

PLANNING APPLICATION NUMBER:P11/1584

Type of approval sought	Full Planning Permission
Ward	AMBLECOTE
Applicant	Mr Christopher Parsons
Location:	62, KIRKSTONE WAY, BRIERLEY HILL, DY5 3RZ
Proposal	SINGLE STOREY AND TWO STOREY SIDE EXTENSION.
Recommendation Summary:	REFUSE

INTRODUCTION

This application was deferred at the previous Development Control Committee so that Members could undertake a site visit prior to determining the application.

SITE AND SURROUNDINGS

1. Modern detached dwelling which has been extended on either side of the dwelling, resulting in two projecting gabled bays, with mock Tudor panelling. The property has been previously extended and a previous garage extension has been converted to habitable accommodation. A large porch extension has also been erected across the frontage. The property is located on a prominent corner position on Kirkstone Way and Sandringham Way.
2. Parking for three vehicles is provided on the front drive, which is enclosed, by a wall approximately 1m high, with a 1.8m brick wall running along the side boundary. This side boundary increases in height as it follows the site boundary in a southerly direction to approximately 2.2m in height.
3. Beyond the rear boundary there is a landscaped corner, with the dwellings in Knarsdale Close located at a higher land level. On the opposite corner there is the Sainsbury supermarket.
4. To the west is a detached dwelling (no. 60) and the application dwelling is set back approximately 2m from the rear elevation of this neighbour.
5. The surrounding area comprises mainly of modern detached dwellings

PROPOSAL

6. This application seeks approval for a two storey side extension to the east of the existing building to provide a large single-garage at ground floor level and an ensuite bathroom and walk-in wardrobe at first-floor level. The proposed extension would have external measurements of 3.9m in width and 8.4m in length at ground floor. At first floor the length would be 7.65m with a front canopy feature. At ground floor level there would be a set back from the front elevation of 1.4m. The proposed extension would be of a gabled roof finish and include a gablet feature on first floor front above the proposed forward facing window. Within the side elevation at first floor level it is proposed to install a window. The flank wall would be sited 1m from the common boundary with the highways at its closest point extending to 2.6m as the boundary tapers.
7. This application is almost identical to a previously refused application (P111/1012). This proposed scheme differs from that of the previous refusal by way of the addition of the front facing gablet and the first floor side facing window.

HISTORY

8.

APPLICATION	PROPOSAL	DECISION	DATE
88/50034	Erection of attached garage.	Approved with Conditions	29/02/88
88/51419	Erection of porch.	Approved with Conditions	12/09/88
89/52080	Ground floor extension to form conservatory and two first floor extensions to create additional bedrooms.	Approved with Conditions	16/10/89
90/50834	Re-siting of boundary wall to back of pavement.	Approved with Conditions	14/06/90
92/51015	Erection of satellite dish (retrospective)	Refused	20/08/92
92/51228	Change of use from private residential dwelling to private residential dwelling for the mentally handicapped.	Approved with Conditions	29/10/92
P11/0571	Side extension to create garage with storage area above.	Approved with Conditions	06/07/11
P11/1012	Two storey side extension (resubmission of approved application p11/0571)	Refused	27/09/11

9. The above planning application was refused for the following reasons:

- *The proposed development would appear as an unduly prominent feature in the street scene due to its proximity to the common boundary with the highway encroaching into a characteristic visual gap strip and siting forward of the established building line to the rear defined by numbers 1 and 2 Knarlesdale Close and 89 Sandringham Way to the detriment of the visual amenity of the area contrary*

to saved Policy DD4 Development in Residential Areas of the UDP and the requirements of PGN 17 – House extension design guide.

- *The proposed extension would have an unbalancing impact on the host property and a resultant overdevelopment of this already extensively extended property contrary to saved Policy DD4 Development in Residential Areas of the UDP and the requirements of PGN 17 – House extension design guide.*

10. The applicant subsequently appealed against this decision but withdrew the appeal before the Planning Inspectorate had issued a decision.

PUBLIC CONSULTATION

11. Notification letters were sent to 10 neighbouring properties and no representations have been received.

OTHER CONSULTATION

12. None required

RELEVANT PLANNING POLICY

13. Saved Unitary Development Plan Policies

- DD4 Development in Residential Areas

14. Supplementary Planning Documents / Guidance

- PGN 17 House extension design guide
- Parking Standards - Supplementary Planning Document – Adopted March 2007

ASSESSMENT

15. Key Issues:

- Design
- Amenity
- Highway Safety

Design

16. The proposed extension would be in keeping with the existing dwelling in terms of design with the use of a front canopy feature, gablet and matching roof design. However, the siting of the proposed extension within 1m of the common boundary with Sandringham Way would exceed the established building line defined by Nos. 1 and 2 Knarlesdale Close and 89 Sandringham Way.
17. The visual gaps between the flank wall of the application site and the two storey walls of these aforementioned properties with the highway are characteristic of the area and the encroachment into this gap by the proposed extension was one of the reasons why the previous application was refused.
18. In order to try and overcome that concern the applicant has stated that planting could be added to the rear amenity area of the application plot in an attempt to reduce the visual impact of the proposed development. Having given this due consideration it is not considered that screen planting would satisfactorily overcome that objection or mitigate against the harm caused by the proposed development to the street scene.
19. No reduction in the footprint is proposed as part of this submission when compared to that of the refused scheme and it is still considered that the encroachment into the gap at the side of the property with a two-story extension would result in the extension being unduly prominent upon this corner location, incongruous by virtue of its forward projection of the building line along Sandringham Way contrary to the requirements of saved Policy DD4 – Development in Residential Areas of the UDP and PGN - 17 House Extension Design Guide.
20. One of the main principles of the Council's adopted Planning Policies is ensuring that extensions are in proportion both in their own right and in relation to the original building. They should also be of a high standard of design and layout compatible with the architectural style of the dwelling and character of the surrounding area.

21. The application property has been extended on several occasions and the property on-site is substantially larger than the original dwelling. When considering an application for previous first floor additions (89/52080), the Local Planning Authority supported the proposal as it was considered that it would produce a symmetrical design even though it was also considered that the resultant dwelling would be large. The planning officer at that time stated that the extension was bordering on an over-intensive use of the site.

22. Taking into account the previous extensions and the scale of the proposed two storey extension, it is considered that it would result in a disproportionate enlargement of this dwelling. The original and modestly sized detached dwelling is hardly noticeable. In this regard the proposed development would result in an unbalanced dwelling in visual appearance and result in overdevelopment of an already extensively extended dwelling contrary to the requirements of saved Policy DD4 – Development in Residential Areas of the UDP and PGN - 17 House Extension Design Guide.

23. The previous application (P11/1012) was also refused for this reason and the proposed development has not been reduced in size in order to overcome the reason for refusal. It is considered that there have not been any material changes in circumstance following the refusal of that application in September 2011 that would result in a different conclusion being reached.

Amenity

24. The proposed extension would have no detrimental impact on amenity for the occupiers of the neighbouring property to the rear of the application site. This is due to the rear facing window being no closer than that of the existing rear facing windows and No.60 Kirkstone Way would remain unaffected by the proposed development. In this regard it is considered that there will be no loss of outlook, privacy or daylight to the neighbours of the application site and the proposal is therefore consistent with the requirements of saved Policy DD4 – Development in Residential Areas of the UDP and PGN - 17 House Extension Design Guide.

Highway Safety

25. The proposed development would result in a property with in excess of three bedrooms. The required amount outlined in the Parking Standards SPD for would be three off road parking spaces. The application property has provision for of three off road vehicle parking spaces. On this basis it is considered to have no detrimental impact on highway safety therefore conforming with the requirements of Parking Standards - Supplementary Planning Document – Adopted March 2007 saved policy DD4 – Development in Residential areas of the UDP (October 2005) and PGN 17 – House extension design guide.

CONCLUSION

26. The proposed development would cause a detrimental visual impact upon the street scene by reason of its prominent positioning and due to the fact that it would result in the overdevelopment of the host property.

RECOMMENDATION

27. It is recommended that the application be refused for the following reason(s):

Conditions and/or reasons:

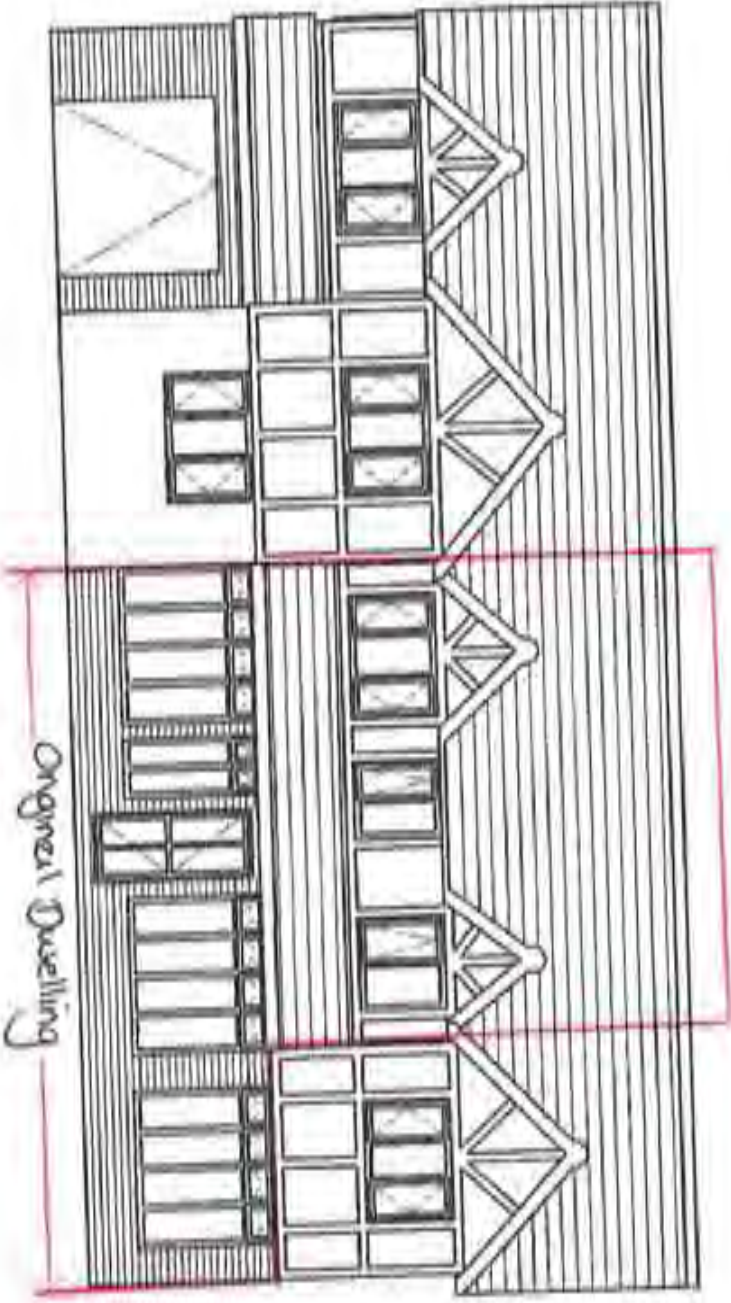
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2. The proposed extension would have an unbalancing impact on the host property and a resultant overdevelopment of this already extensively extended property contrary to saved Policy DD4 Development in Residential Areas of the UDP and the requirements of PGN 17 – House extension design guide.

MR PHOENIX 62 KILKSTONE WAY DYS 3R2



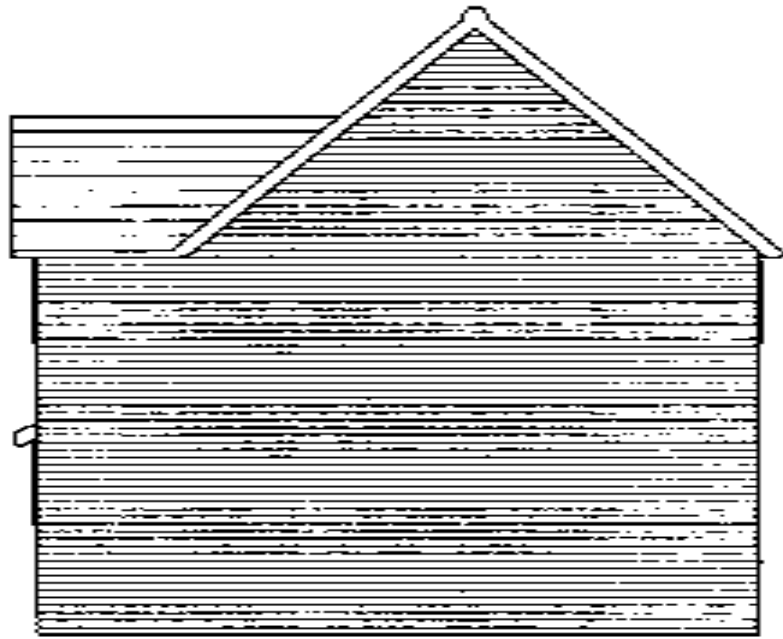
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FRONT ELEVATION

Original Dwelling



SIDE ELEVATION



FRONT ELEVATION



SIDE ELEVATION

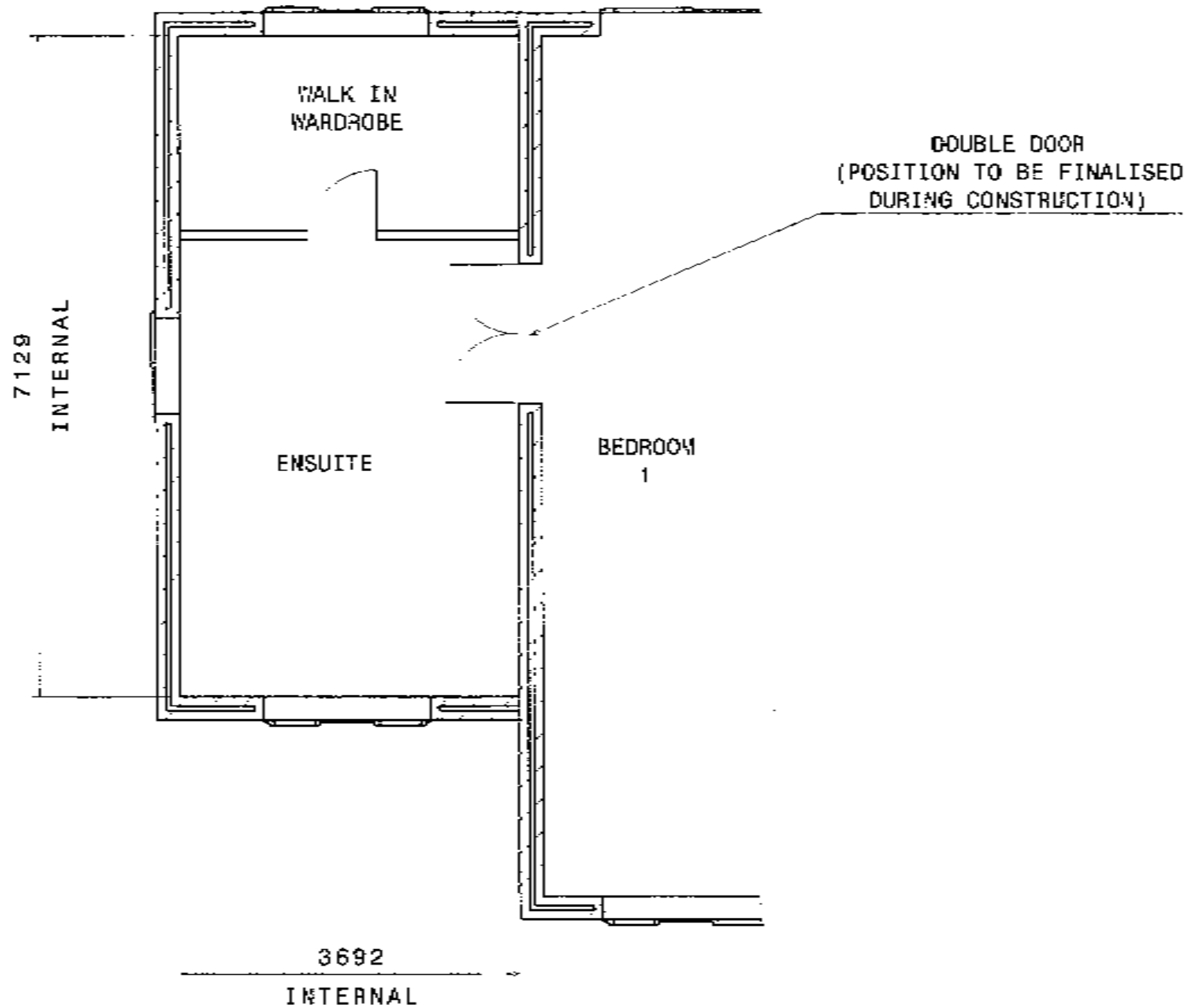


REAR ELEVATION

Mr. [Signature]

SCALE 1:100
SHEET 1 OF 3

SUBJECT TO LA APPROVALS
PROPOSED TWO STORY EXTENSION
62 KIRKSTONE WAY
LAKESIDE, AMBLECOTE
BRIERLEY HILL, WEST MIDLANDS
DY5 3RZ

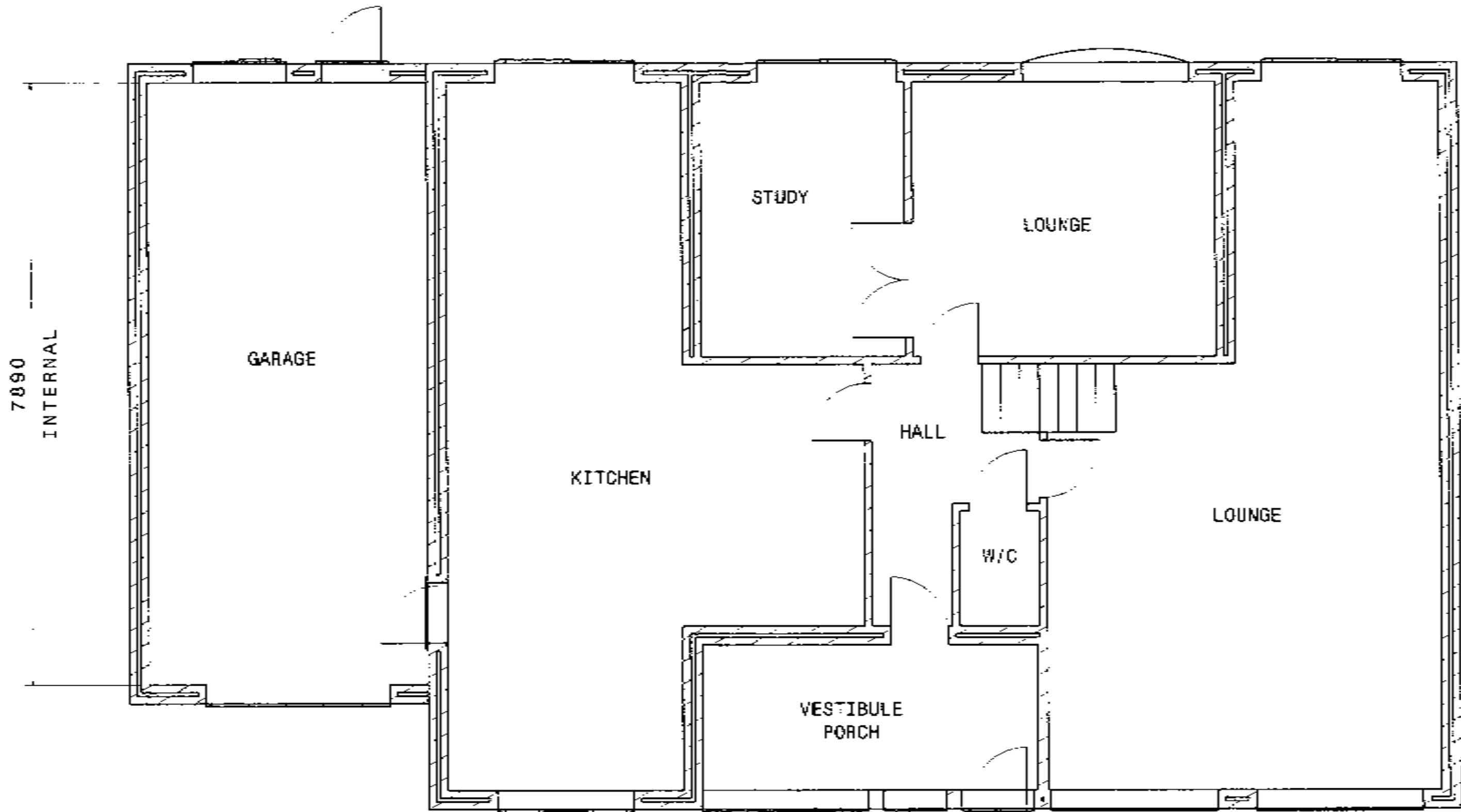


PLAN 1ST FLOOR

MC PROSUD

SCALE 1:50
SHEET 3 OF 3

SUBJECT TO LA APPROVALS
PROPOSED TWO STORY EXTENSION
62 KIRKSTONE WAY
LAKESIDE, AMBLECOTE
BRIERLEY HILL, WEST MIDLANDS
DYS 3RZ



7890
INTERNAL

3692
INTERNAL

PLAN GROUND FLOOR

BOUNDARY
LINE

Mr. Johnson

SUBJECT TO LA APPROVALS
 PROPOSED TWO STORY EXTENSION
 62 KIRKSTONE WAY
 LAKESIDE, AMBLECOTE
 BRIERLEY HILL, WEST MIDLANDS
 DY5 3RZ

SCALE 1:50
 SHEET 2 OF 3