

PLANNING APPLICATION NUMBER: P14/1788

Type of approval sought	Full Planning Permission
Ward	Quarry Bank & Dudley Wood
Applicant	Mr J. Dunn
Location:	61, BIRCH COPPICE, QUARRY BANK, BRIERLEY HILL, DY5 1AR
Proposal	REPLACE FLAT ROOF WITH PITCHED ROOF (RETROSPECTIVE)
Recommendation Summary:	APPROVE

SITE AND SURROUNDINGS

1. The site comprises a modern detached dwelling built in the 1960s alongside a semi-detached pair of properties. The dwelling has been extended with the addition of a single storey side extension to the original kitchen and a front porch. The single storey side extension was originally built with a flat roof. The property has an attached single garage built to the side of the dwelling with the kitchen extension positioned to the rear of the garage. The side kitchen extension extends up to the side boundary of the site projecting three metres beyond the side elevation of the garage when viewed from the street.
2. The house is slightly elevated above the highway being set back 9m from the road. The dwelling is built in red facing brick with a pitched roof over and side facing gables. The front elevation has stone cladding to its ground floor and render to its first floor.
3. The immediate neighbouring property located to the north-west of the application site is set back significantly further from the road by approximately twenty-one metres and is further elevated than the application site. The nearest ground floor habitable room window to the application site serves a dining room. The dwelling is positioned within 4m of the existing single storey side extension that has been

added to the application site. There is a 2m high close boarded fence between the application site and the neighbouring property.

PROPOSAL

- The proposal seeks retrospective planning permission to place a pitched roof over the existing single storey side kitchen extension. The pitched roof measures 1.2m high to its ridge from the eaves. The original extension measured 2.8m high. The altered extension measures 2.8m high to its eaves and 4m high to its ridge. The roof comprises grey concrete roof tiles to match those on the existing garage with brown soffits and a white upvc clad gable.

HISTORY

APPLICATION No.	PROPOSAL	DECISION	DATE
BH/62/4524	Erection of one detached and one pair of semi-detached houses with garages.	Approved with Conditions	17/12/62
DB/72/10265	Extensions and alterations to existing dwelling.	Refused	04/09/72
CC/78/2713	Extension to form kitchen and storm porch.	Approved with Conditions	30/11/78
P04/1243	Single storey rear extension to create breakfast room.	Approved with Conditions	02/08/2004

- Planning permission P04/1243 was never implemented.

PUBLIC CONSULTATION

6. The application was advertised by way of neighbour notification letters being sent to the occupiers of five properties within close proximity to the site. The latest date for comments was the 23rd January 2015. At the time of writing the report no objection letters have been received but a Ward Member has requested that the application is considered by Development Control Committee.

OTHER CONSULTATION

7. Not applicable.

RELEVANT PLANNING POLICY

National Planning Guidance (2012)

8. The National Planning Policy Framework (NPPF) sets out the Governments planning policies for England and how these are expected to be applied. The NPPF is a material consideration in planning decisions, but does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved.
9. The NPPF advises that the purpose of the planning system is to contribute to the achievement of sustainable development.

Planning Practice Guidance

- Design
- Use of Planning Conditions

Black Country Core Strategy (2011)

- ENV 3 Design Quality

Unitary Development Plan (2005)

- DD4 Development in Residential Areas

Supplementary Planning Guidance/Documents

- PGN 12. The 45 degree code
- PGN 17. House extension design guide

ASSESSMENT

10. The main issues are

- Design
- Neighbour Amenity

Design

11. The addition of the pitched roof over the previously flat roofed single storey side extension improves the overall visual appearance of the dwelling. The roof is of a similar pitch to the roof over the garage and front porch thereby improving the way in which the extensions tie in with the original house. The addition of the pitched roof improves the appearance of the dwelling from the street and does not detract from the character of the area thereby being in accordance with Policy ENV3 of the BCCS, saved Policy DD4 of the Adopted Dudley Unitary Development Plan and PGN17.

Neighbour Amenity

12. The significant set-back of the neighbouring property from the road with the application site means that the outlook from this dwelling is of the two storey side gable of the application site. The original flat roof extension would have been screened from this neighbouring property by existing boundary fencing. The addition of the pitched roof over the existing single storey side extension has resulted in the roof now projecting above the fence by 1.2m high to its ridge falling in height towards the eaves. The side gable is positioned at its closest point within 4m from the front elevation of the neighbouring property.

13. The occupiers of the neighbouring dwelling have always looked towards the side gable of the application site due to the historic street layout. The addition of the roof over the original flat roof side extension do have some impact in terms of the occupiers of the neighbouring in terms of outlook and a potential minor loss of light to the dining room during the winter months. In view of the single storey nature of the extension and its associated roof and the harm already caused by the juxtaposition of the two properties, the impacts of the development are not considered sufficiently harmful to warrant the refusal of planning permission. The proposed development would, on balance, ensure compliance with saved Policy DD4 of the Adopted Dudley Unitary Development Plan, PGN12 and PGN17.

CONCLUSION

14. The design and appearance of the pitched roof over the original flat roof side extension complements the design and pitch of the existing pitched roof over the garage and front porch and would improve the overall integration of previous extensions to the original dwelling. The pitched roof over the side extension would not detract from the character of the area.
15. Whilst the pitched roof projects 1.2m over the side boundary fencing between the application site and neighbouring property at its highest point and is sited within 4m from the front elevation of this property, the original siting of the dwellings would already have an adverse impact upon outlook from this property. The addition of the roof would not be sufficiently detrimental in terms of either a loss of outlook or a loss of daylight to the dining room to warrant the refusal of planning permission.

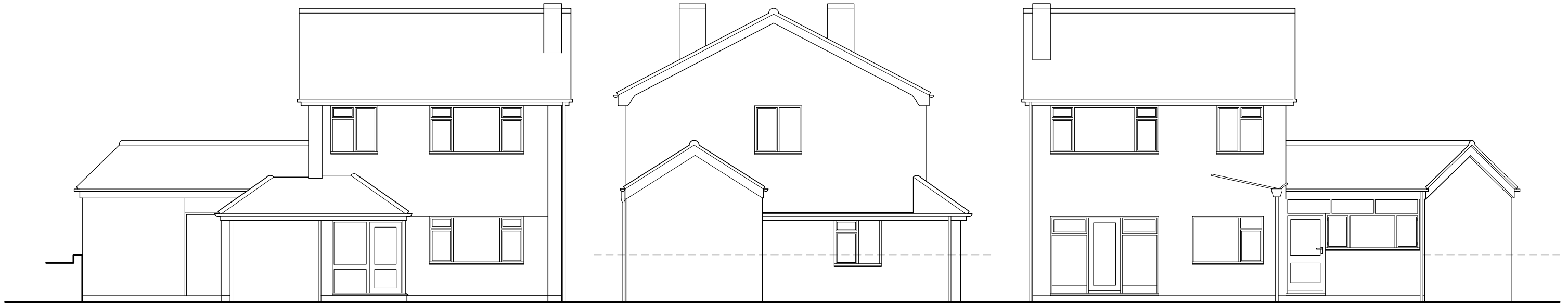
RECOMMENDATION

16. It is recommended that the application be APPROVED.

APPROVAL STATEMENT INFORMATIVE

In dealing with this application the Local Planning Authority have worked with the applicant in a positive and proactive manner, seeking solutions to problems arising in relation to dealing with the application, by seeking to help the applicant resolve technical detail issues where required and maintaining the delivery of sustainable development. The development would improve the economic, social and environmental concerns of the area and thereby being in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

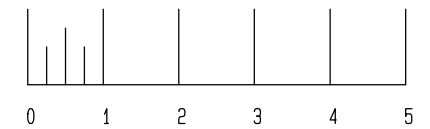
Do not scale. Figured dimensions only to be taken from drawing.
The contractor is to visit the site and be responsible
for taking & checking dimensions relative to this work.



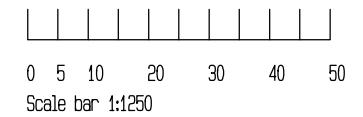
Front elevation

Side elevation

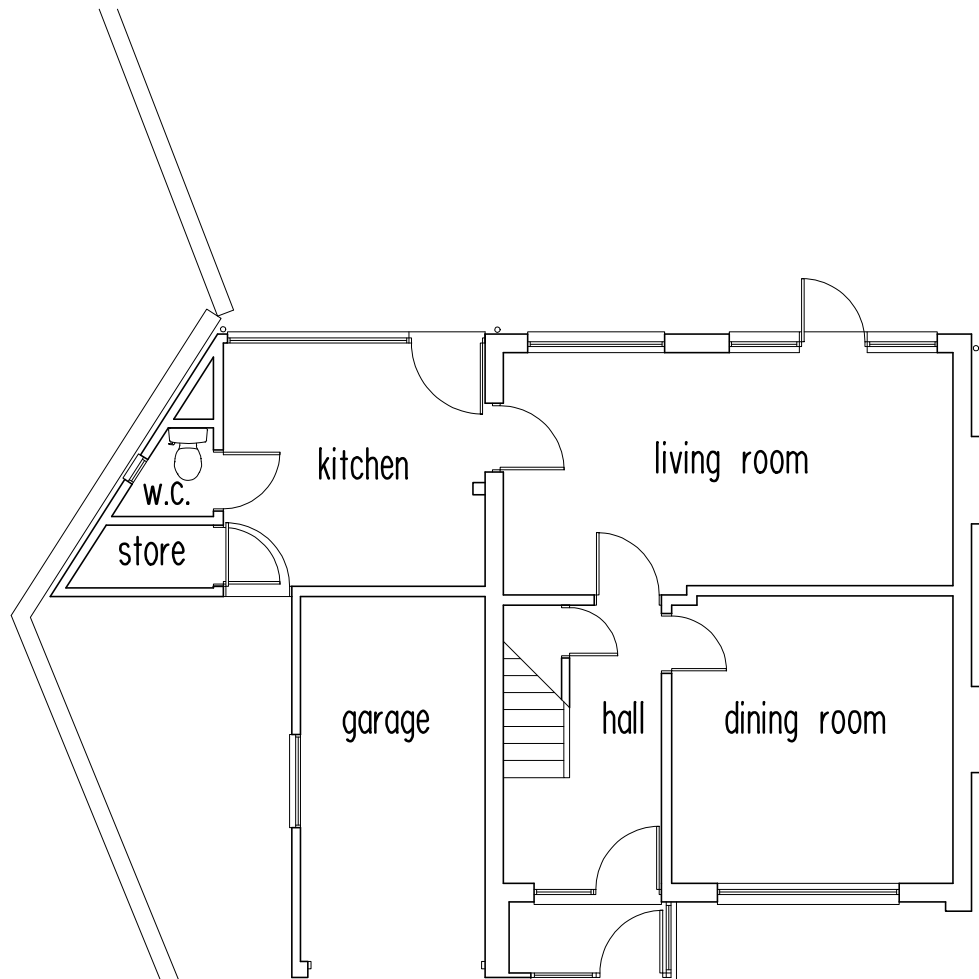
Rear elevation



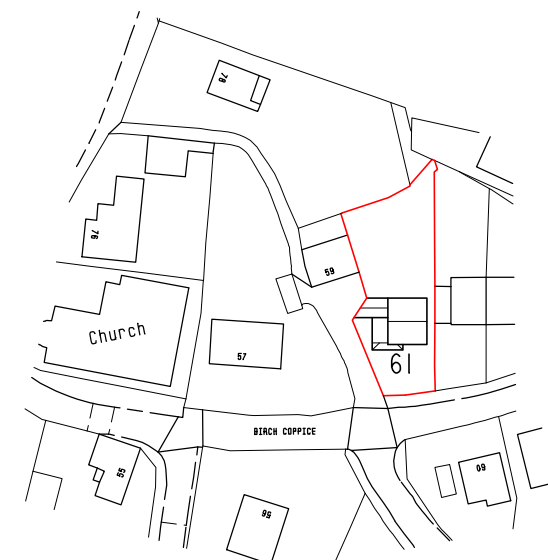
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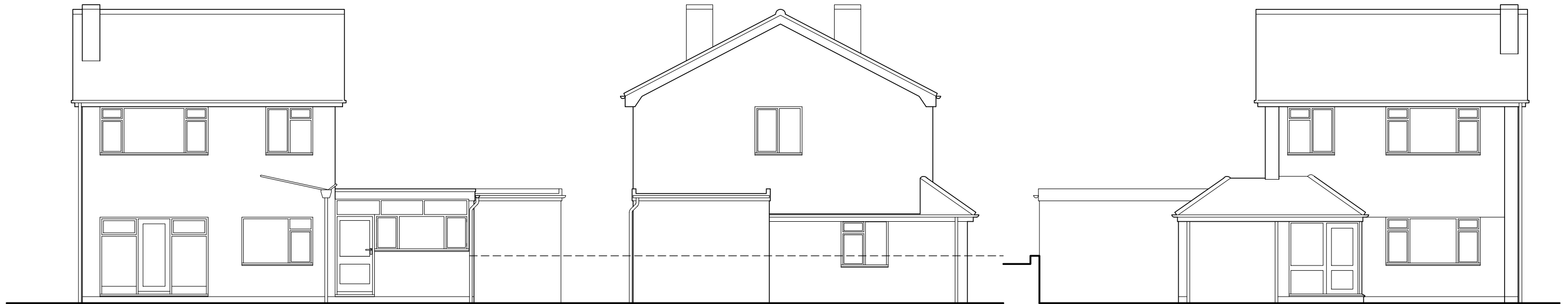
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Ground floor plan



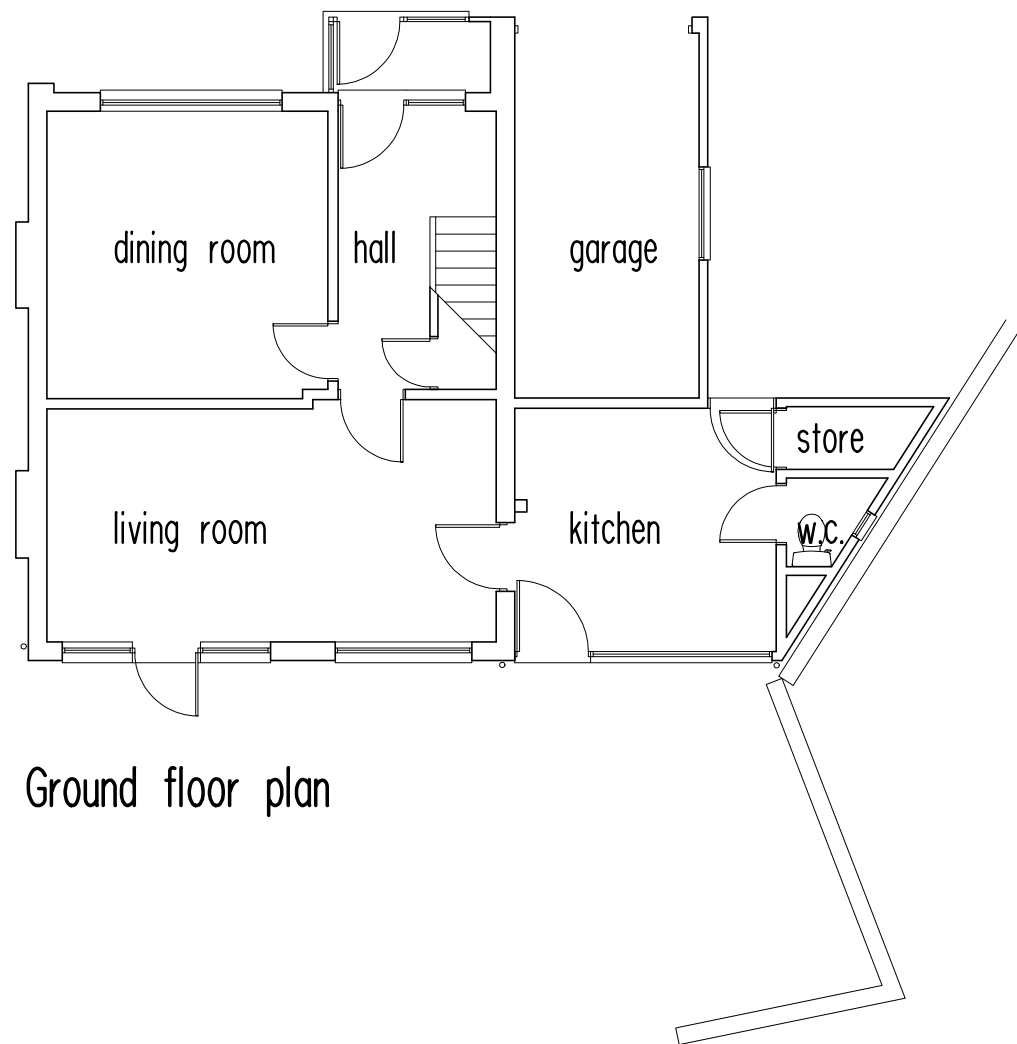
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Rear elevation

Side elevation

Front elevation



Ground floor plan

Mr. J. DUNN
PROPOSED PITCHED ROOF
61 BIRCH COPPICE
QUARRY BANK
AS PREVIOUS
14:86:01

Scale 1:100
Date December 2014

MFL Design

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