

PLANNING APPLICATION NUMBER: P10/0010

Type of approval sought	FULL PLANNING PERMISSION
Ward	PEDMORE & STOURBRIDGE EAST
Applicant	MR & MRS MALCOLM KNOWLES
Location:	HILL VILLE LODGE, SWINCROSS ROAD, OLDSWINFORD, STOURBRIDGE, WEST MIDLANDS, DY8 1NL
Proposal:	SINGLE STOREY FRONT AND REAR EXTENSIONS AND ENLARGE EXISTING GARAGE.
Recommendation summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The application site is a detached dwelling occupying a plot of 310m² and is set within a mixed area. The application property is set on a corner plot of Glasshouse Hill, Swincross Road and Hillville Gardens. The application dwelling is set at a higher level than Glasshouse Hill by approximately 1.5m. The application property is of a traditional design with slate roof and a mix of render and painted brickwork to the external elevations. The application dwelling has an existing flat roofed detached garage to the side of the property pushed back beyond the rear elevation, accessed from Swincross Road. The property also has a yard to the rear with a small row of detached outbuildings abutting the common boundary with the neighbouring property.
2. The application site is bound to the east by number 4 Hillville Gardens, a domestic dwelling. The side facing gable of this neighbouring dwelling faces the rear elevation of the application site.

PROPOSAL

3. This application seeks approval for a single storey side/rear extension to create an enlarged garage and sun room over the existing yard. The proposed sun room would fill the existing yard abutting the existing outbuildings. The roof of the proposed sun room would be flat with a glass lantern style feature. There would be the addition of a pitched roof over the new garage. Also for consideration is a porch to the front elevation facing Swincross Road. The proposed porch would be 2.5m in length and 2.2m in depth. It

would be finished with a hipped pitched roof with the eaves being at the same height as the eaves on the existing ground floor.

HISTORY

4.

APPLICATION No.	PROPOSAL	DECISION	DATE
80/52446	ERECTION OF BEDROOMS AND BATHROOM.	Approved with Conditions	22/09/80

PUBLIC CONSULTATION

5. No representations received.

OTHER CONSULTATION

6. **None required**

RELEVANT PLANNING POLICY

7. **Unitary Development Plan**

- **DD4 Development in Residential Areas**

8. Planning Guidance Note

- PGN 17 House Extension Design Guide

ASSESSMENT

9. **Key Issues:**

- Design
- Amenity

Design

10. The proposed porch is considered to be minor in scale and acceptable in terms of design with the use of matching materials and an appropriate roof design. The scale of the proposed sunroom extension is suitable with regard to the original building. The external appearance of the proposed garage with the use of "Kalzip" in an appropriate colour is considered as acceptable in this location. In this regard the proposed extension is consistent with the requirements of Policy DD4 Development in Residential Areas of the adopted UDP (2005) and PGN 17 – House extension design guide.

Amenity

11. The proposed development is considered to have no detrimental impact on the neighbouring residential unit, number 4 Hillville Gardens by way of loss of outlook, daylight or overshadowing. This is due to the minimal scale of the proposed rear sunroom extension and low height to eaves. The proposal is therefore considered consistent with the requirements of Policy DD4 Development in Residential Areas of the adopted UDP (2005) and PGN 17 – House extension design guide.

CONCLUSION

12. This proposal would be acceptable in both size and design and would remain in keeping with the original building. There would be no loss of amenity to the area or to the neighbours of the application site caused by the proposed development.

RECOMMENDATION

13. It is recommended that the application be approved subject to the following conditions:

Reason for Approval:

This proposal would be acceptable in both size and design and would remain in keeping with the original building. There would be no loss of amenity to the area or to the neighbours of the application site caused by the proposed development.

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

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

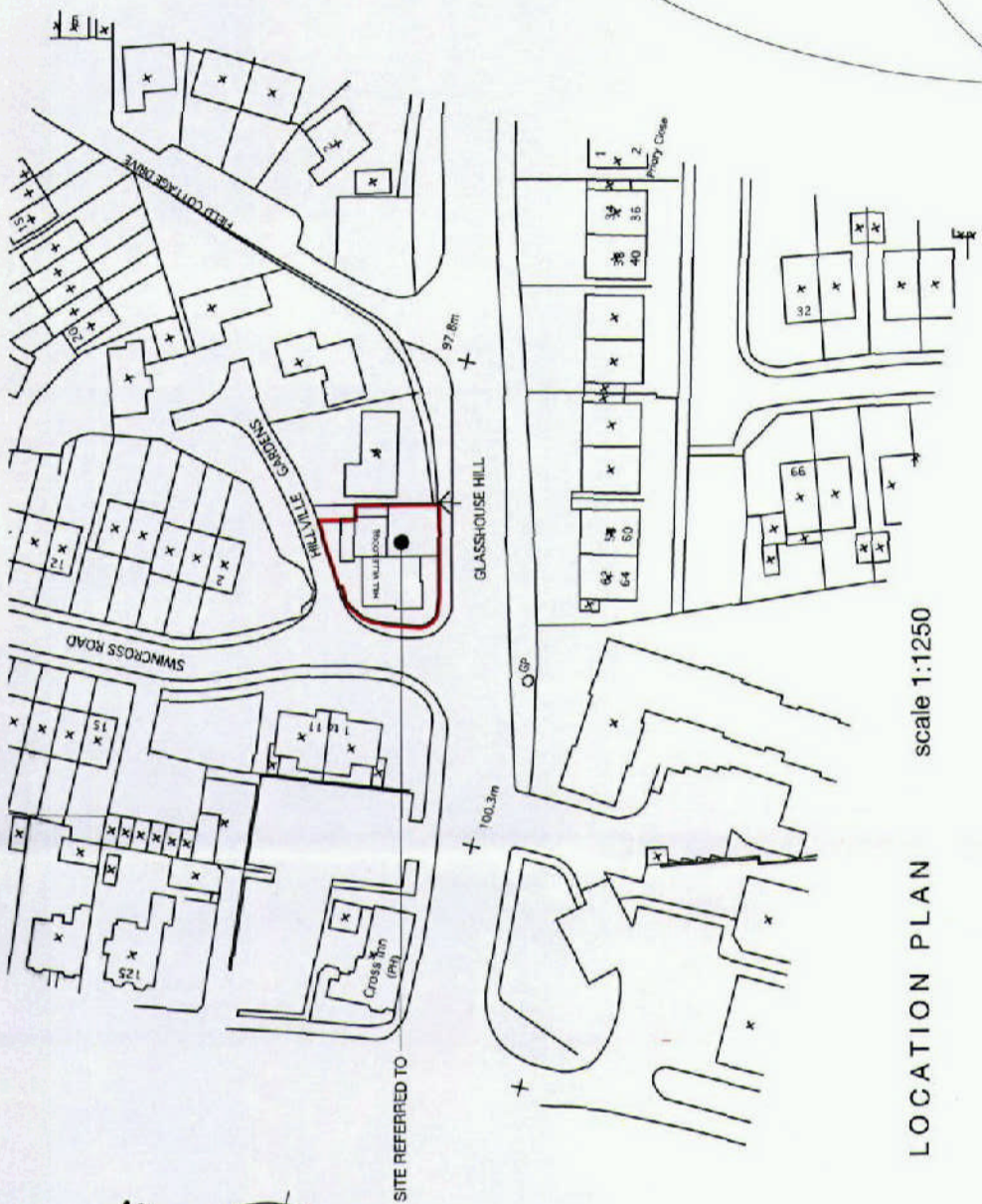
Note for Applicant

The development hereby permitted shall be in accordance with the amended drawings received in these offices on the 3rd February 2010 and referenced drawing 09/02/02B unless otherwise agreed in writing by the local planning authority.

Conditions and/or reasons:

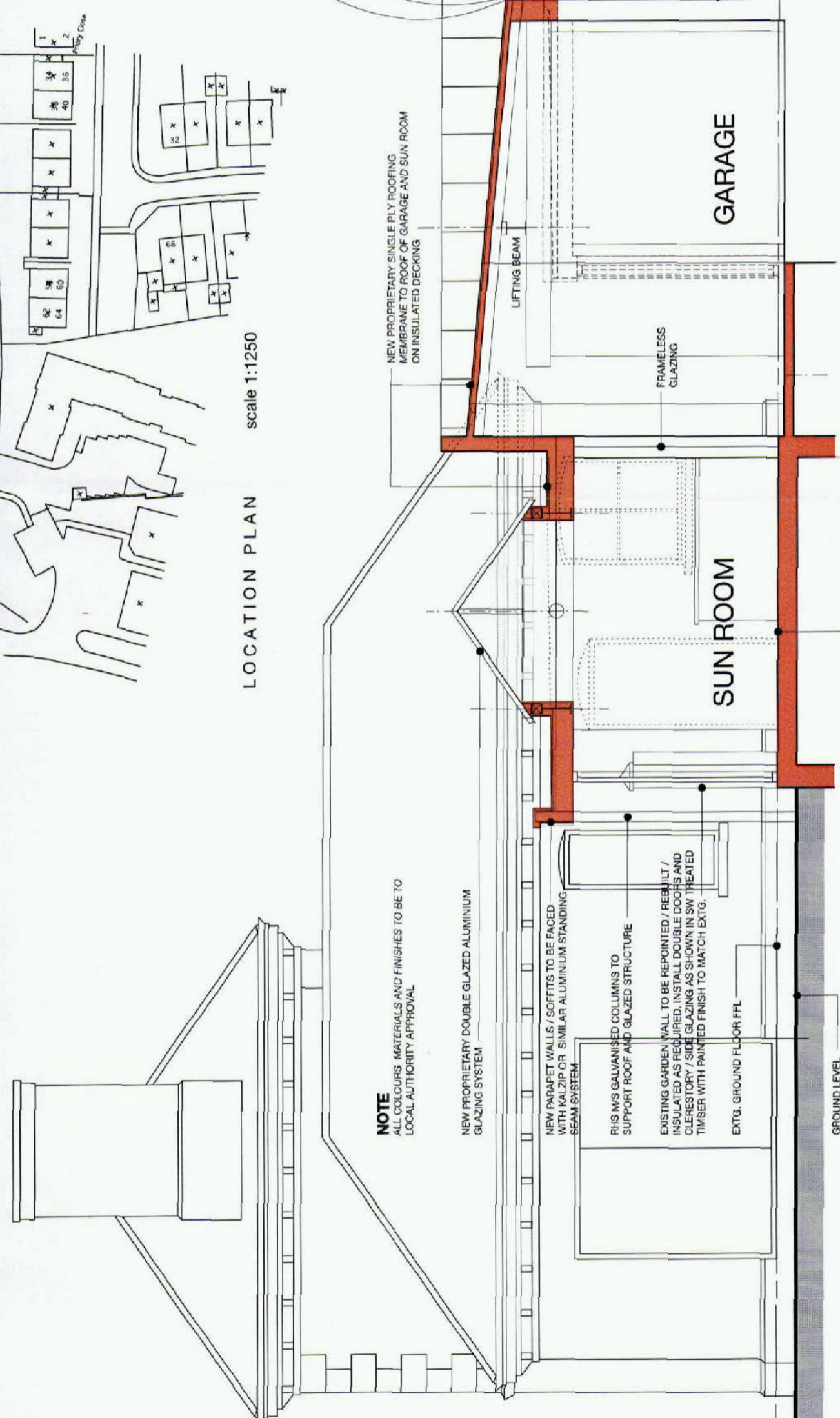
1. BA01 Commencement within 3 years (full)
2. No materials other than those indicated on the approved plans including colours and finishes shall be used without the approval in writing of the local planning authority.

Location Plan &
Proposed elevations
R0/0010



LOCATION PLAN scale 1:1250

7 JAN 2010
approx boundary line



EAST ELEVATION / SECTION a a

NOTE
ALL COLOURS, MATERIALS AND FINISHES TO BE TO LOCAL AUTHORITY APPROVAL

NEW PROPRIETARY DOUBLE GLAZED ALUMINIUM GLAZING SYSTEM

NEW PARAPET WALLS / SOFFITS TO BE FACED WITH KALZIP OR SIMILAR ALUMINIUM STANDING BEAM SYSTEM

RHS M/S GALVANISED COLUMNS TO SUPPORT ROOF AND GLAZED STRUCTURE

EXISTING GARDEN WALL TO BE REPOINTED / REBUILT / INSULATED AS REQUIRED. INSTALL DOUBLE DOORS AND CLERESTORY / SIDE GLAZING AS SHOWN IN SW TREATED TIMBER WITH PAINTED FINISH TO MATCH EXTG.

EXTG. GROUND FLOOR FFL

GROUND LEVEL

NEW PROPRIETARY SINGLE PLY ROOFING MEMBRANE TO ROOF OF GARAGE AND SUN ROOM ON INSULATED DECKING

LIFTING BEAM

FRAMELESS GLAZING

GARAGE

SUN ROOM

NEW INSULATED CONCRETE FLOOR WITH CERAMIC TILE FINISH

REVISION A - JAN 2010 - SECTION AMENDED

MR. & MRS. M. KNOWLES - PROPOSALS - PLAN AND SECTION
HILL VILLE LODGE
SWINCROSS ROAD

date : November 2009

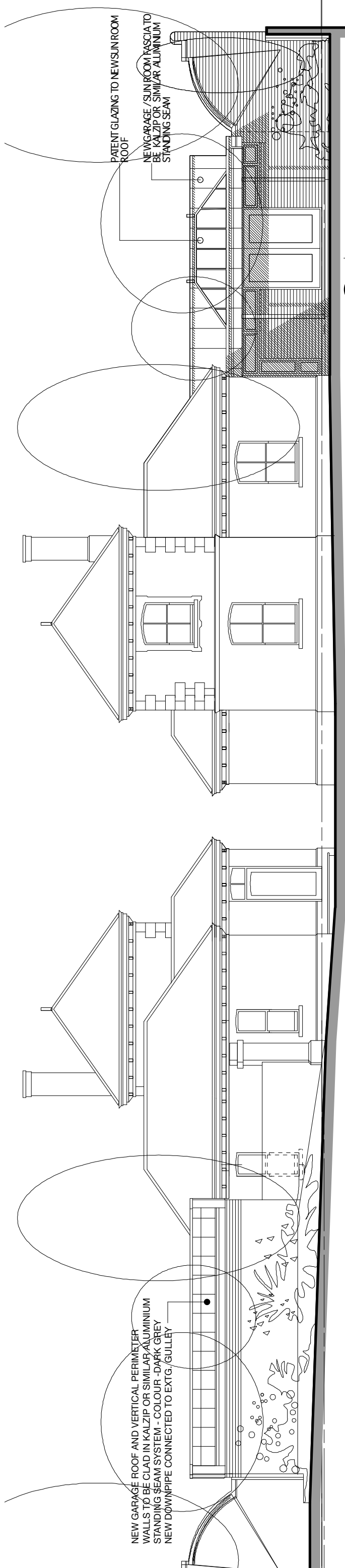
OLDSWINFORD

STOURBRIDGE

DY8 1NL

scale : as shown

dwg. 09/02/03A

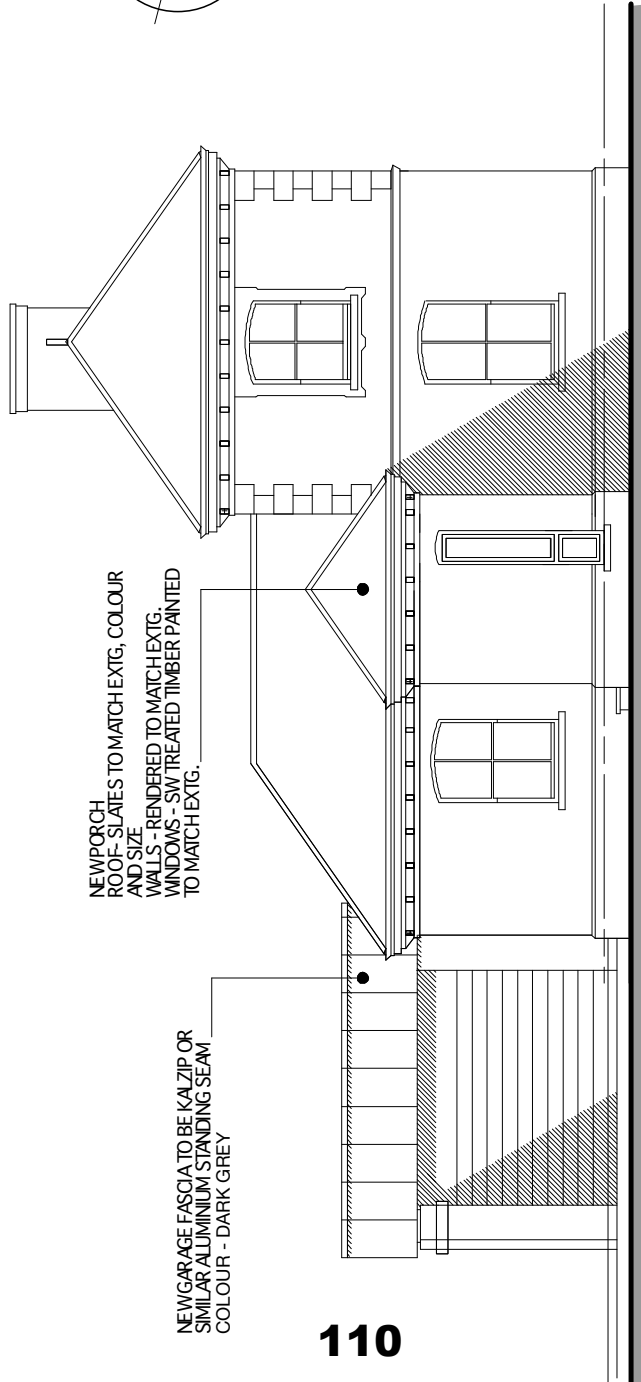


NEW GARAGE ROOF AND VERTICAL PERIMETER WALLS TO BE CLAD IN KALZIP OR SIMILAR ALUMINIUM STANDING SEAM SYSTEM - COLOUR - DARK GREY NEW DOWNPIPE CONNECTED TO EXTG. GULLY

PATENT GLAZING TO NEWSUN ROOM ROOF
NEW GARAGE / SUN ROOM FASCIA TO BE KALZIP OR SIMILAR ALUMINIUM STANDING SEAM

NORTH ELEVATION scale: 100

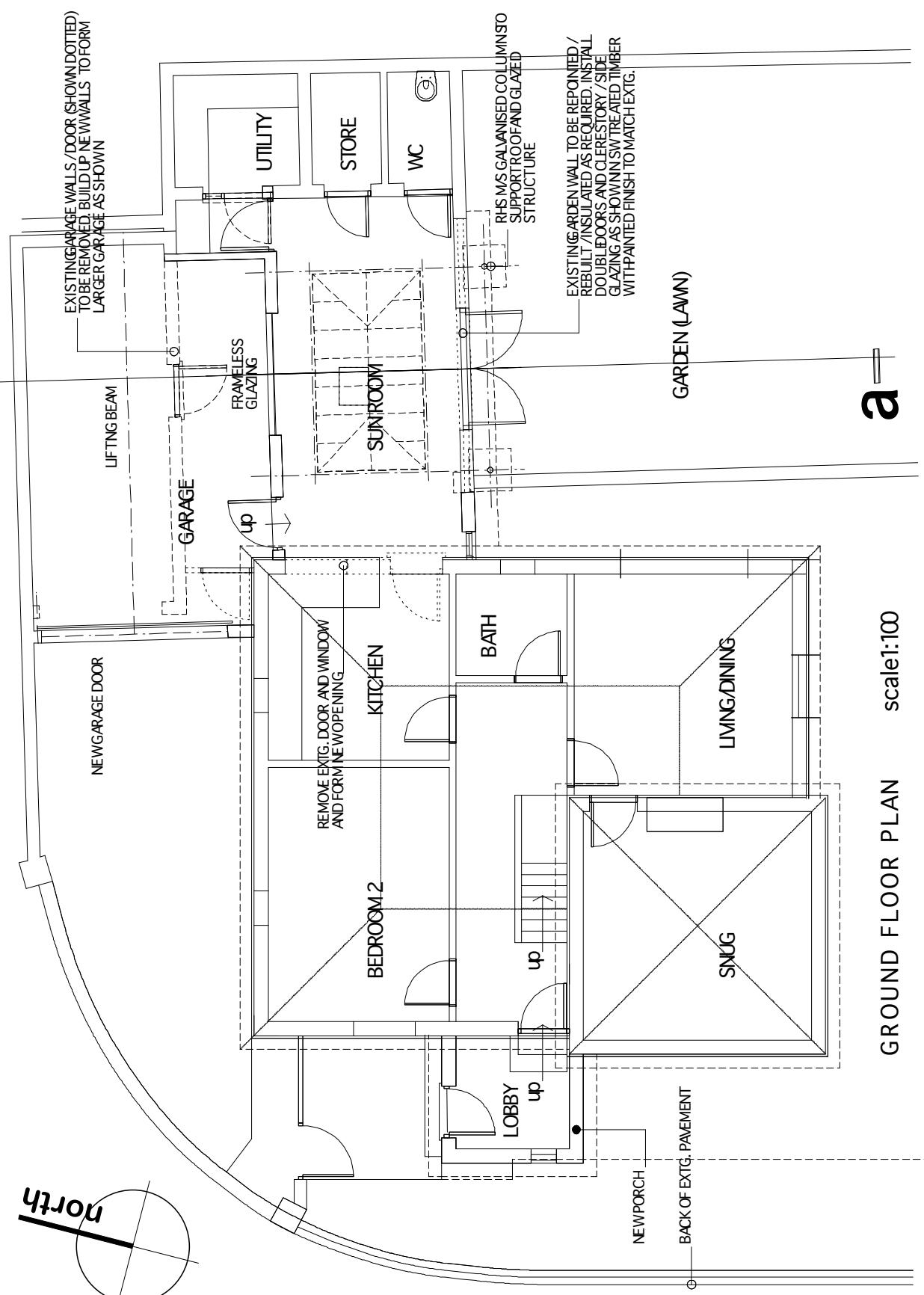
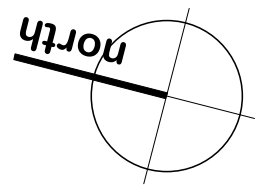
SOUTH ELEVATION (to glasshouse hill)



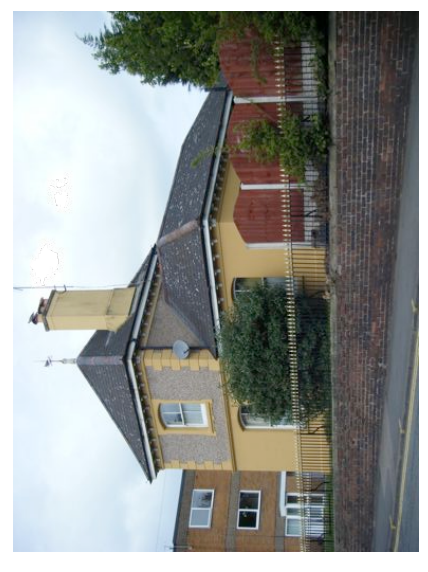
NEW PORCH ROOF - SLATES TO MATCH EXTG. COLOUR AND SIZE
WALLS - RENDERED TO MATCH EXTG.
WINDOWS - SW/TREATED TIMBER PAINTED TO MATCH EXTG.

NEW GARAGE FASCIA TO BE KALZIP OR SIMILAR ALUMINIUM STANDING SEAM COLOUR - DARK GREY

WEST ELEVATION scale: 100



GROUND FLOOR PLAN scale: 100



revision b - feb. 2010 - west elevation amended, car port removed, spec notes added
REVISION A - JAN 2010 - NORTH ELEVATION ADDED, SHEET LAYOUT AMENDED.

MR. & MRS. M. KNOWLES - PROPOSED DRAWING - PLANS & ELEVATIONS
HILL VILLE LODGE - SWINCROSS ROAD - OLDSWINFORD

date : September 2009

scale : shown

STOURBRIDGE

DY8 1NL

dwg. 09/02/02B