

## **PLANNING APPLICATION NUMBER:P09/0035**

Type of approval sought	Full Planning Permission
Ward	PEDMORE & STOURBRIDGE EAST
Applicant	Mr Bates
Location:	<b>130, HAM LANE, PEDMORE, STOURBRIDGE, DY9 0UD</b>
Proposal	<b>INSTALLATION OF FRONT DORMER WINDOW.</b>
Recommendation Summary:	<b>APPROVE SUBJECT TO CONDITIONS</b>

### **SITE AND SURROUNDINGS**

1. The application site measures 0.08ha and the property is a hipped roofed detached dwelling featuring a front wing and front facing gable. The property is situated on a main road in an established residential area and has been modified previously to create a two storey turret feature at the southern end of the front elevation. The property is adjoined to nos. 128 and 130a Ham Lane to the north and south respectively. No. 130a Ham Lane was erected as a new dwelling within the original grounds of the application property. To the west the property backs onto nos. 4 and 8 Brigadoon Gardens.
2. Ham Lane features properties of varying age and design on both sides of the road, with many properties having been extended and modified over the years, creating a diverse and lively street scene with properties set back significantly from the public highway.

### **PROPOSAL**

3. The applicant seeks approval for the installation of a front dormer window. The proposed extension would form part of a wider programme of works to be

undertaken at the property to convert the existing loft space to an en-suite bedroom. Although this conversion, including the associated creation of a rear dormer window, does not require planning permission, the proposed room configuration requires the creation of a staircase at the front of the property to enable access to the loft and a dormer is required in the front roof plane to create sufficient headroom in this access. The dormer would measure 2.7m in width, with the window itself measuring 0.8m in height. The structure would feature a steeply sloping roof, intended to reduce its visual impact by minimising the breach of the existing roof plane.

## HISTORY

4.

APPLICATION	PROPOSAL	DECISION	DATE
SB/72/592	GARAGE AND UTILITY ROOM	Approved	21/12/72
81/51677	EXTENSION TO FORM A STUDY-BEDROOM AND ENLARGE LIVING ROOM	Approved with Conditions	06/08/81
94/50530	ERECTION OF DWELLING HOUSE (OUTLINE)	Approved with Conditions	02/06/94

## PUBLIC CONSULTATION

5. The original application was advertised by neighbour notification letters sent to the occupiers of seven properties either adjoining or within close proximity of the application site. One objection to the proposal was received from the occupier of no. 83b Ham Lane, raising concerns that the proposed window would overlook two bedrooms at the front of that property.

## OTHER CONSULTATION

6. None required.

## RELEVANT PLANNING POLICY

### Adopted Unitary Development Plan (2005)

7. Policy DD4 – Development in Residential Areas

### Supplementary Planning Guidance

8. PGN 17 – House Extension Design Guide

## ASSESSMENT

9. 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 residents must also be assessed.
10. Key issues.
  - Impact on the character of the area
  - Impact on residential amenity

### Impact on the character of the area

11. The proposed development would be visible in the street scene as viewed from Ham Lane and it is considered that the addition of the dormer would have a slightly detrimental impact on the appearance of the property, by virtue of the disruption of the existing roof which, due to its unique design features, provides a degree of visual amenity. However, it is considered that the proposed addition would be modest in scale and its impact would, through the incorporation of a steeply pitched roof, be minimised in terms of obtrusiveness. Furthermore, as stated in paragraph 2, the area surrounding the property is highly diverse in terms of the design, form

and scale of neighbouring dwellings and in this context it is considered that the proposed development would be of reduced visual impact.

12. It is therefore considered that, whilst the proposed development is not ideal in terms of its impact on the visual amenity of the property itself and the surrounding area, any negative impact would not be sufficient to justify refusal of the application, in the context of Policy DD4 of the adopted UDP and Planning Guidance Note 17: House Extension Design Guide.

#### Impact on residential amenity

13. Although the proposed loft conversion would create a dormer window to the rear of the property, the front dormer window, which is the subject of this application, would not be visible from any properties to the rear, and would therefore have no impact on them. In addition, there would no demonstrable negative impact on the residential amenity of the occupiers of nos. 128 and 130a Ham Lane to the north and south.
14. In relation to the concerns expressed by the occupiers of no. 83b Ham Lane to the east, the proposed dormer window would stand approximately 41m from the bedroom windows at the front of that property and it is not considered that there would any detrimental impact on its occupiers in terms of overlooking or loss of privacy, particularly as the proposed window would serve a staircase, rather than a room.
15. The proposal would therefore comply with Policy DD4 (Development in Residential Areas) of the 2005 Unitary Development Plan and Planning Guidance Note 17 (House Extension Design Guide) in terms of protecting the amenity of nearby residents.

## **CONCLUSION**

16. The proposed extension would relate satisfactorily to the existing dwelling in terms of scale and design, and would not be sufficiently detrimental to the street scene or the overall character of the area to justify refusal of the application. The proposal would

do no demonstrable harm to the residential amenity of the occupiers of neighbouring properties, and therefore is considered acceptable under the following Council policies and guidance; Policy DD4 (Development in Residential Areas) of the adopted Dudley Unitary Development Plan (2005), and Supplementary Planning Guidance Note 17 (House Extension Design Guide).

## RECOMMENDATION

17. It is recommended that the application is approved subject to conditions;

### Reason for Approval

The proposed extension would relate satisfactorily to the existing dwelling in terms of scale and design, and would not be sufficiently detrimental to the street scene or the overall character of the area to justify refusal of the application. The proposal would do no demonstrable harm to the residential amenity of the occupiers of neighbouring properties, and therefore is considered acceptable under the following Council policies and guidance; Policy DD4 (Development in Residential Areas) of the adopted Dudley Unitary Development Plan (2005), and Supplementary Planning Guidance Note 17 (House Extension Design Guide).

**The decision to grant planning permission has been taken with regard to the policies and proposals in the Dudley Unitary Development Plan set out below and to all relevant material considerations including supplementary planning guidance:**

#### **Unitary Development Plan (2005)**

DD4 (Development in Residential Areas)

#### **Supplementary Planning Guidance Notes**

Planning Guidance Note 17 – House Extension Design Guide

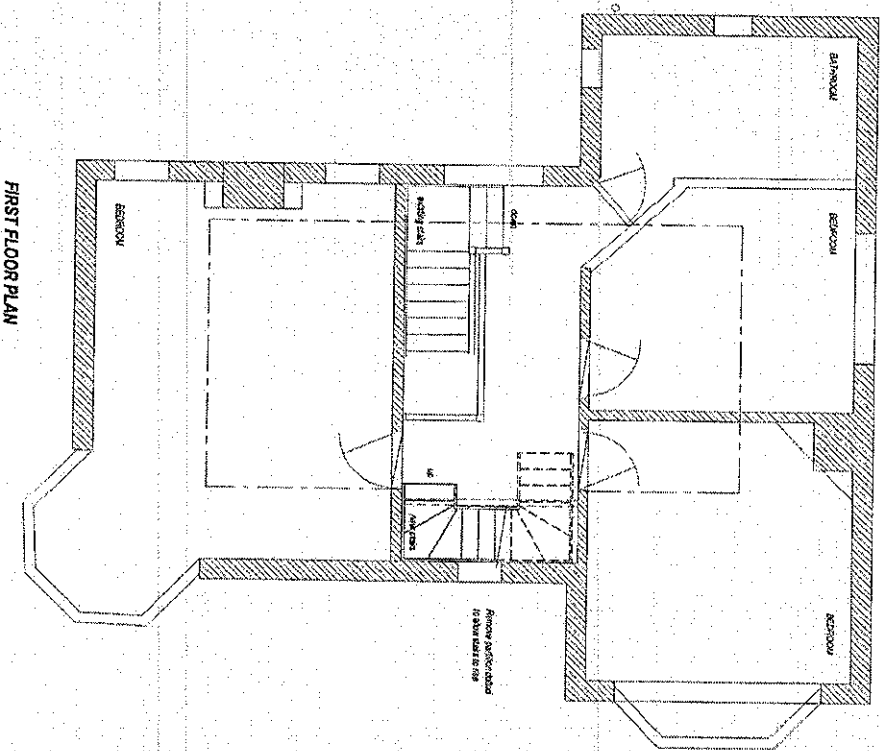
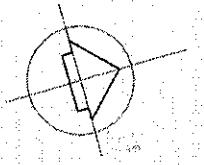
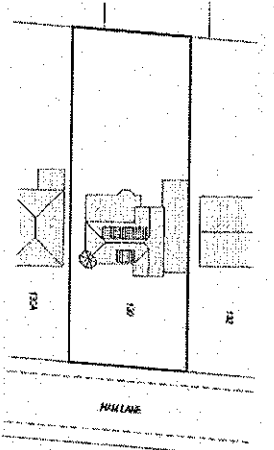
**The above is intended as a summary of the reasons for the grant of planning permission. For further detail on the decision please see the application report.**

**Note for Applicant**

The development hereby permitted shall be built in accordance with the amended plans stamped received by the Local Authority on 19<sup>th</sup> January 2009 referenced 'MPL 2341 Sheet Nos. 1 and 2' unless otherwise agreed in writing by the Local Planning Authority.

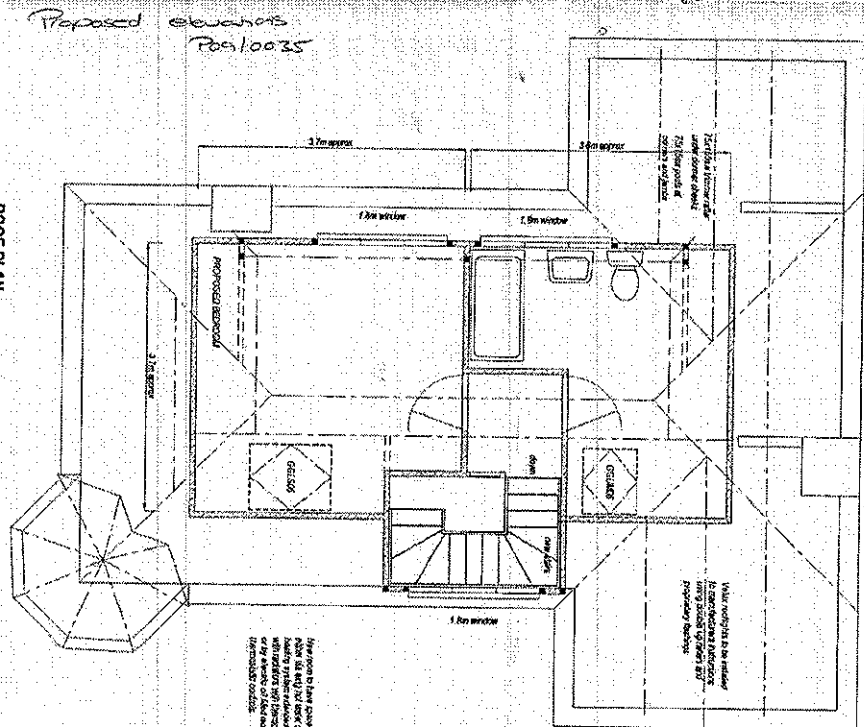
Conditions and/or reasons:

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.



Check over the roof and make sure the roof is waterproofed by the contractor. Make sure the roof is waterproofed by the contractor. Make sure the roof is waterproofed by the contractor.

FIRST FLOOR PLAN



ROOF PLAN

Proposed elevations  
Rev 1/0035

This plan is to be used for the construction of the roof and is not to be used for any other purpose. It is the responsibility of the contractor to ensure that the roof is constructed in accordance with the specifications and standards.

# PLAN AS PROPOSED

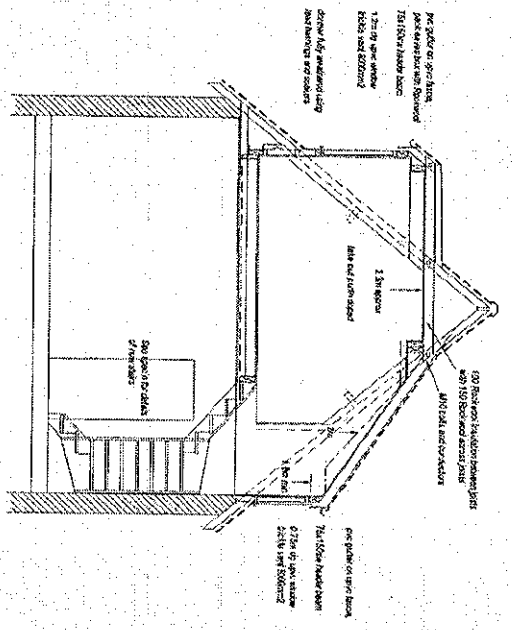
RECEIVED  
19 JAN 2003

### SPECIFICATION:

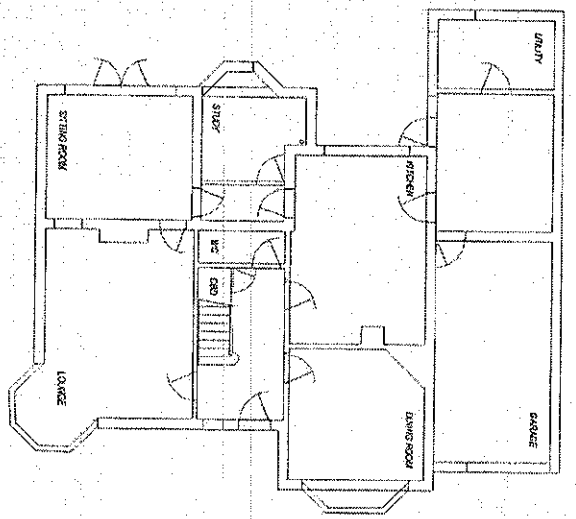
**SCAFFOLD CONSTRUCTION:**  
12m high scaffold erected on a base of 4x4 timber posts on concrete foundations on 150mm deep 200mm wide concrete strips between posts.  
12.5 pitched and lean roof.  
**DOOR & WINDOW FRAME CONSTRUCTION:**  
Frame to be hung in situ in accordance with the following:  
12.5 pitched and lean roof.  
12.5 pitched and lean roof.  
**WALLS TO ROOFSPACE:**  
12.5 pitched and lean roof.  
12.5 pitched and lean roof.  
**ROOF CONSTRUCTION:**  
12.5 pitched and lean roof.  
12.5 pitched and lean roof.  
**WATERPROOFING:**  
12.5 pitched and lean roof.  
12.5 pitched and lean roof.  
**INSULATION:**  
12.5 pitched and lean roof.  
12.5 pitched and lean roof.  
**CEILING:**  
12.5 pitched and lean roof.  
12.5 pitched and lean roof.

66

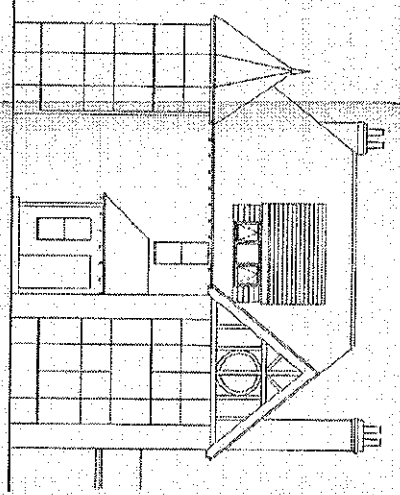
For MR & MRS BATES  
130 HAM LANE  
STOURBRIDGE  
WEST MIDLANDS DY9 0UD  
Scales: 1:50 MPL 2341 Dec 2008  
**MAINPRIDE LOFTS LTD**  
1st Floor Unit 2, 2nd Floor Unit 3, 3rd Floor Unit 4  
1st Floor Unit 2, 2nd Floor Unit 3, 3rd Floor Unit 4  
1st Floor Unit 2, 2nd Floor Unit 3, 3rd Floor Unit 4  
1st Floor Unit 2, 2nd Floor Unit 3, 3rd Floor Unit 4



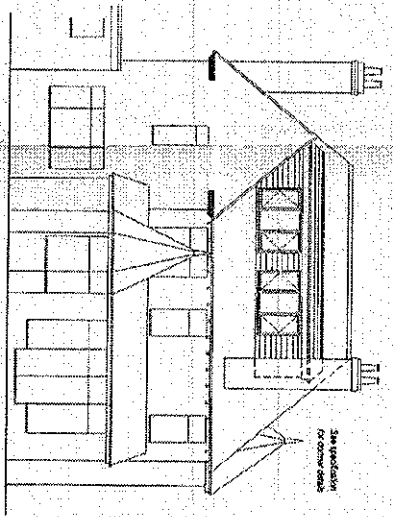
CROSS SECTION 1:150



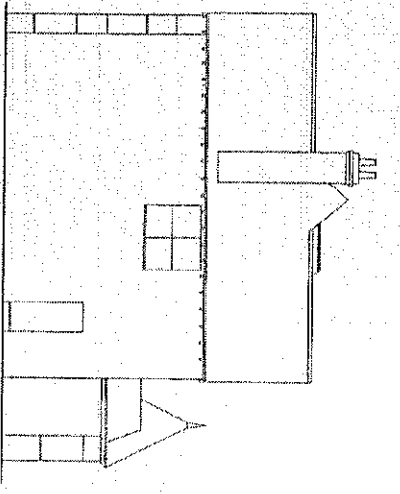
GROUND FLOOR PLAN 1:100



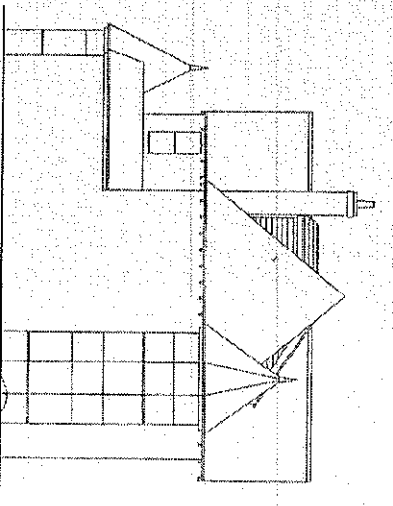
FRONT ELEVATION 1:100



REAR ELEVATION 1:100



SIDE ELEVATION 1:100



SIDE ELEVATION 1:100

*Proposed elevation  
Porch*

**PLANS AS PROPOSED**

RECEIVED  
19 JAN 2009  
MATERIALS  
DEPARTMENT

ROOMS IN ROOFSPACE  
130 HAM LANE  
STOURBRIDGE  
WEST MIDLANDS DY9 0UD  
for MR & MRS BATES  
Scale: 1:100 APL 3341 Dec 2008  
**MAINPRIDE LOFTS LTD**  
Tel: 0171 522 2091 Fax: 0171 512 2800  
Sheet No 2 of 4