

PLANNING APPLICATION NUMBER: P09/1716

Type of approval sought	FULL PLANNING PERMISSION
Ward	PEDMORE & STOURBRIDGE EAST
Applicant	MR JASON UPPERDINE
Location:	5, RECTORY ROAD, OLDSWINFORD, STOURBRIDGE, DY8 2HA
Proposal:	FIRST FLOOR SIDE AND SINGLE STOREY REAR EXTENSION.
Recommendation summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The site measures 0.02 hectares and comprises a modern detached property built in the 1990's. The dwelling comprises a pitched roof with a gablet and an attached single garage with a pitched roof and dormer over. The garage projects 0.8 metres forward of the front elevation of the principal elevation of the building. The dwelling is set back 5.6 metres from the highway, with the plot measuring 9.4 metres wide and with a rear garden that is 11.4 metres deep.
2. The site is located within a predominantly residential area situated within a row of three detached properties of a similar age, type and style. Rectory Road is characterised by a mix of age of residential properties with part of the street falling within the Church Road Conservation Area.

PROPOSAL

3. The proposal seeks the erection of a first floor side and single storey rear extension. The first floor extension would be built over the existing garage with a further dormer inserted within the roof space. The first floor would be slightly recessed back from the front elevation of the original dwelling but with the proposed ridge and eaves height following through with the original dwelling. The recess is proposed since the applicant is unable to source an exact match of facing brickwork to the original dwelling and wanted a set back by one brick course to reduce the contrast between the original house and proposed extension. The first floor side extension would not project beyond the rear elevation of the original house.

4. The single storey rear extension would project 2.7 metres from the rear elevation of the original dwelling and would be 3.45 metres wide. The proposed extension would be built on the boundary with no. 3 Rectory Road.

HISTORY

APPLICATION No.	PROPOSAL	DECISION	DATE
91/50900	Erection of two detached houses and garages (outline)	Approved with conditions	03/10/91
92/50850	Demolition of existing property and erection of two detached houses.	Approved with conditions	08/07/92
94/50923	Erection of 2 x 4 bedroom detached properties and 1 x 3 bedroom detached property.	Approved with conditions	08/09/94

PUBLIC CONSULTATION

5. The application was advertised by way of neighbour notification letters being sent to the occupiers of four properties within close proximity to the site. The latest date for comments was the 25th January 2010. Two letters of objection have been received raising the following material planning considerations:

- The first floor extension would block out daylight to a bedroom en-suite window.
- The ground floor extension would block daylight from a dining room, kitchen and patio area.
- The proposed extension would be out of character with other properties in Rectory Road and obtrusive.
- The proposed extension would result in overlooking and a loss of light.

OTHER CONSULTATION

6. Not applicable.

RELEVANT PLANNING POLICY

- Unitary Development Plan

DD4 Development in residential areas

HE4 Conservation Areas

AM14 Parking

7. The site is not designated for any particular use within the Adopted Dudley Unitary Development Plan (2005) but lies just outside of the Church Road Conservation Area.

- Supplementary Planning Document

Parking Standards and Travel Plans SPD.

- Supplementary Planning Guidance

PGN17 House Extension Design Guide

PGN12 The 45 Degree Code

- Regional Spatial Strategy

QE3 Creating a high quality built environment for all

- National Planning Guidance

PPG15 Planning and the Historic Environment

ASSESSMENT

Key Issues

- Character and Appearance
- Impact upon Residential Amenity
- Parking

Character and Appearance

8. The proposed first floor extension would be erected over the existing garage replacing the existing steep pitched roof with dormer with a full first floor with pitched roof over. The ridge and eaves associated with the new roof would line through with that on the original dwelling. The first floor would be set back by one brick course in order to reduce the contrast between the brickwork on the original house and the proposed extension.
9. The proposed design of the extension would be appropriate and in keeping with the style of the modern dwelling to which it relates. The addition of a small pitched roof dormer within the roof space would be of a similar size and style to the existing dormer inserted over the garage roof allowing the creation of roof space above the eaves and below the ridge. The dormer would line through with the proposed window below.
10. Whilst the site is located close to the boundary with the Church Road Conservation Area it would not be so close as to affect the setting of the Conservation Area or views into and out of it given that the extension would form a modern extension onto a new build house.
11. The single storey rear extension would comprise a monopitch roof, external brickwork and a square bay window. The proposed extension would be of a modest scale and size compared to the original dwelling and of a modern appearance with the inclusion of a bay window to complement the existing windows associated with the new build dwelling that it would relate too.
12. In light of the above, the proposed design of the extensions would complement the character of the existing modern dwelling and would not detract from the general character of the area or the setting of the Conservation Area thereby being in accordance with Policies DD4 and HE4 of the Adopted Dudley Unitary Development Plan (2005).

Impact upon Residential Amenity

13. The proposed first floor extension would face the side facing gable of no. 3 Rectory Road. Whilst some concern has been raised regarding the potential impacts of the extension upon a window serving an en-suite bathroom given that this is not a habitable

room this is not considered a sufficient reason in which to recommend the refusal of planning permission.

14. Whilst the side elevation of the proposed ground floor rear extension would form the boundary between the application site and no. 3 the separation distance between these two properties would ensure compliance with the 45 degree code. The compliance with the 45 degree code sufficiently demonstrates that there would not be any undue harm in terms of a loss of daylight to the nearest windows serving habitable rooms to the application site (dining room and kitchen).
15. The side elevation of the single storey rear extension would form the boundary between no. 3 and no. 5. Rectory Road. The height of this would be 2 metres to its eaves rising to a maximum of 3.3 metres. There is an existing concrete post and close boarded fence between the application site and the neighbouring property and no. 3 does sit at a slightly lower level than the application site. Whilst the existing fence is only approximately 1.5 metres high a fence could be erected up to 2 metres without the requirement for planning permission. Given compliance with the 45 degree code, the limited projection of the proposed side elevation of the extension above a fence that could be erected as permitted development and the small change in levels between the two properties, on balance the height of the proposed extension would not form an overbearing structure close to the boundary to warrant the refusal of planning permission.

16. The proposed single storey rear extension would be sited 8.5 metres from the rear boundary of the application site. The rear garden associated with the application site is enclosed by fencing and there is a garden shed located in the corner of the garden between the rear boundary and no. 2 Rectory Gardens. The separation distance, existing boundary treatment and garden structures would ensure the protection of the privacy of the occupiers of this dwelling.

17. In light of the above, the proposed development would ensure the protection of privacy as well as daylight to habitable rooms associated with adjoining properties thereby being in accordance with Policy DD4 of the Adopted Dudley Unitary Development Plan (2005).

Parking

18. The proposed development would result in the creation of a four bedroom dwelling. In accordance with Policy AM14 of the Adopted Dudley Unitary Development Plan (2005) and the Parking Standards and Travel Plans SPD the proposed development would require the provision of three off street car parking spaces. There is an area of hard standing located to the front of the existing garage which would provide sufficient parking for two vehicles. Whilst the existing garage would not comply with the current internal space standards for garages it non-the-less would still provide parking for at least one vehicle. The lack of one usable car parking space within the existing garage is not considered a sufficient reason to warrant the refusal of planning permission and the scheme is considered on balance to comply with Policy AM14 of the Adopted Dudley Unitary Development Plan (2005) and the Parking Standards and Travel Plans SPD.

CONCLUSION

19. The proposed design and appearance of the extension would form an appropriate addition to a detached dwelling that would not have an adverse impact upon the character of the area or upon the setting of the Church Road Conservation Area. The proposed development would not have an adverse impact upon the residential amenity of the occupiers of adjoining dwellings to warrant the refusal of planning permission. The dwelling would be able to provide a sufficient level of off street parking provision to meet the needs of the development.

RECOMMENDATION

20. It is recommended that the application be approved to conditions:

Reason for approval

The proposed design and appearance of the extension would form an appropriate addition to a detached dwelling that would not have an adverse impact upon the character of the area or upon the setting of the Church Road Conservation Area. The proposed development would not have an adverse impact upon the residential amenity of the occupiers of adjoining dwellings to warrant the refusal of planning permission. The dwelling would be able to provide a sufficient level of off street parking provision to meet the needs of the development.

The decision to grant planning permission has been taken with regard to the policies and proposals in the adopted Dudley UDP (2005) and to all other relevant material considerations.

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.

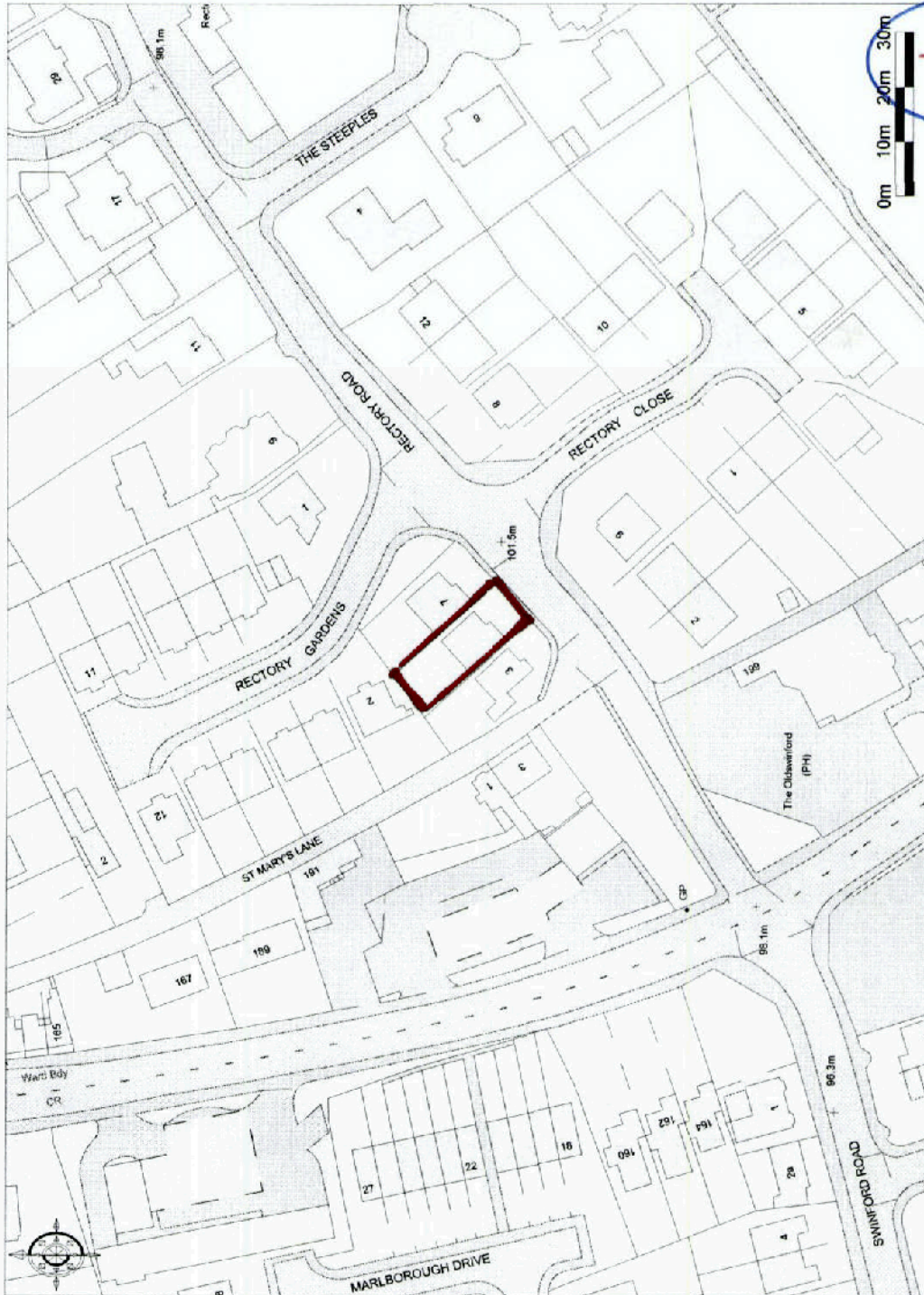
Note to Applicant

The development hereby permitted shall be built in accordance with the approved plans entitled **proposed plan and elevations (page 1 of 2 and page 2)** received on the 1st December 2009 unless otherwise agreed in writing by the Local Planning Authority.

Conditions and/or reasons:

1. BA01 Commencement within 3 years (full)
2. BE06I Materials to match existing

Location plan.
P09/1716.



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1 DEC 2009
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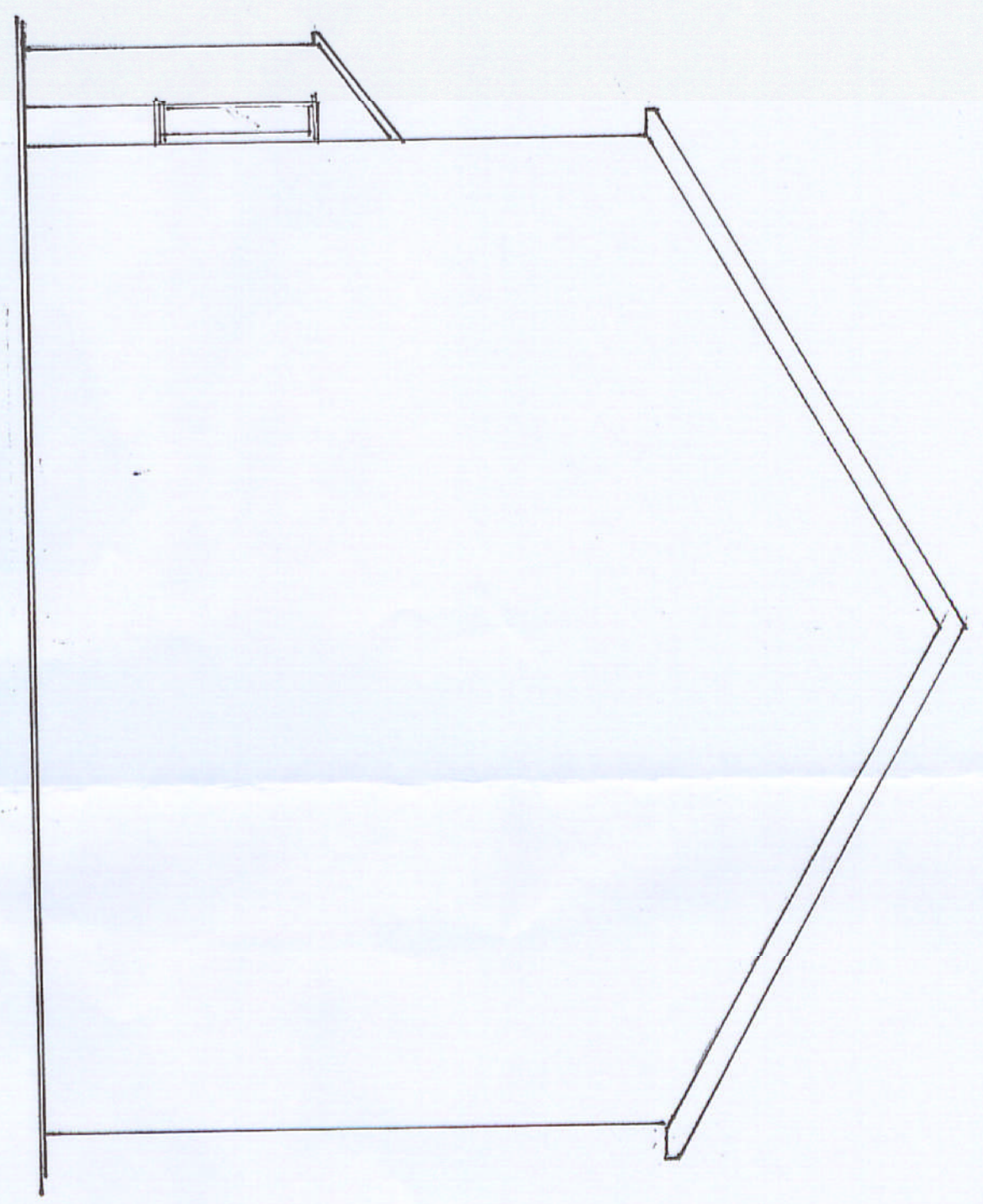
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OS
Geomatics
Survey

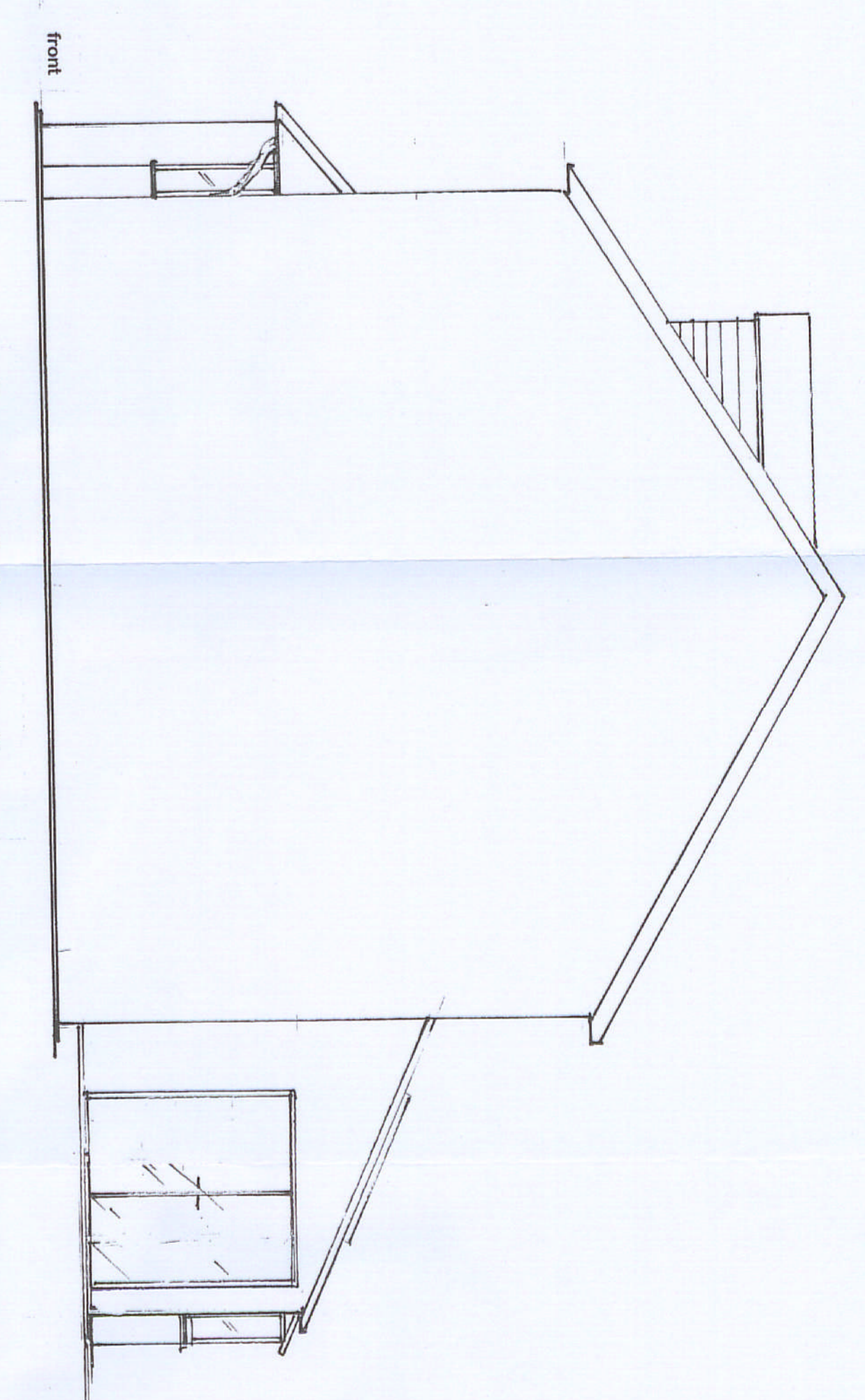


15 DEC 2009

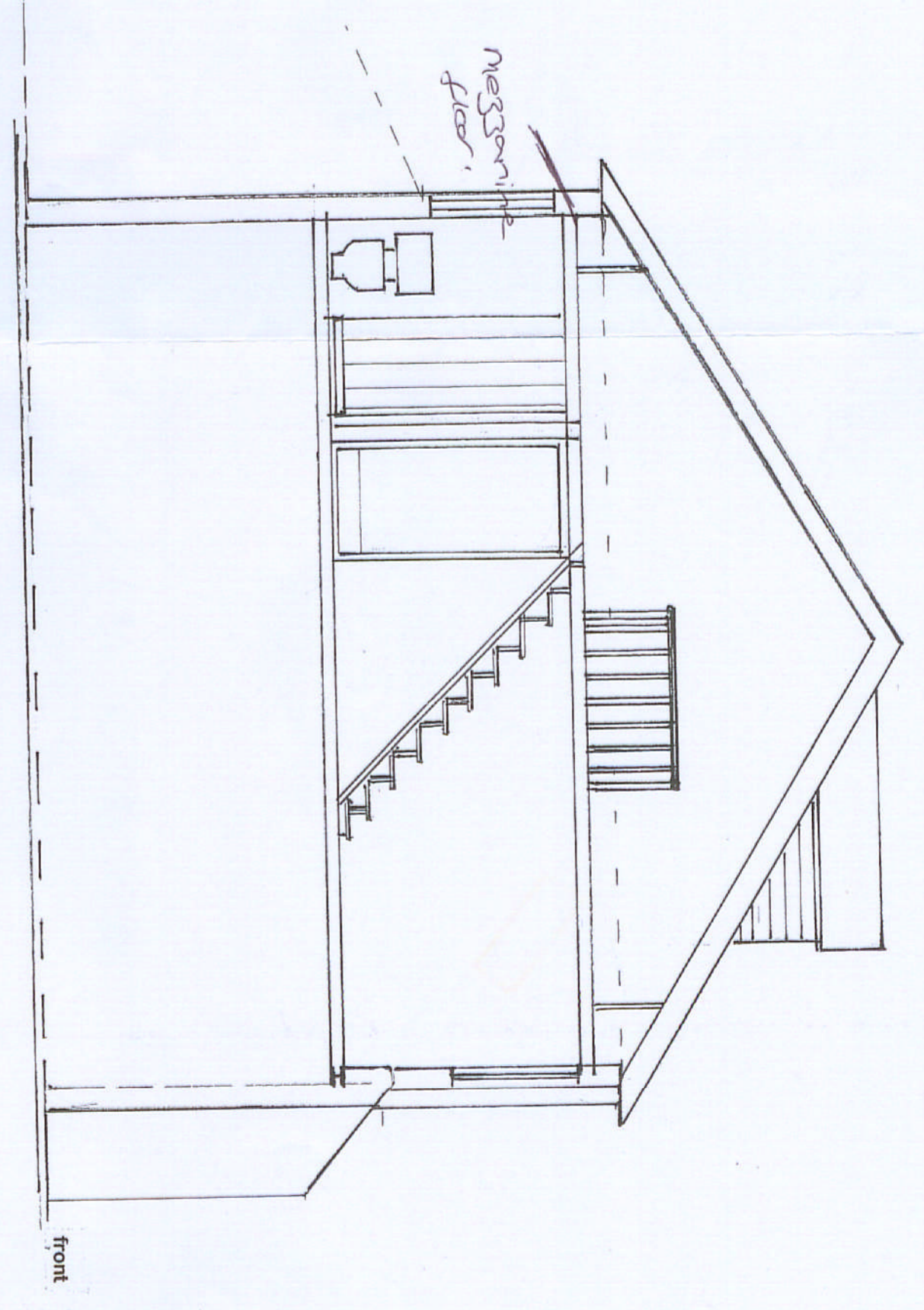
Proposed elevations
209/12116



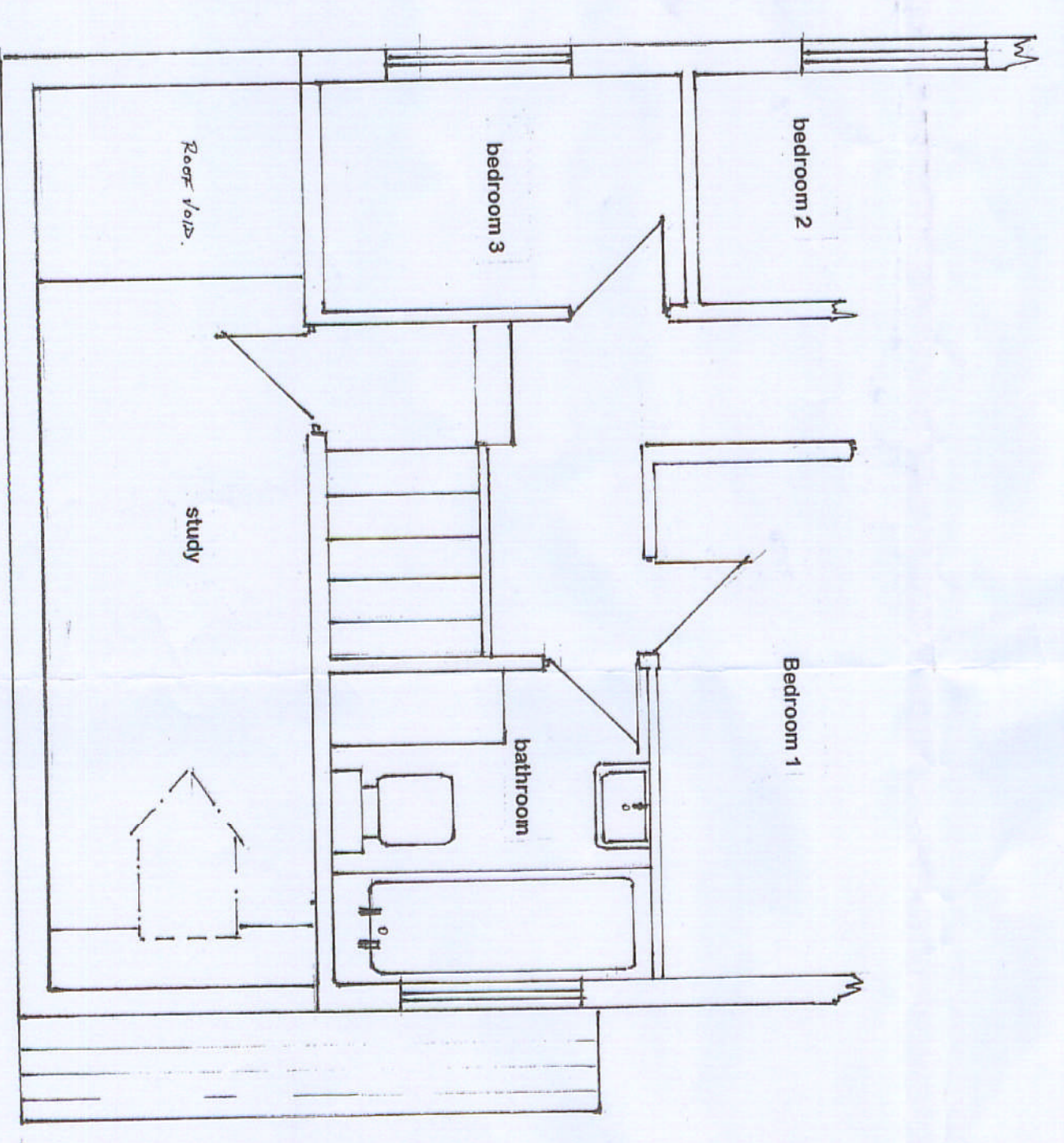
Existing side elevation



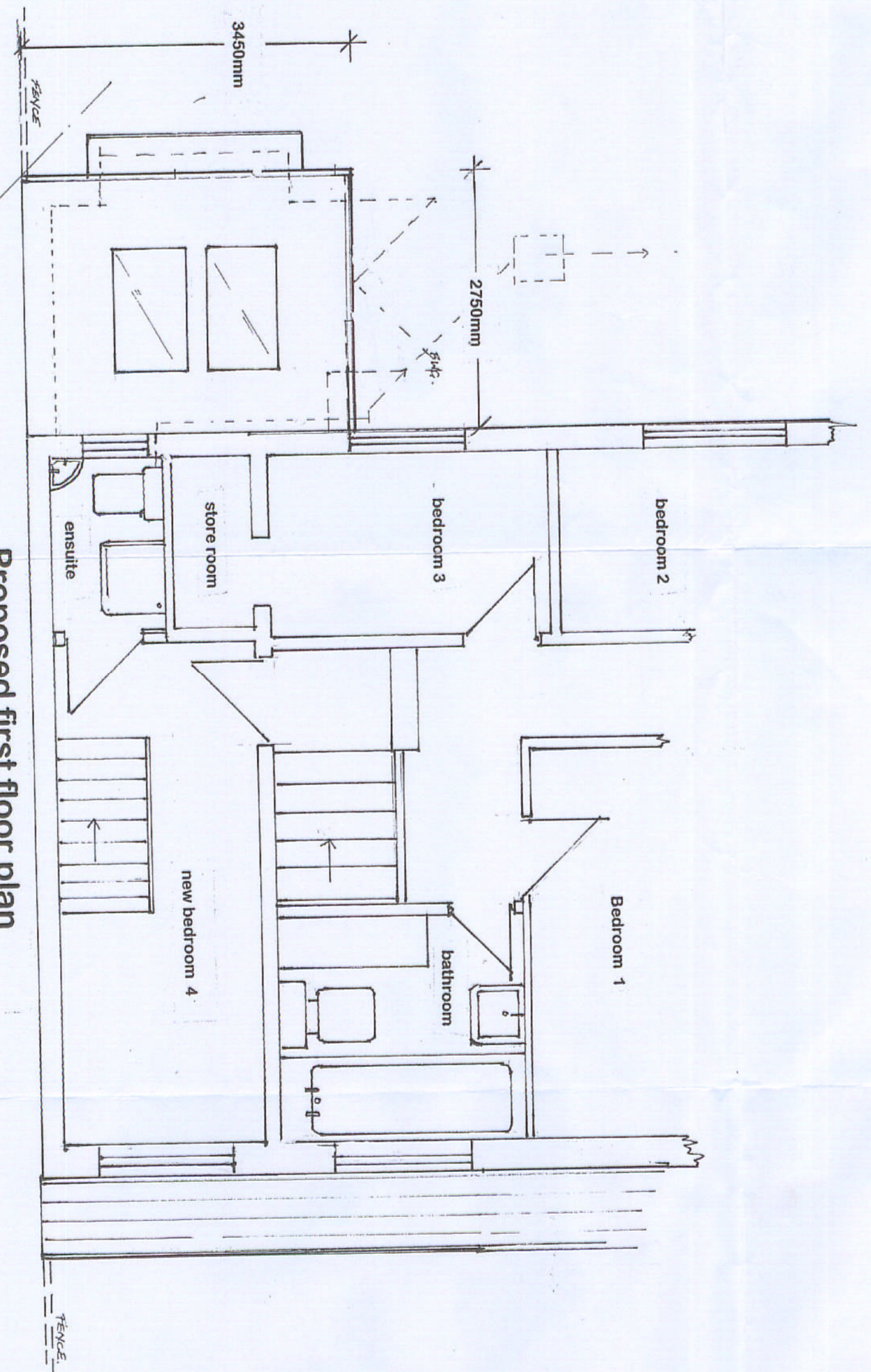
Proposed side elevation



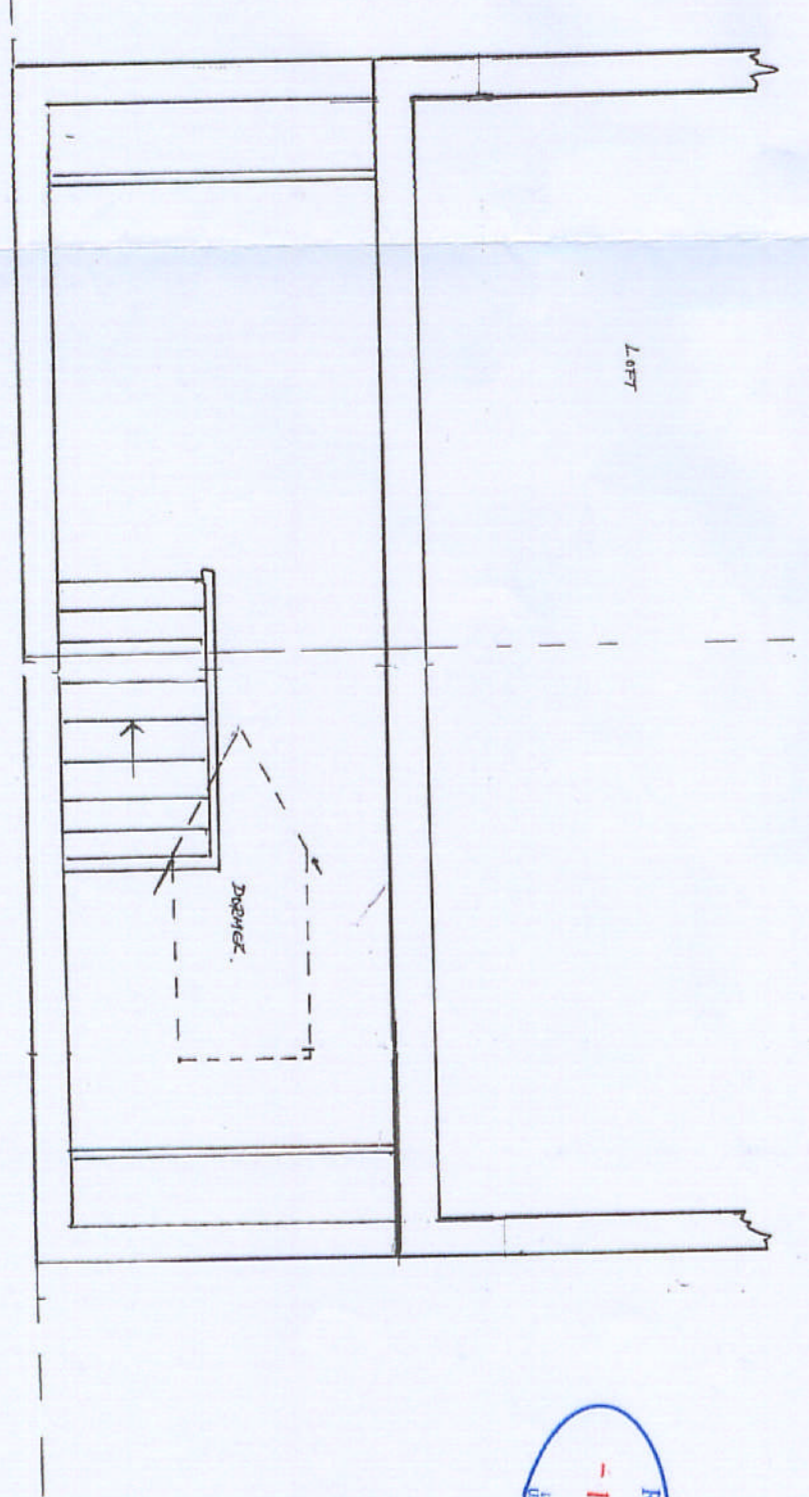
Proposed side elevation
First Floor



Existing first floor plan



Proposed first floor plan



Proposed upper landing plan

neighbouring property



15 DEC 2009

At:	5 Rectory Road Oldswinford Stourbridge DY8 2HA
For:	Mr & Mrs Uppelrine
Drawing:	proposed plan and elevations
Scale:	1:50 date: 22nd Nov 09