

PLANNING APPLICATION NUMBER:P06/2252

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|-------------------------|---|
| Type of approval sought | Full Planning Permission |
| Ward | Gornal |
| Applicant | Mr & Mrs B Salter |
| Location: | 4, THE STRAITS, DUDLEY, WEST MIDLANDS, DY3 3AB |
| Proposal | SIDE EXTENSION TO ENLARGE LOUNGE AND CREATE GARAGE, KITCHEN & UTILITY WITH EN-SUITE BEDROOM IN ROOF SPACE ABOVE. FRONT DORMER WINDOWS. |
| Recommendation Summary: | APPROVE SUBJECT TO CONDITIONS |

SITE AND SURROUNDINGS

1. The application site occupies a position on the north-eastern side of The Straits, near to the junction with Cotwall End Road. The Straits is a residential street that comprises of a mixture of housing stock of differing ages all set back from the highway. The topography along this aspect of The Straits falls to the south-east.
2. The site is located within a well established residential area and contains a detached, hipped roof bungalow. The bungalow occupies a generous plot with ample front and rear amenity space. The drive is positioned adjacent to the northern boundary of the site and leads to a detached pre-fabricated sectional garage with flat roof over positioned adjacent to the northern flank elevation of the bungalow.

PROPOSAL

3. Permission is sought for an extension to the northern flank elevation of the bungalow measuring approximately 5.5m in width and projecting forwards 1.9m, whilst remaining flush with the existing rear elevation with the hipped roof continued over. Roof alterations to include the installation of two gabled dormer windows are shown projecting from the front roof plain and positioned below the ridge tiles.

HISTORY

4. Relevant planning history at no. 4 The Straits;

| APPLICATION No. | PROPOSAL | DECISION | DATE |
|-----------------|--|--------------------------|------------|
| SD/50/364 | Full planning permission for a change of use of land from garden and orchard to building site for private land | Approved with conditions | 28/06/1950 |
| SD/51/555 | Full planning permission for the erection of a bungalow | Approved with conditions | 29/11/1957 |

PUBLIC CONSULTATION

5. The application was advertised by way of letters sent to the occupiers of seven properties within close proximity of the site.
6. A letter has been received from the occupiers of no. 6 The Straits expressing concern relating to the elevated position that no. 6 occupies relative to the application site and the possibility of landslip occurring, if the scheme were constructed. The occupiers of no. 6 also express concern relating to the close proximity of the extension in relation to the boundary separating the two properties.
7. Despite the objections raised, the scheme would remain within the curtilage of the application site and would therefore not require Certificate B relating to land ownership to be served upon the occupier of the adjacent plot, no. 6 The Straits, as encroachment occurs. With regard to the potential of any landslip occurrence, it is recommended a planning condition be attached to any planning consent, relating to the erection of a retaining wall to mitigate the possibility of any landslip occurrence or subsidence to no. 6 The Straits. It should also be acknowledged that any retaining wall constructed as part of the development would have to be built in accordance with the Building Regulations (2000). It should also be noted that any boundary disputes are deemed a civil matter between the parties of the properties concerned and are not a material planning consideration in the determination of any planning application.

OTHER CONSULTATION

8. None required.

RELEVANT PLANNING POLICY

9. *Adopted Dudley Unitary Development Plan (2005)*

DD4 – Development in residential areas

UR10 – Unstable Land

10. *Supplementary Planning Guidance*

Planning Guidance Note 12 – The 45 Degree Code

Planning Guidance Note 17 – House Extension Design Guide

ASSESSMENT

11. The determining issues are whether the design of the scheme is compatible with the existing bungalow and the character of the area. The impact upon the amenities of nearby residents will also need to be considered.
12. Policy DD4 of the adopted Dudley Unitary Development Plan applies in the consideration of development proposals within residential areas. Policy DD4 seeks to ensure that there would be no adverse effect on the character of the area or residential amenity. Policy DD4 also states that the scale nature and intensity of use of the proposed development would be in keeping with the character of the area.
13. PGN 17 provides advice in relation to house extensions. This guidance restates the principal policies affecting this application found in the adopted Dudley Unitary Development Plan. However, PGN 17 states that development should be of a high standard of design and layout which is compatible with the character of the surrounding area and that development should not harm the occupiers of adjacent properties through daylight, outlook and privacy.

14. Due to the location of the adjacent properties and the development primarily being developed along the northern flank elevation, the extension as proposed would be in full compliance with PGN 12, therefore ensuring no loss of residential amenity to surrounding occupiers.
15. Separation distances in accordance with PGN17 are achieved, ensuring no detrimental overlooking would occur and existing amenity levels currently enjoyed by the surrounding occupiers would be retained.
16. The proposed gabled dormer windows positioned on the front roof plains would be set back and set down within the roof plain ensuring that the gabled dormer windows would be of an appropriate appearance and would not dominate the existing roof. No overlooking or loss of amenity would occur in accordance with Policy DD4 of the adopted Dudley Unitary Development Plan and PGN17.

CONCLUSION

17. The proposed side extension and forward facing dormers would relate to the character and architectural appearance of the original bungalow, adopting roof types and pitches to match that of the existing and allowing the proposed extension to be considered subservient to the original property and assimilating well within the street scene. There would therefore be no adverse effect on the character of the area and the extension as proposed would accord with the Policy DD4 of the adopted Dudley Unitary Development Plan and PGN 12 and 17.

RECOMMENDATION

18. It is recommended that planning permission is granted subject to conditions:

Reason for Approval

The design and external appearance of the extension complements the appearance of the original dwelling. The extension is considered to be subservient to the original dwelling and contributes positively to the character of the area.

The decision to grant planning permission has been taken with regard to the policies and proposals in the adopted Dudley Unitary Development Plan (2205) and to all other relevant material considerations including supplementary planning guidance:

Adopted Dudley Unitary Development Plan

DD4 – Development in Residential Areas

Supplementary Planning Guidance

Planning Guidance Note 12 – The 45 Degree Code

Planning Guidance Note 17 – House Extension Design Guide

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 external materials used in the development hereby permitted shall match in colour, form and texture those of the existing property, unless otherwise agreed in writing by Local Planning Authority.
3. Prior to the commencement of the development, details of retaining walls to the north west boundary shall be submitted to and approved in writing by the Local Planning Authority and development carried out in strict accordance with those details approved unless agreed in writing with the Local Planning Authority.