

PLANNING APPLICATION NUMBER:P10/0239

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|-------------------------|---|
| Type of approval sought | Full Planning Permission |
| Ward | GORNAL |
| Applicant | Mr ANDREW BENTLEY |
| Location: | 10, IRVING CLOSE, LOWER GORNAL, DUDLEY, DY3 3BX |
| Proposal | REAR GABLE EXTENSION (RETROSPECTIVE)(RESUBMISSION OF REFUSED APPLICATION P09/1237) |
| Recommendation Summary: | APPROVE SUBJECT TO CONDITIONS |

SITE AND SURROUNDINGS

1. 10 Irving Close is a semi-detached bungalow featuring a hipped roof and a single storey front facing gable projection. The property benefits from an existing loft conversion, a two storey side extension with rear extension and a separate rear conservatory. There is also a rear facing gable addition to which this application relates. The house has an area of parking to the front with a small and developed garden to the rear.
2. No. 9 Irving Close forms the other half of the semi-detached pair and is located to the north-west. No. 11 Irving Close is located to the south-east of the application site and nos. 30, 32, 34 Tennyson Road are 39m to the north-east. Nos. 4 and 6 Masfield Road are located 31m to the south-east.
3. The property is located within a residential area built in the 1950s. The surrounding properties within the cul-de-sac are of a similar age, design and type.

PROPOSAL

- The application seeks retrospective planning approval for a rear gable extension measuring 5.2m in width, 5.5m in height and is predominately glass at first floor level facing to the rear.

RELEVANT PLANNING HISTORY

- This property has three previous relevant applications.

| <u>APPLICATION No.</u> | <u>PROPOSAL</u> | <u>DECISION</u> | <u>DATE</u> |
|-------------------------------|---|--------------------------|--------------------|
| P03/0745 | Two storey side extension to create garage and utility with bedroom over with rear balcony | Withdrawn | 29.05.2003 |
| P03/1481 | Two storey side extension to create garage and utility with bedroom over (resubmission of withdrawn application P03/0745) | Approved with conditions | 16.09.2003 |
| P09/1237 | Rear gable extension with balcony enclosure (retrospective) | Refused | 5.11.2009 |

The approved two storey extension has been built but not according to the approved plans. This application seeks to regularise this situation.

P09/1237 was refused due to the close proximity of the proposed balcony to the boundary with no. 11 Irving Close which would result in severe and direct overlooking of the rear garden to the detriment of the residential amenity of the occupiers.

PUBLIC CONSULTATION

6. Neighbour notification letters were sent to fifteen properties adjoining the site to which two responses were received highlighting the following material planning concerns

Letter One

- Loss of privacy to rear of property.

Letter Two

- The scale of the development
- Development does not fit in with surrounding properties.
- Loss of privacy

OTHER CONSULTATION

7. **None relevant.**

RELEVANT PLANNING POLICY

8. Adopted Unitary Development Plan (2005)
Policy DD4 – Development in Residential Areas

9. **Supplementary Planning Guidance**
PGN 17 – House Extension Design Guide

10. **Supplementary Planning Guidance**
Parking and Travel Standards SPD

ASSESSMENT

11. Key issues:

- Character, Scale and Design
- Residential Amenity
- Parking

Character, Scale and Design

12. *Whilst the rear gable extension is not a feature of properties within the locality, the development is situated at the rear of the application property and is therefore considered not to result in a significant adverse impact in terms of the character of the streetscene or wider area.*
13. Although the rear gable extension does appear distinctive due to the entirely glass first floor level of the rear facing gable, a two storey extension with rear gable is appropriate in principle.
14. *Although it is not hipped to match the original main roof of the application property, the rear gable matches the existing property by way of the roof slope and design. In addition, there is a front facing gable projection at ground floor level which would relate to the rear gable. The rear gable extension is considered satisfactory due to the location at the rear of the property and lack of impact on the street scene.*
15. Development is therefore considered to be of an appropriate character, scale and design in compliance with DD4 – Development in Residential Areas and Planning Guidance Note 17 – The House Extension Design Guide.

Residential Amenity

16. There would be no significant adverse impact on residential amenity for no. 9 Irving Close as the side extension with rear gable is mainly screened from this property by the existing rear conservatory.
17. The removal of the proposed balcony from the resubmitted scheme has significantly increased the distance between the development and the rear facing habitable room windows of No's. 32 and 34 Tennyson Road to some 40m. The development would therefore more than attain the minimum separation of 22m as recommended by PGN 17. As such it is not considered that any adverse impact in terms of overlooking and loss of privacy would arise as a result of the development.
18. Development is therefore considered to accord with Planning Guidance Note 17 - The House Extension Design Guide and DD4 – Development in Residential Areas.

Parking

19. With the addition of a fourth bedroom the Parking Standards and Travel Plans SPD states that up to three car parking spaces should be provided on-site and safely off the highway. The property benefits from a large garage which provides at least one parking space whilst the frontage of the property supplies two slightly sub-standard sized spaces on the hard-standing in front of the garage. The development would not reduce the level of car parking available at the property and would therefore comply with the Parking Standards and Travel Plans SPD.

CONCLUSION

20. The rear gable extension would be of an appropriate scale and design in relation to the host dwelling. In terms of loss of privacy from neighbouring properties, residential amenity would not be significantly impacted as a result of the proposal. Highway safety would not be adversely affected as a result of the development and is therefore in accordance with DD4 – Development in Residential Areas and Planning Guidance Note 17 – The House Extension Design Guide.

RECOMMENDATION

It is recommended that this application is approved subject to the following conditions:

REASON FOR THE GRANT OF PLANNING PERMISSION

The rear gable extension would be of an appropriate scale and design in relation to the host dwelling. In terms of loss of privacy from neighbouring properties, residential amenity would not be significantly impacted as a result of the proposal. Highway safety would not be adversely affected as a result of the development and is therefore in accordance with DD4 – Development in Residential Areas and Planning Guidance Note 17 – The House Extension Design Guide.

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 application report.

INFORMATIVE

For the avoidance of doubt, this permission relates drawing number 1252-001, 1252-002 and Block and Location Plans received with P10/0239 and shall be implemented in strict accordance with these plans unless otherwise agreed in writing with the LPA

Conditions and/or reasons:

1. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order), no railings fences, gates, walls or other means of enclosure shall be erected at first floor beyond the development hereby approved without the express consent of the Local Planning Authority.

