

PLANNING APPLICATION NUMBER:P12/1623

Type of approval sought	Full Planning Permission
Ward	Halesowen South
Applicant	Mr D. Doal
Location:	136, SPIES LANE, HALESOWEN, WEST MIDLANDS, B62 9SR
Proposal	SINGLE AND TWO STOREY SIDE EXTENSION (FOLLOWING DEMOLITION OF EXISTING GARAGE), SINGLE STOREY REAR EXTENSION AND NEW FRONT CANOPY ROOF
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

INTRODUCTION

1. Following the receipt of a letter of objection this application was initially referred to the Chair of the Development Control Committee for consideration under the approved DECH system, with an Officer recommendation for approval. The Chair of the Development Control Committee requested that amendments were made to the application, namely to change the design of the roof and guttering at first-floor level adjacent to the boundary with No.138. The applicant does not wish to make the amendment and as such the application is before Members for their consideration.

SITE AND SURROUNDINGS

2. The applicant's property is a pyramid hipped roof detached property located on Spies Lane, set back 10.7m from the rear of the footpath, beyond which is a grass verge. The property is a total of 16.9m from the highway. There is a hard standing spanning the entire frontage of the property and a brick wall encloses this. A garage abuts the boundary with No. 138 and this property also has a garage on the

boundary. The property has benefited from a rear kitchen extension and also has a rear conservatory with projects 2.5m on the boundary with No. 134.

3. No. 134 has a rear lean structure comprising rear facing French doors on the boundary with the application site. The closest of these doors is obscurely glazed.
4. The garage to No. 138 is on the boundary with application site and extends back in line with the existing kitchen to the host property. No. 138 also has a side facing window serving a landing.

PROPOSAL

5. The application seeks consent for development comprising the following elements:
 - A two storey side extension and a single storey rear extension.
 - The side extension would extend up to the boundary above the existing garage and would span the exiting depth of the first floor only.
 - The ground floor would extend beyond the rear of the garage 6.3m.
 - The single storey element would project 3m on the boundary with No. 134 and measure 3.4m in width to adjoin the existing kitchen.

HISTORY

6. None relevant

PUBLIC CONSULTATION

7. The application was advertised via neighbour notification letters sent to the occupiers of seven neighbouring properties which could potentially be affected by the proposal.
8. One response was received raising the following materials planning concerns:
 - The proposal would create an uninterrupted roof line where an interesting variation currently exists. Its visual impact is therefore not acceptable.

- There is a loss of a parking space with removal of the garage, which may create on street parking problems and issues of manoeuvring vehicles on the front garden. Highway safety may be compromised as a result.

OTHER CONSULTATION

9. None required.

RELEVANT PLANNING POLICY

Saved Unitary Development Plan (2005)

- Policy DD1 – Urban Design
- Policy DD4 – Development in Residential Areas

Supplementary Planning Guidance

- Planning Guidance Note (PGN) 17– The House Extension Design Guide

Supplementary Planning Document

- Parking Standards and Travel Plans Supplementary Planning Document

ASSESSMENT

10. The proposed development must be assessed with regard to whether or not the proposed design, scale and position are compatible with the existing dwelling and with the character of the surrounding area. The potential impact on the amenity of nearby residents and the impact, if any, on parking and highway safety must also be assessed.

11. Key issues:

- Character, Scale and Design
- Residential amenity
- Parking and highway safety

Character, Scale and Design

12. Owing to the significant setback of the host property from Spies Lane, the development would not be highly visible within the street scene. The extension would serve as a typical addition to such a property and would therefore not be considered inappropriate.
13. The proposed roof design would have a flat roof section in the centre, however when viewed externally would replicate that of the original and others within Spies Lane.
14. The single storey rear extension, projecting a maximum of 3m would largely be a replacement of the existing 2.5m conservatory.
15. The neighbour objection highlights that the development would make for an interrupted roof line where there is currently a variation. In this regard, whilst it is accepted that there would be a closure of the existing gap adjacent to No. 138, the significant setback of the properties serves to lessen any impact that would arise as a result.
16. The development would be of an appropriate design and would integrate with the proportions of the host property.
17. The proposed development is therefore considered to be appropriate in terms of scale and design. It would assimilate with the host property in terms of design features and materials, and would be of appropriate scale, height and massing, thereby doing no harm to the visual amenity and character of the wider locality. The development would therefore comply, in terms of visual considerations, with saved Policies DD1 and DD4 of the adopted UDP and the provisions in Planning Guidance Note 17 – The House Extension Design Guide.

Residential amenity.

18. The proposed single storey rear element of the extension would be sufficiently separated from the rear facing habitable room to No. 138 and would therefore not unduly impact upon the outlook from nor the day lighting to this window.
19. The side facing window to No. 134 is non habitable and therefore would also not be unduly impacted on.
20. For these reasons, the proposed development would be acceptable in terms of

residential amenity contrary to Saved Policy DD4 - Development in Residential Areas and Planning Guidance Note 17 – House Extension Design Guide.

Permitted Development

21. With the demolition of the existing conservatory, the proposed extension would be constructed off the original rear wall of the applicant's property. In this regard, a 3m rear extension could be undertaken in this location without consent. Whilst the extension is adjoining the larger projection adjacent, the principle of the erection of a 3m wall on the boundary with No. 134, would not require consent.

Parking and Highway Safety

22. One additional bedroom is proposed, resulting in a 4 bedroom property. Given the substantial hard standing to the property's frontage, sufficient space exists on the property's frontage in order to accommodate 3 vehicles clear of the highway. The proposal is therefore considered to comply with saved UDP Policy DD4 and also with the provisions of the Parking Standards Supplementary Planning Document which relates to public safety.

CONCLUSION

23. The proposed development is acceptable in terms of scale and design, having no detrimental impact on the visual amenity and character either of the host property or the surrounding area. The proposal would also cause no harm to the residential amenity of the occupiers of the neighbouring properties. The proposal also raises no substantial concerns in relation to parking and highway safety.

RECOMMENDATION

24. It is recommended that the application is approved, subject to conditions.

Reason for Approval

25. The proposed development is acceptable in terms of scale and design, having no

detrimental impact on the visual amenity and character either of the host property or the surrounding area. The proposal would also cause no harm to the residential amenity of the occupiers of the neighbouring properties. The proposal also raises no substantial concerns in relation to parking and highway safety. The proposed development is therefore considered to be acceptable, in accordance with Saved UDP Policies DD1 – Urban Design and Policy DD4 - Development in Residential Areas of the adopted Dudley Unitary Development Plan (2005), Planning Guidance Note 17 (House Extension Design Guide) and also Parking Standards Supplementary Planning Document.

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)

Saved Policy DD1 (Urban Design)

Saved Policy DD4 (Development in Residential Areas)

Supplementary Planning Guidance Notes

Planning Guidance Note 17 – House Extension Design Guide

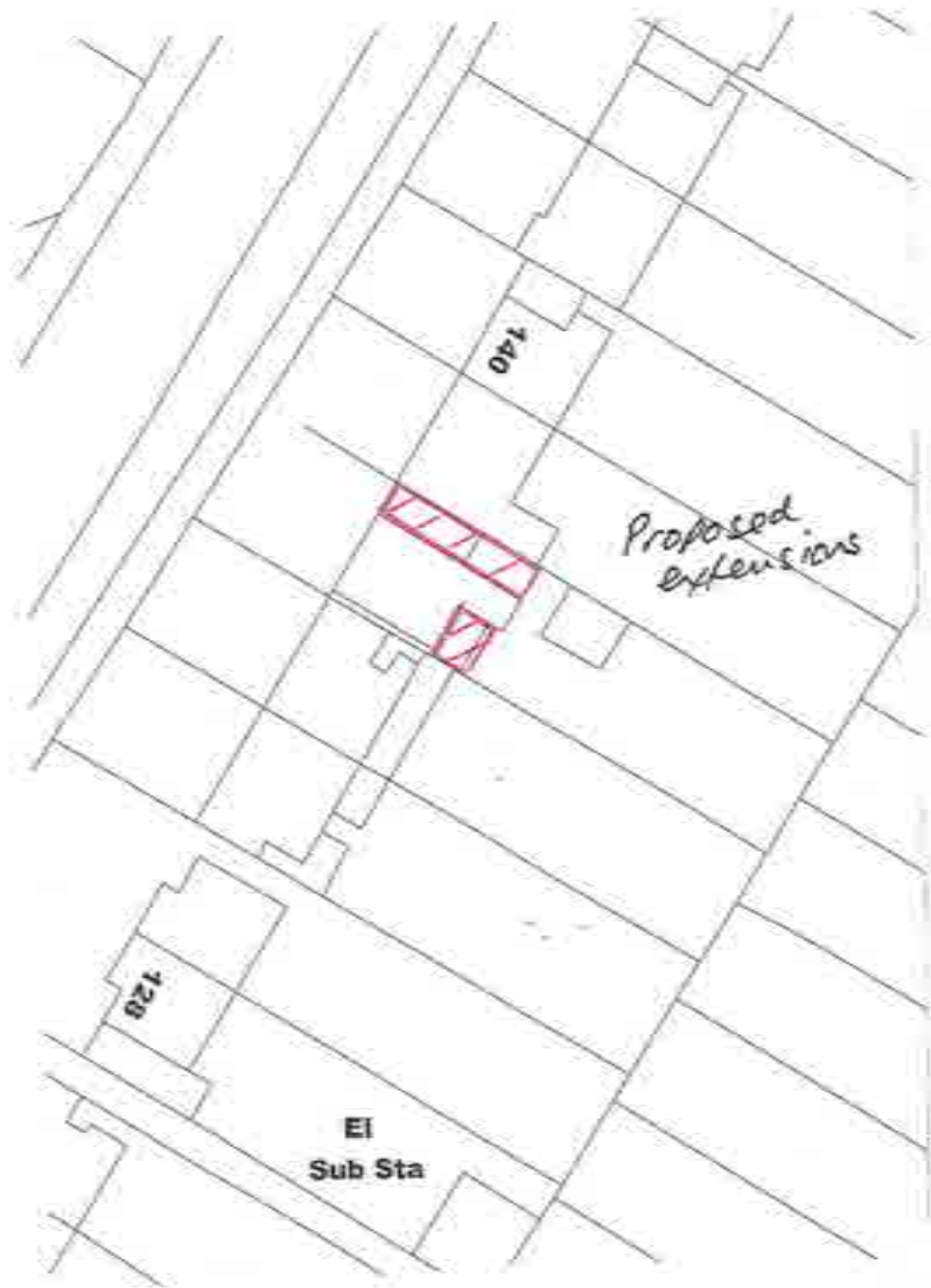
Parking Standards Supplementary Planning Document

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 Case Officer's 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 development hereby permitted shall be carried out in accordance with the following approved plans:
Existing and proposed elevations, existing floor plans and proposed floor plans date stamped received 28th December 2012.
3. 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.

136 SPIES LANE
HALESOWEN



1:500



1:1250

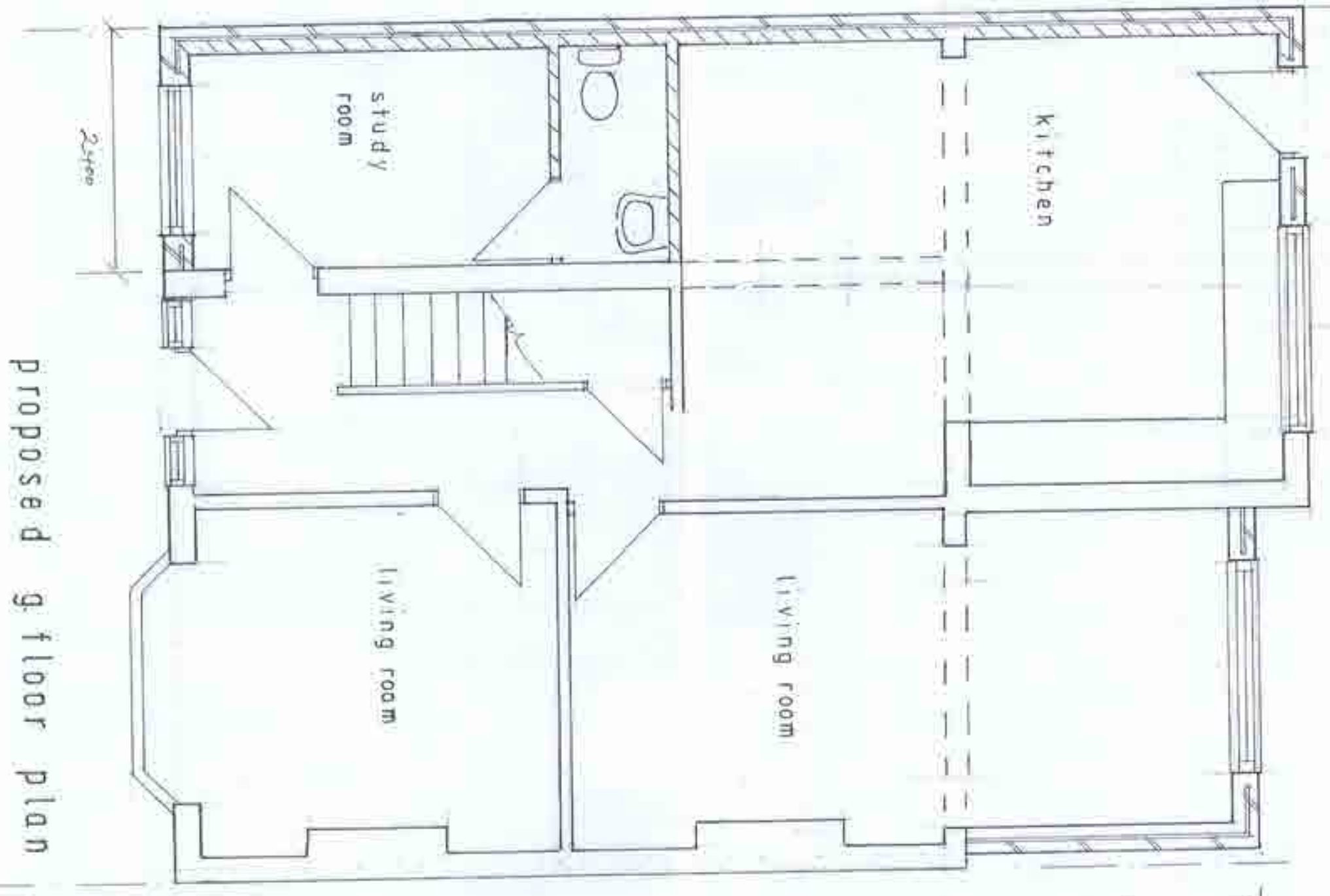


P121623
Proposed Floor
Plans (A2)

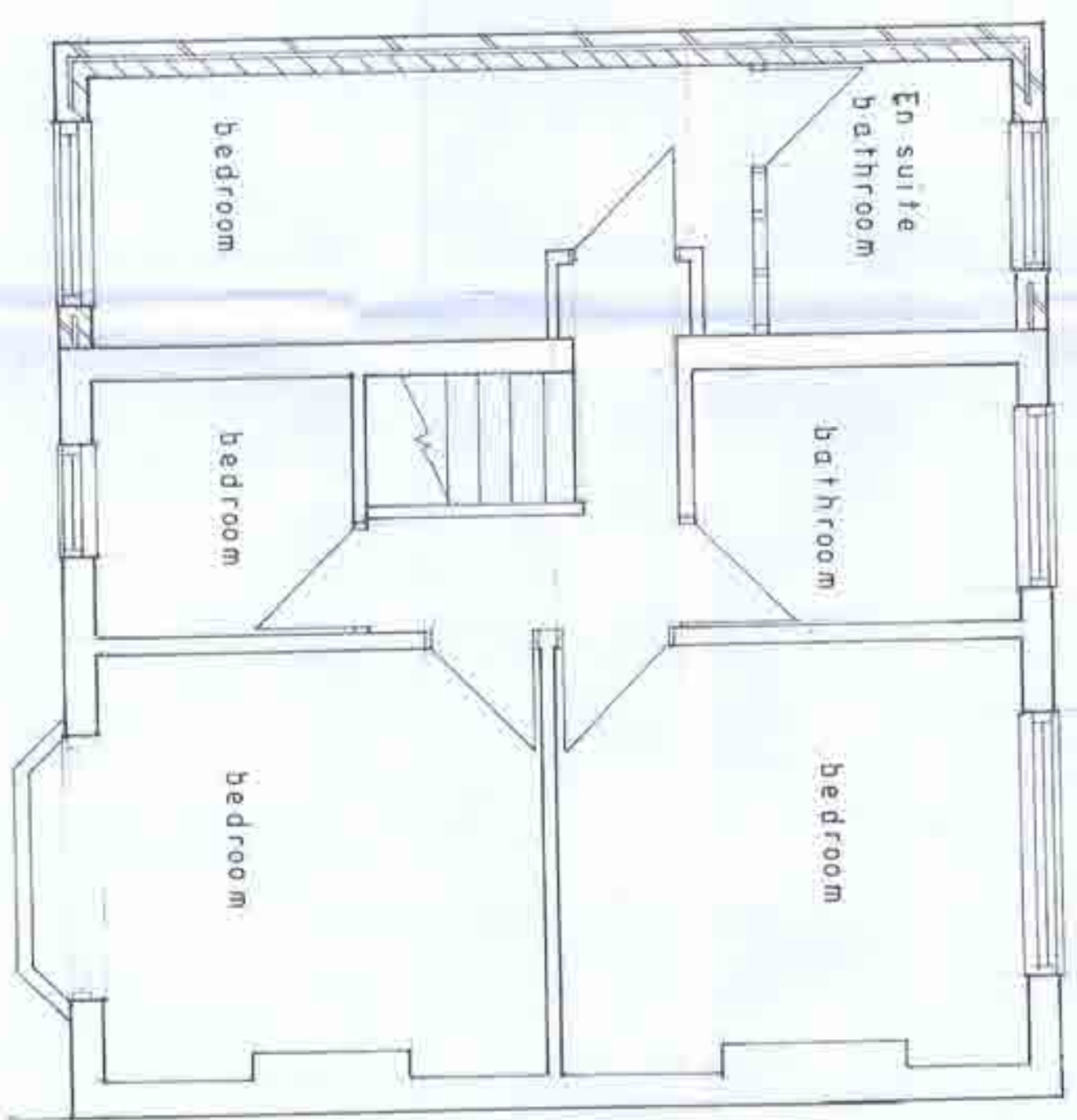
136 SPIES LANE

HALESOWEN

SCALE 1:50



proposed g floor plan



proposed f floor plan

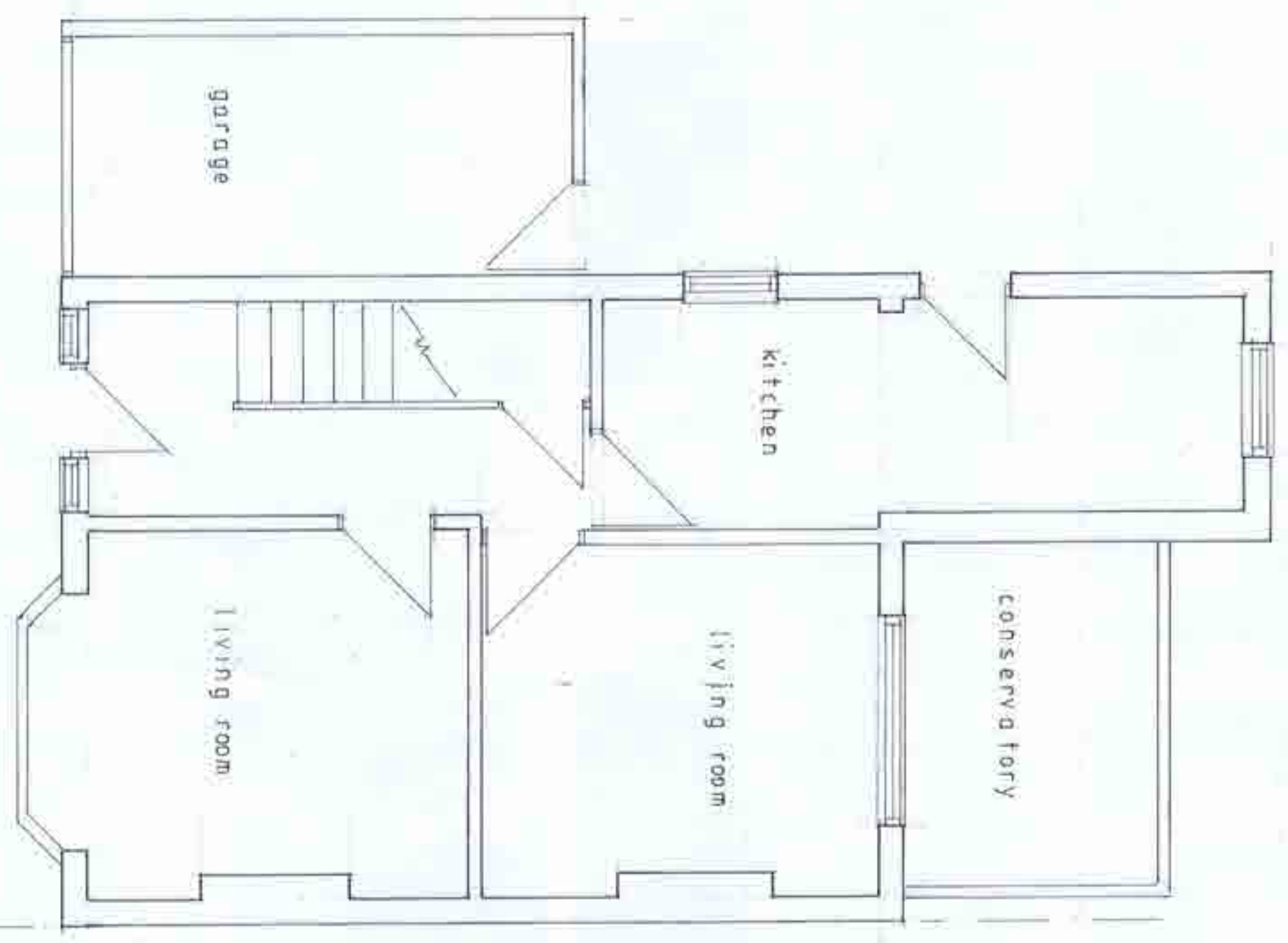


Patricia's
existing floor
plans (a2)

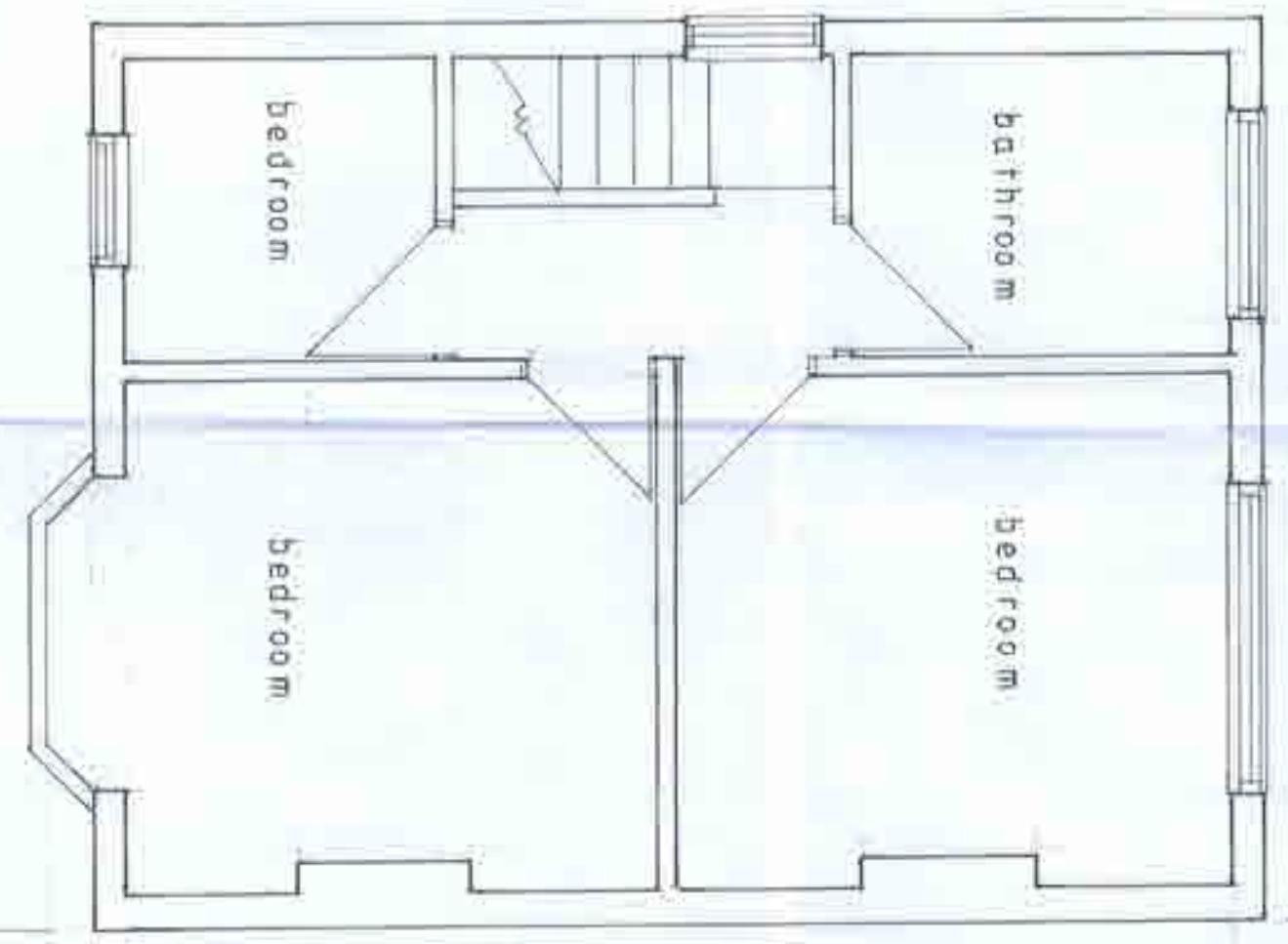
136 SPIES LANE

HALESOWEN

SCALE 1:50



existing g.floor plan



existing f.floor plan

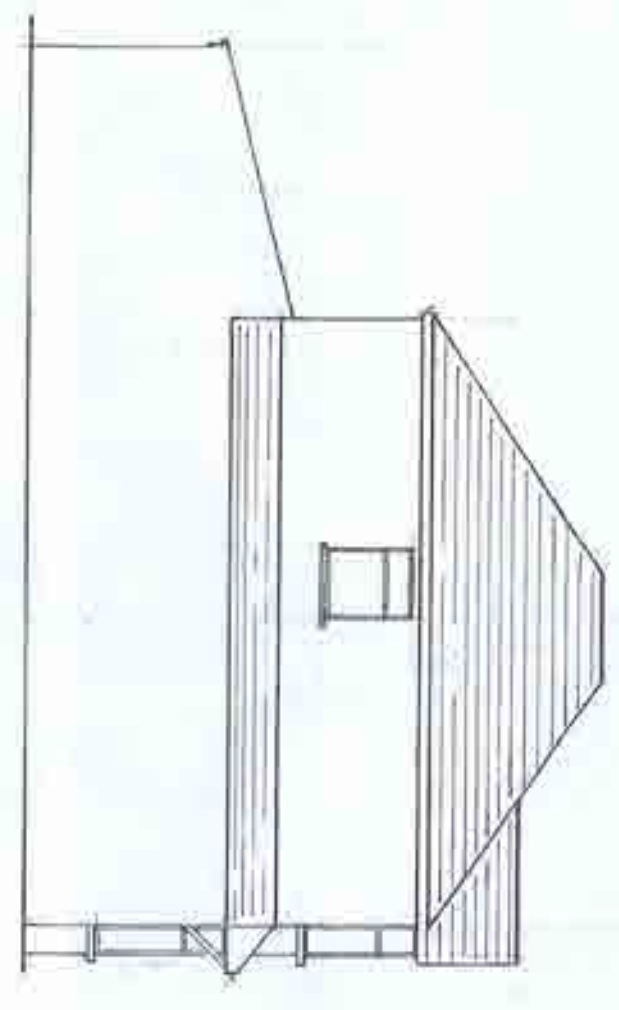
Pa21/16/23
elevations (A2)



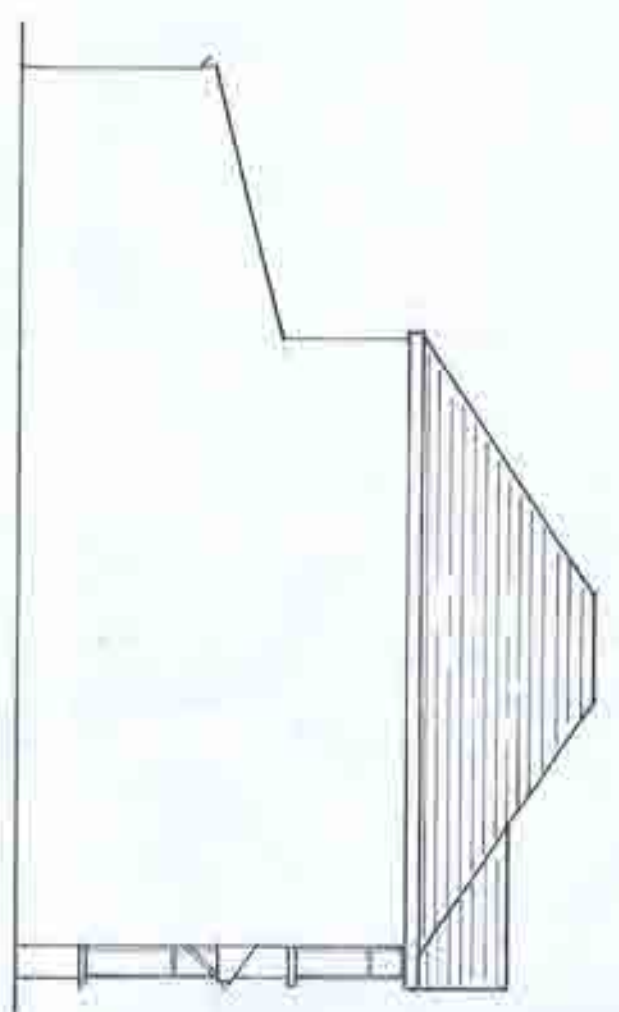
136 SPIES LANE

HALESOWEN

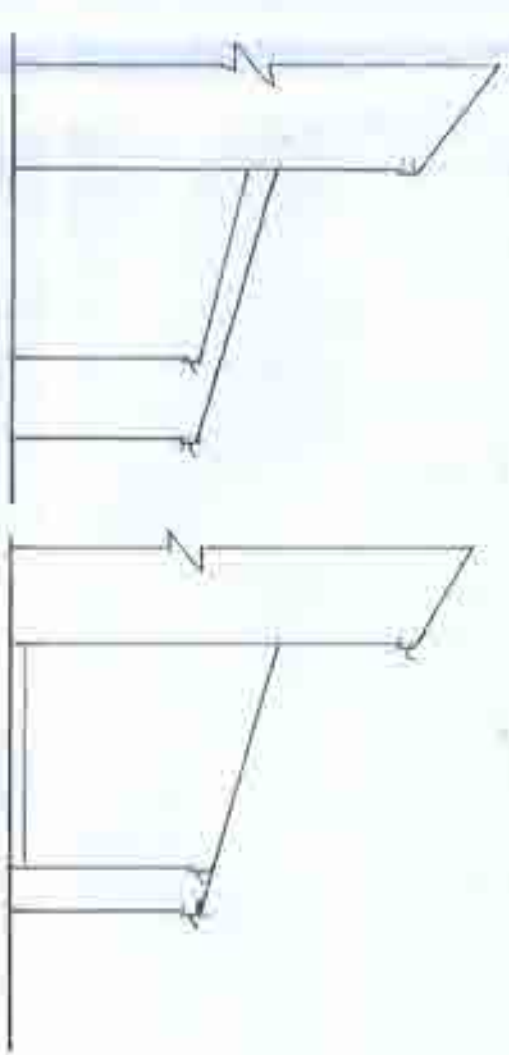
SCALE 1:100



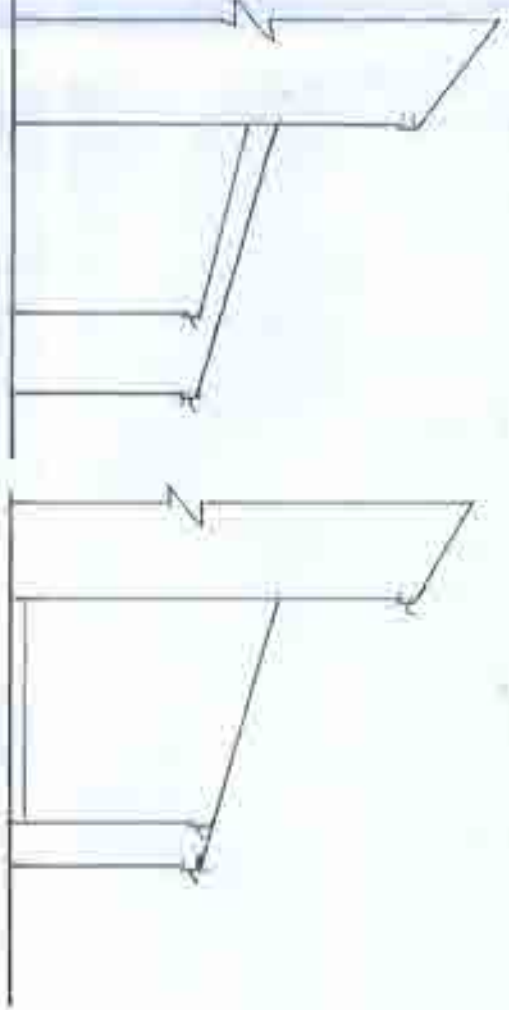
EXISTING LHS ELEVATION



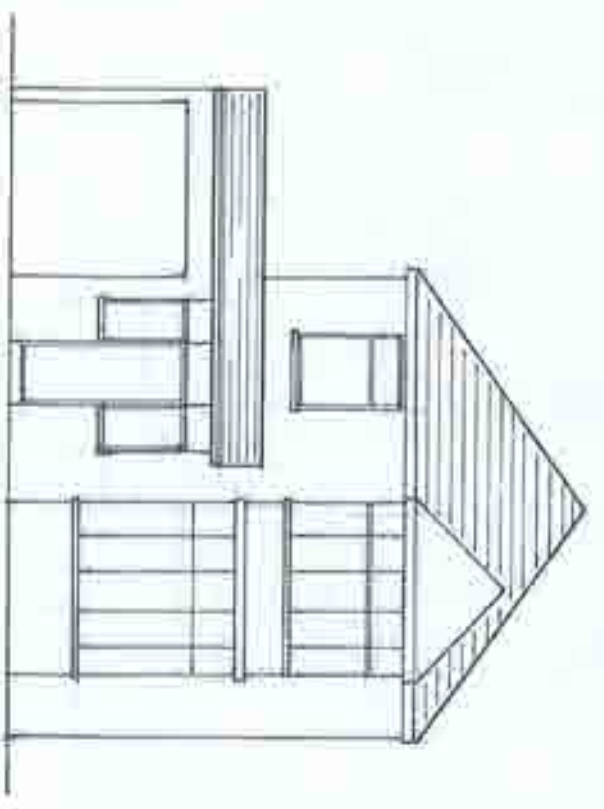
PROPOSED LHS ELEVATION



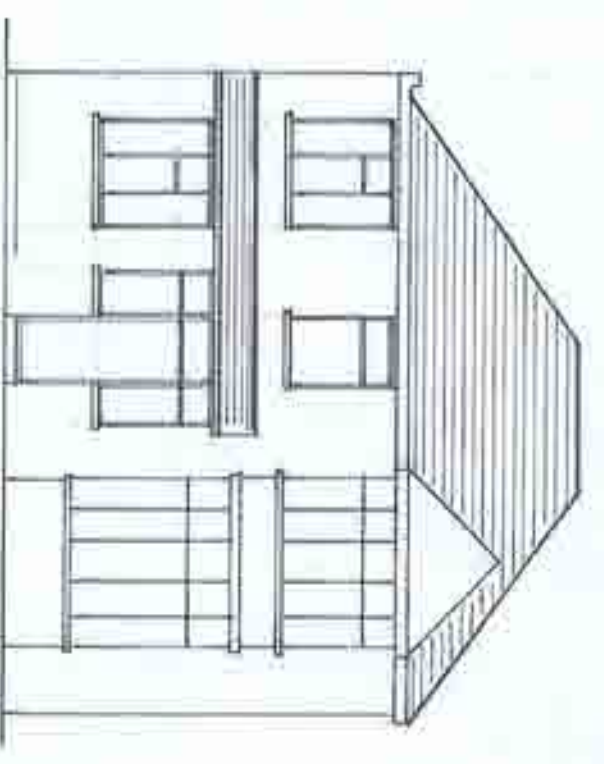
EX RHS ELEVATION (REAR)



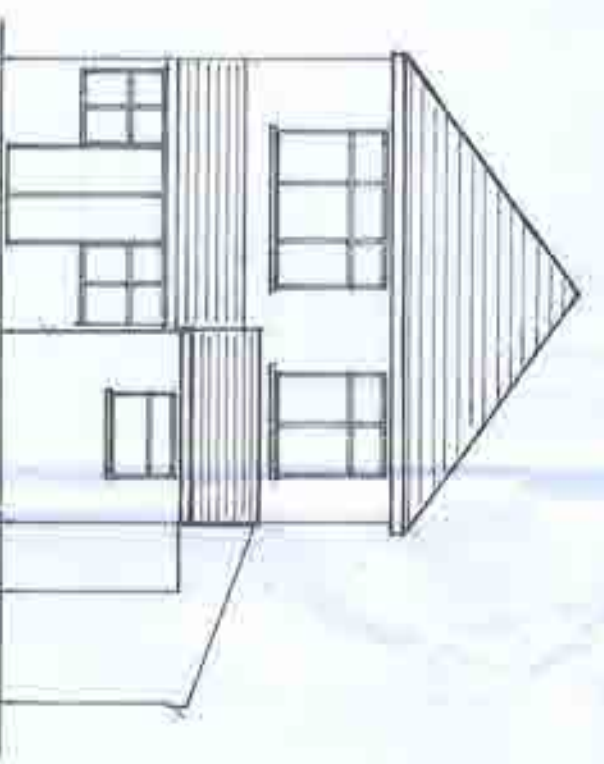
PROPOSED RHS ELEVATION (REAR)



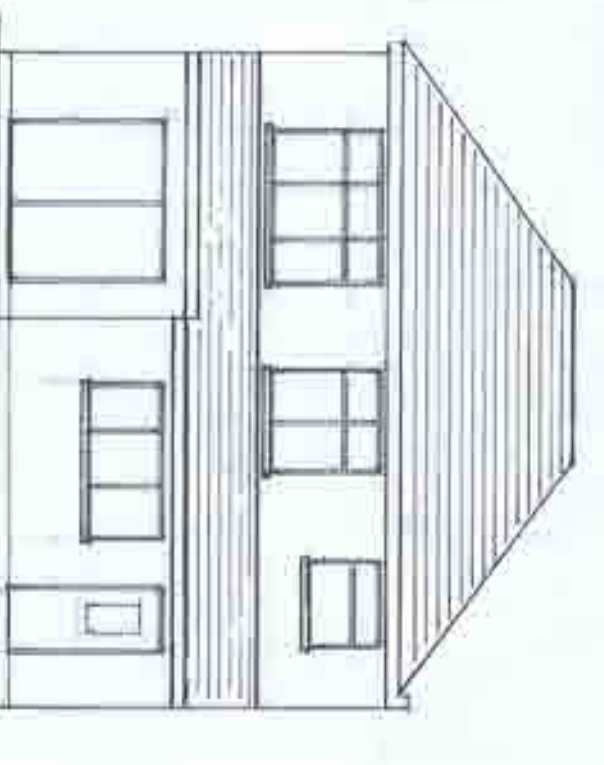
EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION



EX REAR ELEVATION



PROPOSED REAR ELEVATION