

# PLANNING APPLICATION NUMBER:P08/1597

Type of approval sought	Full Planning Permission
Ward	WOLLASTON & STOURBRIDGE TOWN
Applicant	Mr Pedro Flask
Location:	<b>44, BOWLING GREEN ROAD, STOURBRIDGE, STOURBRIDGE, DY8 3TY</b>
Proposal	<b>SINGLE STOREY SIDE/REAR EXTENSION TO CREATE ENLARGED KITCHEN/DINING AREA AND UTILITY</b>
Recommendation Summary:	<b>REFUSE</b>

## SITE AND SURROUNDINGS

1. The application property is a semi-detached, early 20<sup>th</sup> century L-shaped house with an existing single storey rear extension. The property is attached to no.46 Bowling Green Road to the west. Immediately adjacent to the east is no.42, the two houses being separated by a 1m wide alleyway.

## PROPOSAL

2. Permission is sought for a single storey L-shaped rear extension. The proposal involves the demolition of the existing rear extension. The proposed extension will project approximately 0.7m beyond the rear of no.46 Bowling Green Road and approximately 6.5m beyond no.48. The extension is 1.8m high to eaves level and is set in 0.5m from the boundary with no.42.
3. This application is being reported to Committee at the request of a Councillor.

## HISTORY

4. None.

## **PUBLIC CONSULTATION**

5. The occupants of no.46 Bowling Green Road have objected to the proposal on the following grounds material to the determination of the application:
  - The appearance of the proposed extension is not in keeping with the existing character of the house.
  
6. The occupants of no.42 Bowling Green Road have stated that they would have no objection to the application subject to:
  - The height to eaves level of the extension being no greater than 1.8 metres high;
  - The full length of the extension being set back 0.5 metres from the boundary;
  - The roof pitch being no greater than 15 degrees up to the point where the extension encroaches into the 45 degree line, and no more than 5 degree thereafter;
  - A method statement being submitted by the applicant to ensure that the proposed works will not result in any potential for subsidence at their property.

## **OTHER CONSULTATION**

7. None required.

## **RELEVANT PLANNING POLICY**

8. Adopted UDP

Policy DD4 ( Development in Residential Areas )

9. Supplementary Planning Guidance

PGN12 ( The 45 Degree Code )

## ASSESSMENT

### 10. Key Issues

- The impact of the development on the character of the area and residential amenity.
11. Policy DD4 of the UDP advises that new development in residential areas will only be allowed where there would be no adverse effect on the character of the area or upon residential amenity.
  12. The design of the proposed extension is acceptable, having no adverse impact on the visual amenities of the area. Should permission be granted a condition can be imposed requiring the extension to be constructed of similar materials to the existing property.
  13. The development would not have any detrimental impact on no.46 Bowling Green Road as there are no rear windows at that property adjacent to the proposed extension.
  14. The proposed extension would breach the 45 degree code in respect of outlook from the nearest habitable room window at no.42 by approximately 4.5m. Notwithstanding that the extension has a relatively low roof pitch ( 5 degrees from the point where the development would extend beyond the 45 degree line ), and would be set back 0.5m from the boundary, it is considered that such a significant breach of the 45 degree code would result in a severe loss of amenity at no.42 by reason of loss of outlook sufficient to warrant refusal of the application.

## CONCLUSION

15. The proposed development would have an adverse impact on amenities of the occupants of no.42 Bowling Green Road by reason of loss of outlook. As such the proposal conflicts with Policy DD4 of the UDP and PGN12.

## RECOMMENDATION

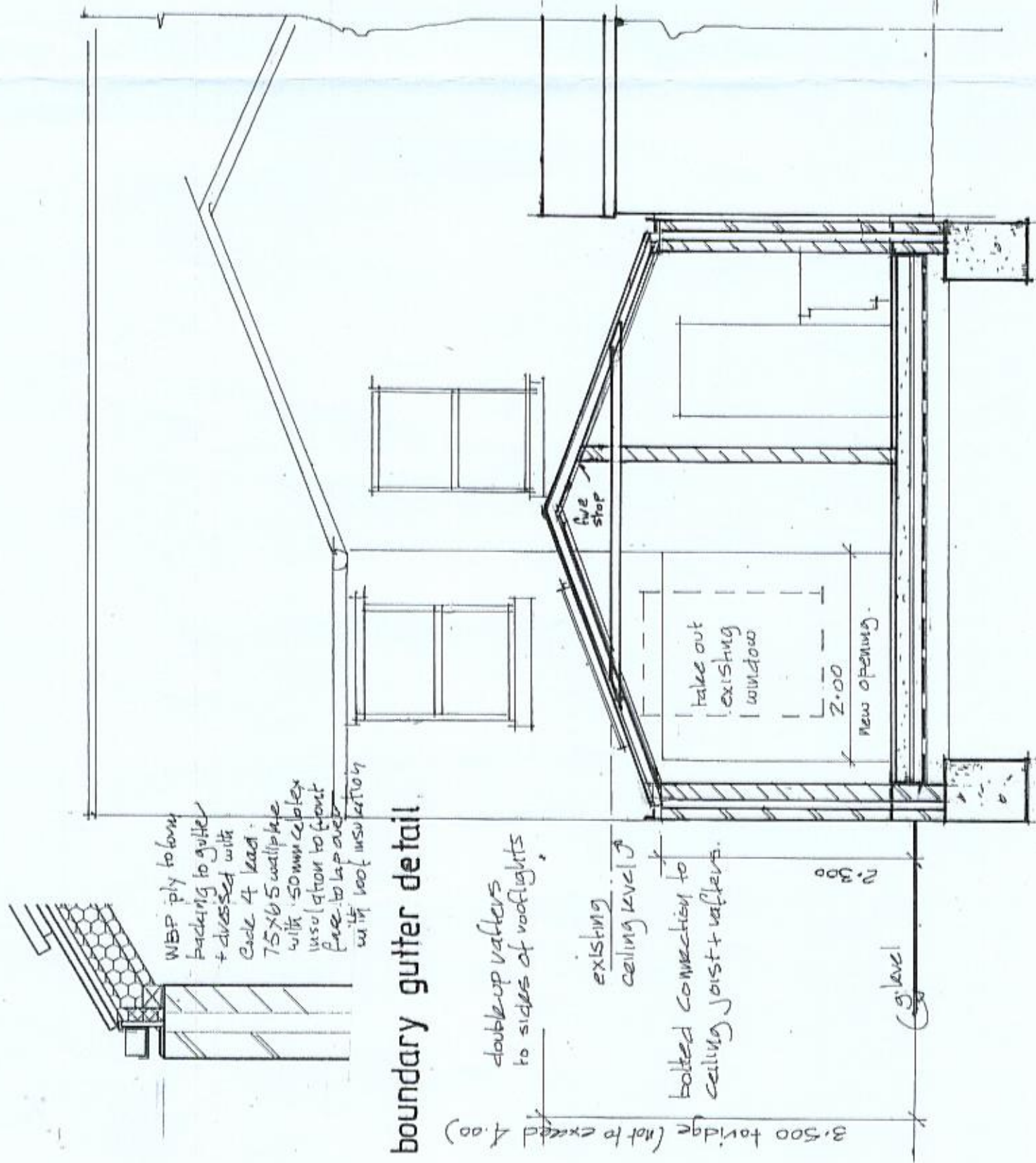
16. It is recommended that the application be refused for the following reason:

Conditions and/or reasons:

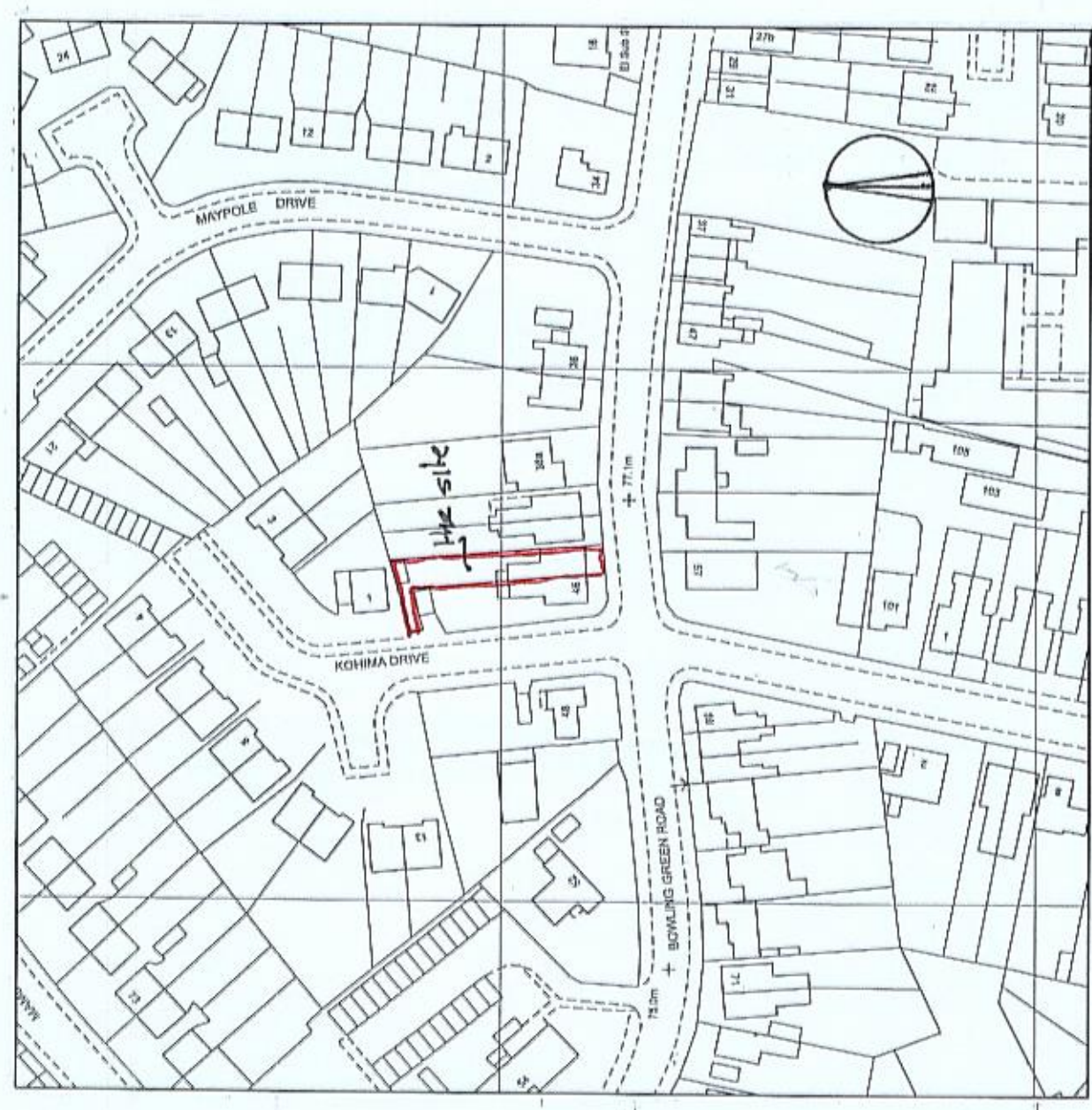
1. The proposed extension, by reason of its length along the boundary with no.42 Bowling Green Road, would significantly breach the 45 Degree Code in respect of outlook from the nearest habitable room window at that property. The development would therefore have a detrimental effect on existing residential amenity at that property, contrary to Policy DD4 of the UDP and supplementary planning guidance contained in PGN3 ( The 45 Degree Code ).



PO8/1597 Location Plan + Sectional Drawing



TYPICAL CROSS SECTION



LOCATION PLAN scale 1:1250

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<p><b>Judith M. Trimbee</b> Chartered Architect 46, Bridgnorth Road Stourton Nr Stourbridge West Midlands DY7 5RT tel. 01384 873551</p>		<p>Mv. + Mrs P. Flask 44 Bowling Green Rd Stourbridge DY8 3TY</p>		<p>Proposed side + rear Single storey extension</p>		<p>Scale 1:50, 1:20</p>	<p>Date Sept. 2008</p>	<p>Revisions</p>	<p>DWG No 208/108/4</p>
<p><b>RIBA</b></p>									
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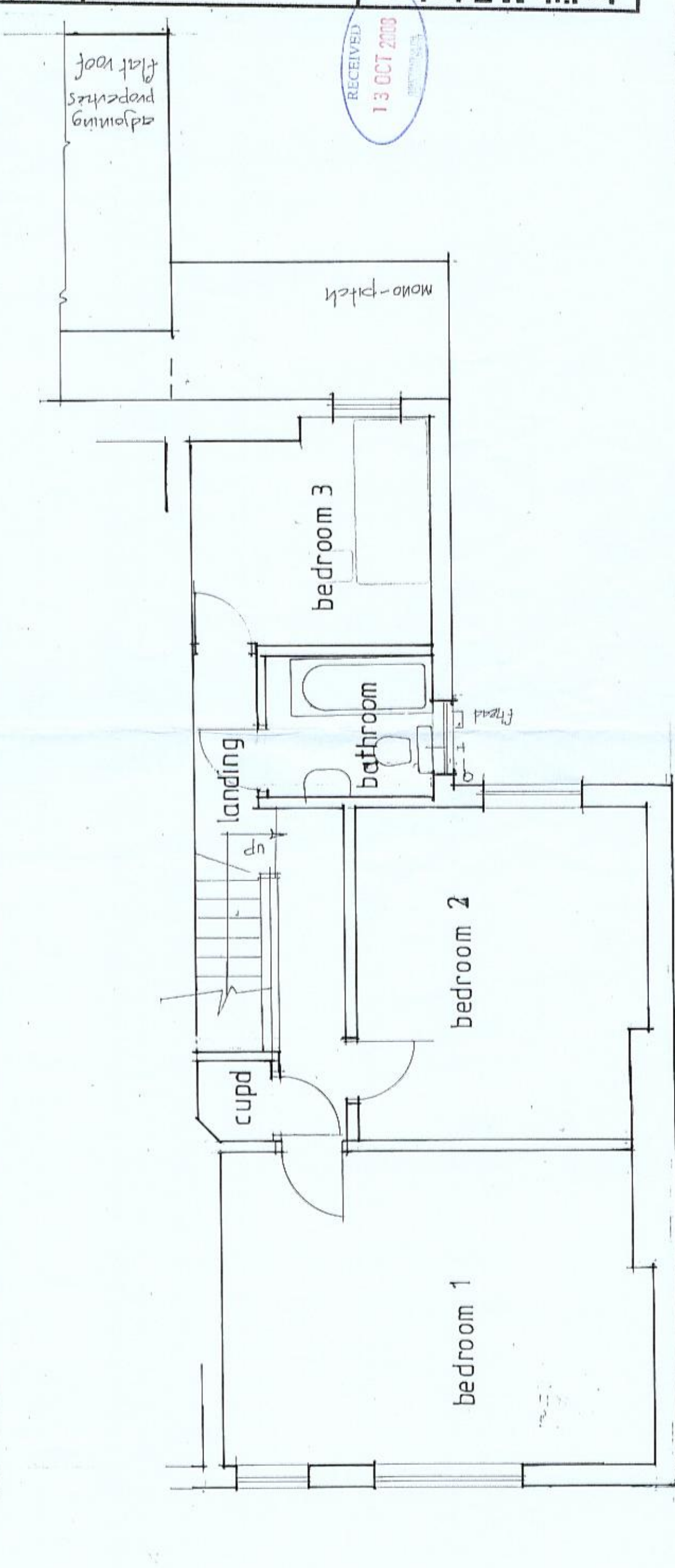
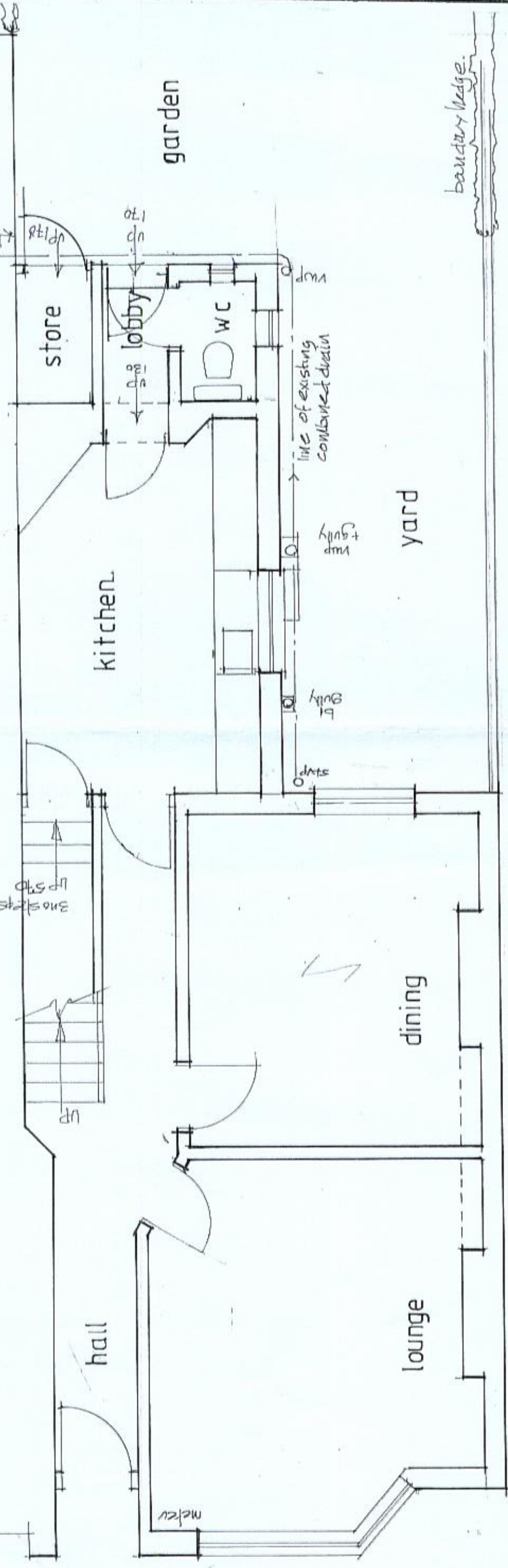
Scale	1:50
Date	Sept. 2008
Revisions	
Wg. No.	208/108/1

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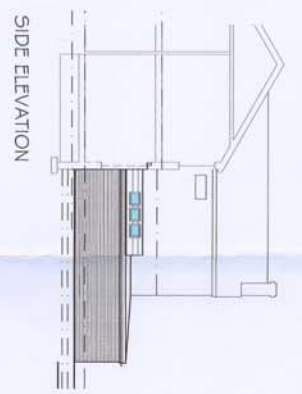
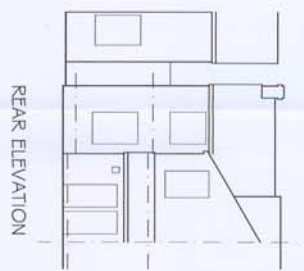
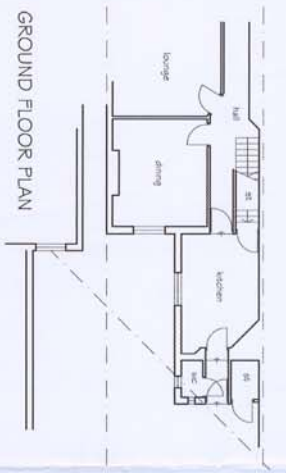
EXISTING  
~~EXISTING~~ side + rear  
 single storey extension

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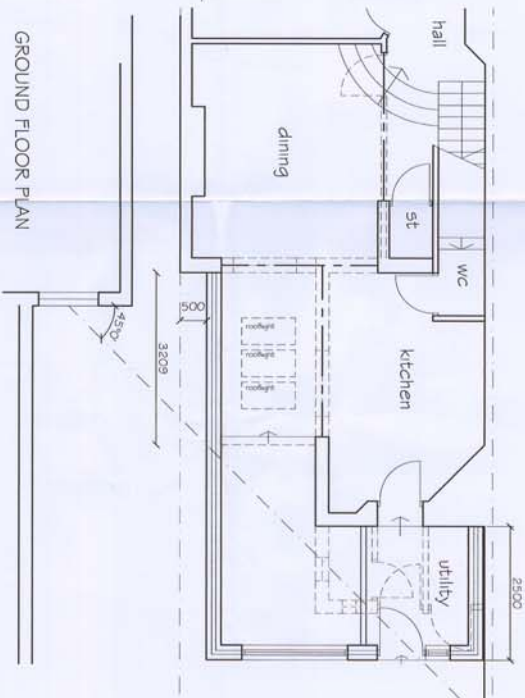
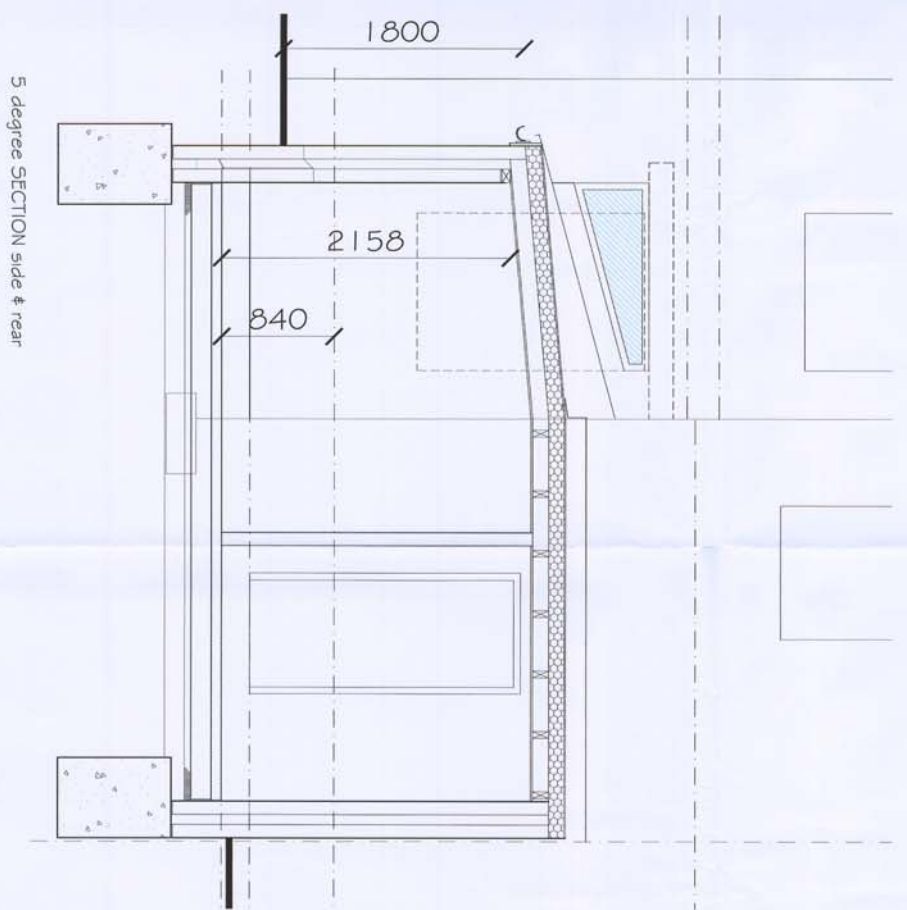
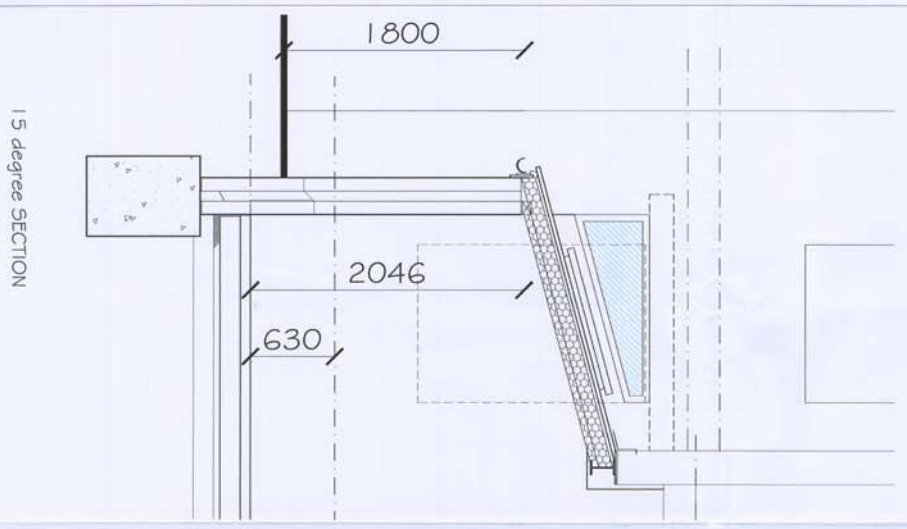
POS 1597 Existing Floor Plans  
 line of adjoining property



EXISTING



PROPOSED



NOTES:  
 ROOF TILES TO MATCH EXISTING.  
 EXISTING ROOF TO REMAIN FOR DINING.  
 JOINER TO MATCH EXISTING.

**AMENDED PLAN**

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Mr & Mrs P Risk  
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Title	Single Storey Rear / Side Extension		
Date	dec 2008	Scale	1:100 & 1:50
DWG No	208/1/05/9k	Rev	B

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