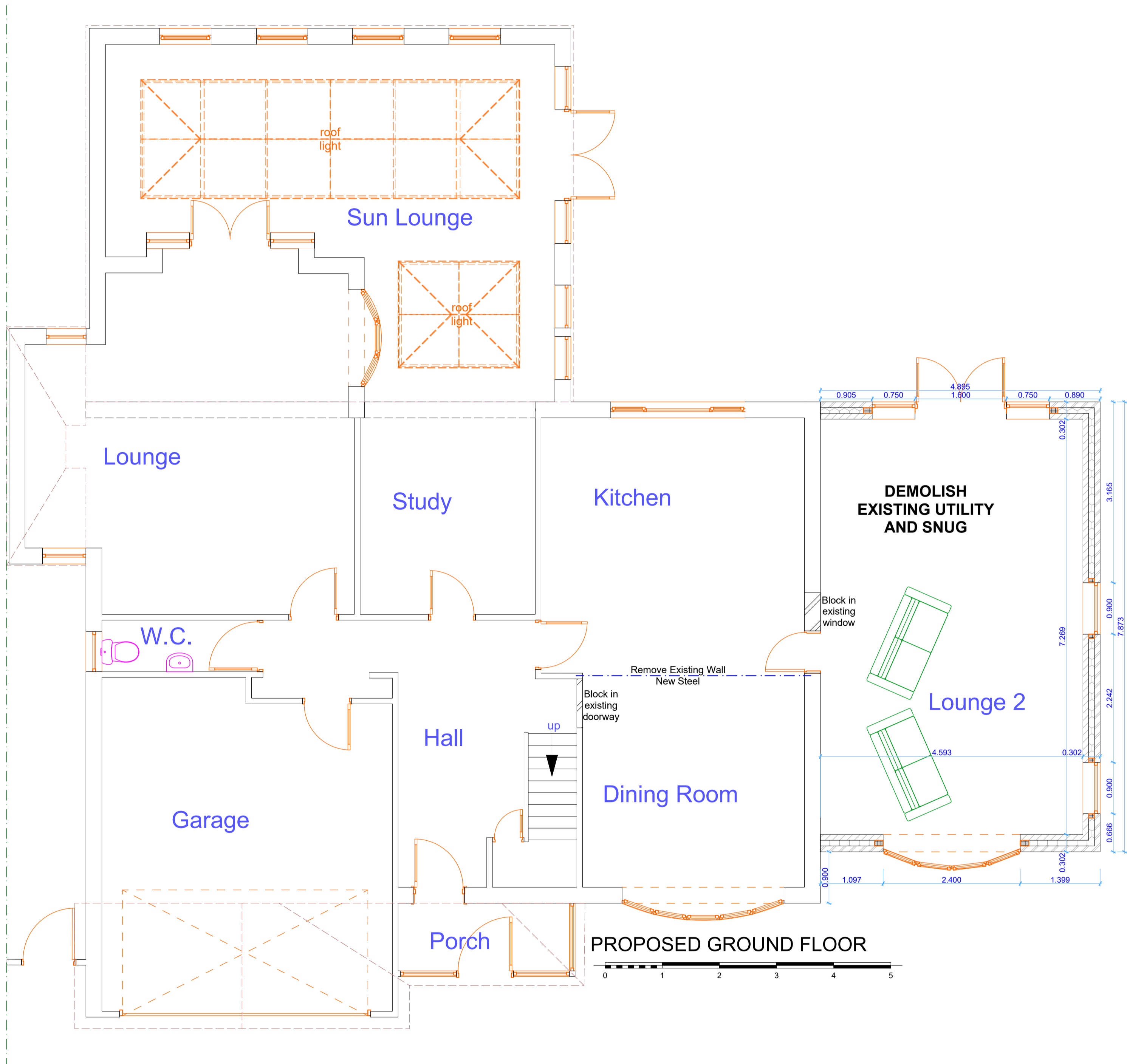
PROPOSED SW ELEVATION



PROPOSED NE ELEVATION



PROPOSED NW ELEVATION



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1 LODGE CLOSE HALESOWEN WEST MIDLANDS B62 0BG			
PROPOSED TWO STORY SIDE EXTENSION			
Drawing No	1962.02	A1	Date OCT 2020 Scale 1:50, 1:100 Drawn MF