

PLANNING APPLICATION NUMBER: P11/0287

Type of approval sought	Full Planning Permission
Ward	NORTON
Applicant	Mrs Renate Boethling
Location:	25, FAIRWAYS AVENUE, NORTON, STOURBRIDGE, DY8 2RN
Proposal	SINGLE STOREY SIDE EXTENSIONS (FOLLOWING PART DEMOLITION OF EXISTING GARAGE) (RESUBMISSION OF WITHDRAWN APPLICATION P10/1648) (PART RETROSPECTIVE)
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The application site measures 740m² and comprises a detached pitched roof bungalow built in the 1960s. The property is located on the corner of Fairways Avenue and Racecourse Lane with an open lawn area on the corner of the site to the southern end. The property has been previously extended with a flat roof garage to the side of the original house towards Racecourse Lane and there is a modest rear pitched roof addition. The bungalow is set back by 5.5m from the highway to the front, Fairways Avenue, and there is a low brick wall to part of the front boundary. The garden tapers to the south. Works are currently underway to create two single storey side extensions.

2. No. 23 Fairways Avenue is a two storey detached property located to the north of the application site which features an existing single storey side extension up to the boundary with the application site as well as a rear conservatory and front canopy with front garage projection. Glenmorie, a detached dwelling, is situated across the highway to the west whilst Stourbridge Golf Club abuts the site to the rear. There is a field located off Norton Road / Racecourse Lane to the south and across the highway.

3. The property is situated within a residential area on the outskirts of the Norton area. The street scene comprises mainly detached two storey properties with pitched roofs with many having been previously extended. There is one other bungalow within this street scene which has not been extended. The surrounding open space forms part of the Norton to Lapal Green Belt and this open area is also part of the Pedmore Common SINC (Site of Importance of Nature Conservation).

PROPOSAL

4. This proposal seeks permission, part retrospectively, to erect two single-storey side extensions on the north and south elevations of the property following demolition of the existing garage. These additions would provide a lounge, lobby and dressing room / en-suite bathroom at ground floor level.
5. The side extension on the northern elevation would be set in 0.25m from the front and rear elevations. It would be splayed along the side boundary and would measure 2.8m in maximum width at the front elevation and 1.5m at the rear. The roof above would be pitched and would measure 5m in height.
6. The side extension on the southern side would be set in from the front and rear elevations by 0.25m and would measure 7m in width and 7.35m in length. The roof above would be pitched with a 5m ridge height.
7. There would also be a porch measuring 4m in height, 1m in front projection and 3m in width.

HISTORY

8. The application property has four relevant planning applications.

APPLICATION No.	PROPOSAL	DECISION	DATE
P06/0482	Side, rear and front extensions to create porch,	Withdrawn	21.03.2006

	lounge, conservatory, en-suite and dressing rooms. Detached double garage.		
P10/1262	Single storey side extension, two storey side extension with single storey conservatory (following demolition of existing	Refused	03.11.2010
P10/1648	Single storey side and rear extensions (following part demolition of garage). Increase roof height with front and rear dormers to create first floor habitable rooms (part retrospective).	Withdrawn	15.02.2011
P11/0405	Detached garage	Not yet decided	N/a

P10/1262 was refused on the following grounds:

- The proposed two-storey side extension would fail to relate to the character and appearance of the original house in terms of its scale and design and would appear as an over-bearing and out of character addition to that building and the streetscene in general.

PUBLIC CONSULTATION

9. Direct notification was carried out to three surrounding properties by way of neighbour notification letter and a site notice displayed. Two representations have been received and the latest date for receipt of comments was 14th April 2011.

10. The comments were based on the following material planning grounds:

- a. The proposal is detrimental to the outlook of the street
- b. The site has been overdeveloped.
- c. The building has been degraded due to the lowered height of the extensions to the side.

OTHER CONSULTATION

11. None relevant.

RELEVANT PLANNING POLICY

- National Planning Policy
PPG 2 – Green Belt
- Black Country Joint Core Strategy
Vision, Objectives and Sustainability Principles
ENV1 – Nature Conservation
- Saved Unitary Development Plan (2005)
DD4 – Development in Residential Areas
- Supplementary Planning Documents
Parking Standards and Travel Plans
- Supplementary Planning Guidance
PGN 12 – The 45 Degree Code
PGN 17 – House Extension Design Guide

ASSESSMENT

12. Key Issues

- Policy
- Design
- Amenity
- Highway Safety

13. The proposed development has already commenced and at the time of the case officers site visit the proposed extensions were substantially complete so the application is effectively part-retrospective for the retention of the works already undertaken as well as for the completion of the works.

Policy

14. The development would not be located within the adjacent Green Belt or SINC (Site of Importance for Nature Conservation) and would not have a detrimental impact on the openness of the space to the rear. The adjacent area of Green Belt would not be adversely affected and there would be no detrimental impact on the views into or out of the Green Belt. PPG2 also states that proposed additions should be proportionate to the original building. It is considered that the proposed extensions are proportionate to the original bungalow because the additional footprint and mass is not excessive in size or projection.
15. The extensions would not result in a detrimental impact on the openness of the area as the extensions are no closer to the open space than the existing property. In this regard the proposed development is considered to be in accordance with the requirements of PPG2 – Green Belt.

Design

15. Policy DD4 of the saved UDP states that extensions to residential dwellings will be allowed provided they do not adversely affect the character of the area or residential amenity. The side extensions are not excessive in width, with the southern addition projecting only 0.6m further from the original property than the garage. The pitched roofs match with the existing bungalow and as the extensions are set back from the front and lowered in height they would appear as subservient additions to the main bungalow. The splay of the addition to the north of the bungalow is also acceptable as this is located to the rear of the building and matches the plot shape.
16. The side extension to the northern side has left a 0.5m gap between this property and no. 23 and as a very modest addition it has been integrated satisfactorily.
17. The extension to the southern side of the property would be slightly larger in terms of its footprint than the existing garage. The pitched roof would enable the extension to be better integrated with the original dwelling than the flat roof garage that it will replace. This width of this projection would not be excessive when compared to the size of the original bungalow, the existing garage and the size of the plot.

18. The porch would also relate satisfactorily to the original property in size and scale and would not have a detrimental impact on the appearance of the dwelling or the streetscene. The pitched roof design would also be in-keeping with the host bungalow.
19. The application property is an individually designed detached bungalow set within a street scene of predominantly two storey dwellings. The proposed extensions would be well integrated with the main bungalow and are therefore acceptable. The additional mass would not be excessive and the additional foot-print is not considered to be overly large in comparison to the original property, the size of the existing garage and the size of the plot. The proposed extensions would appear as in-keeping with the host property and would not be visually discordant within the mixed street scene, despite the corner location of the property. Therefore, the proposal complies with Policy DD4 – Development in Residential Areas of the saved UDP (2005) and PGN 17 – House Extension Design Guide.

Amenity

20. The northern side extension projects towards the boundary with no. 23 Fairways Avenue. However, as a single storey extension which would not project significantly beyond the rear elevation of the adjacent property there would be no breach of the 45 degree code. There would be no adverse impact on the front or rear facing windows of the adjacent dwelling as a result of the proposed development. As a single storey extension there would be no detrimental impact on privacy as a result of the proposed extensions. Although there is a rear facing roof window in close proximity to the boundary this is a high level window which would not enable overlooking. The southern side addition and proposed porch are on the other side of the property from no. 23 and would be screened by the existing house so there would be no impact on the amenity of the occupiers of that property.
21. The proposed extensions would be approximately 20 metres from any part of the property located to the west, Glenmorie. At this distance there would be no impact

on amenity for the occupiers of that property. The porch would not have any impact on residential amenity for the occupiers of this house.

22. The extension / amendments would not impact on any other properties or on the Golf Course that is located to the rear, due to sufficient separation distances.

23. It is therefore considered that the living conditions of neighbouring residents would not be unreasonably harmed by the proposed extensions. The proposal therefore complies with saved Policy DD4 – Development in Residential Areas, PGN 12 – The 45 Degree Code and PGN 17 – House Extension Design Guide.

Parking Standards

24. The extension would not increase the parking requirements of the dwelling but would reduce the level of parking available on-site due to the loss of the garage. However, the conversion of the garage could be undertaken under permitted development rights and at least two spaces would remain on the frontage of the property in accordance with the Parking Standards and Travel Plans SPD. The proposal would therefore not have a detrimental impact on highway safety and would accord with Policy DD4 of the saved UDP (2005).

Other Issues

25. One of the letters of objection requested that the permitted development rights of the property are removed so that no further works can be undertaken without the requirement for planning permission. Permitted development rights would need to be removed when approval is granted for the construction of a dwelling and it would not be reasonable to remove them as a condition on an application for extending the existing property.

26. Any further planning applications that are made will be advertised and considered on their individual merits.

CONCLUSION

27. It is considered that the proposed side extensions are subservient and in-keeping additions to the main bungalow. The projection and width of the side extensions would not be excessive in width considering the existing garage addition and the additional footprint would not impact on the appearance of the original bungalow. Despite the corner location the extensions would be acceptable on this site, particularly considering the different design, size and scale of the existing property.

28. There would also be no impact on residential amenity for any nearby residents and the Parking Standards and Travel Plans SPD would be adhered to. The proposal, therefore, complies with the following Council policies and guidance; Policy DD4 – Development in Residential Areas – saved Dudley UDP, PGN 12 – The 45 Degree Code and PGN 17 – House Extension Design Guide.

RECOMMENDATION

29. It is recommended that the application is approved subject to the following conditions;

Reason for approval

It is considered that the proposed side and front extensions would relate satisfactorily to the existing dwelling, protecting visual and residential amenity. There would be no demonstrable harm to neighbouring properties and no adverse effect on the street scene or character of the area.

The decision to grant planning permission has been taken with regard to the policies and proposals in the adopted Black Country Joint Core Strategy (2011), the saved 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.

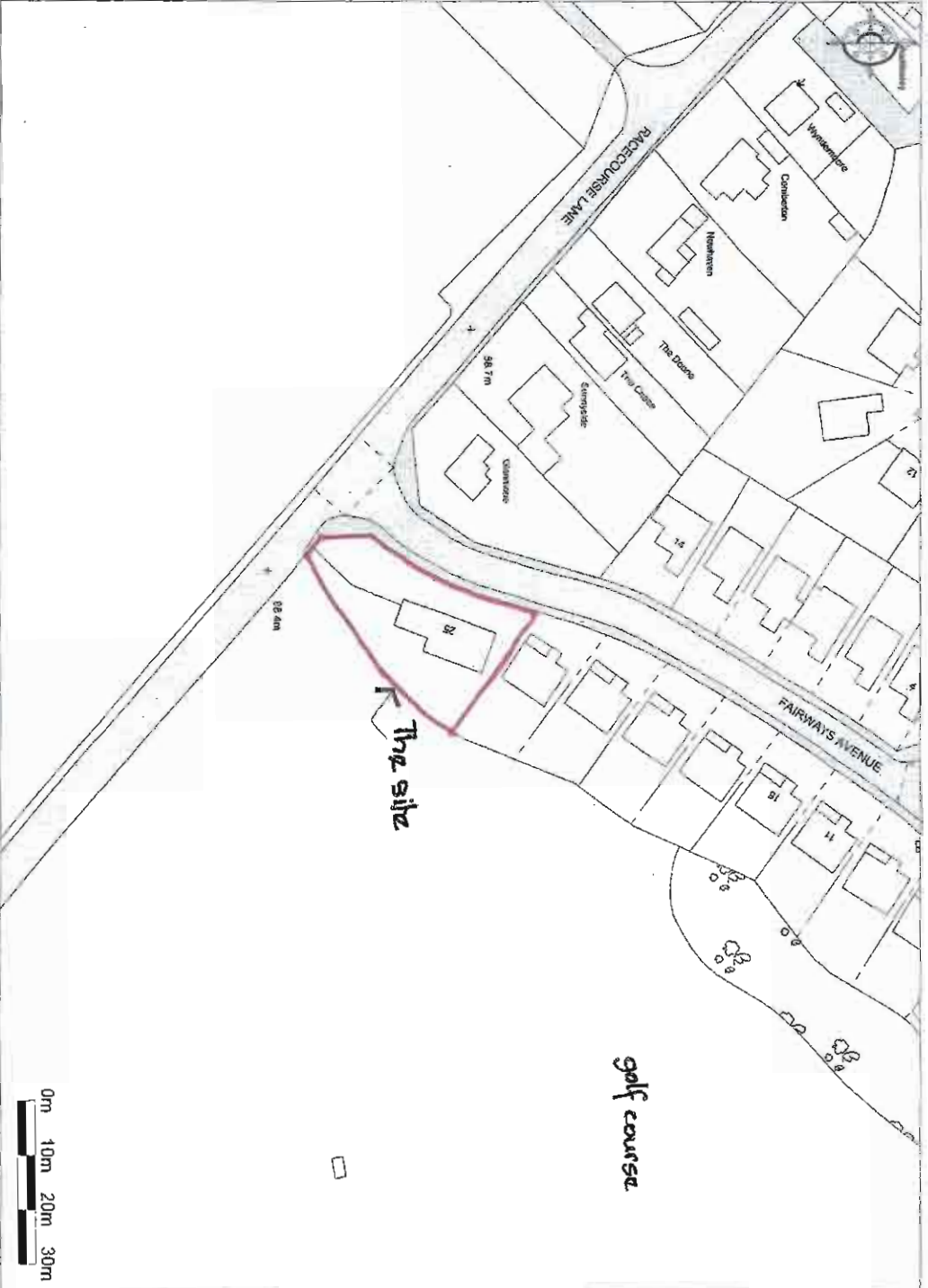
The development hereby permitted shall be built in accordance with the approved plans labelled Drawing numbers 'JM0515/14' and 'JM0515/Y' unless otherwise agreed in writing by the Local Planning Authority.

Conditions and/or reasons:

1. The materials to be used in the approved development shall match in appearance, colour and texture those of the existing building unless otherwise agreed in writing with the local planning authority.
2. The development hereby approved shall be carried out in accordance with the details shown on drawings labelled reference: 'JM0515/14' and 'JM0515/Y'

25 Fairways Avenue
Morton
Stourbridge

Ref: JM 0015 / X



Promap

Ordinance Survey © Crown Copyright 2010. All rights reserved. License number 10001459. Printed Scale - 1:1250

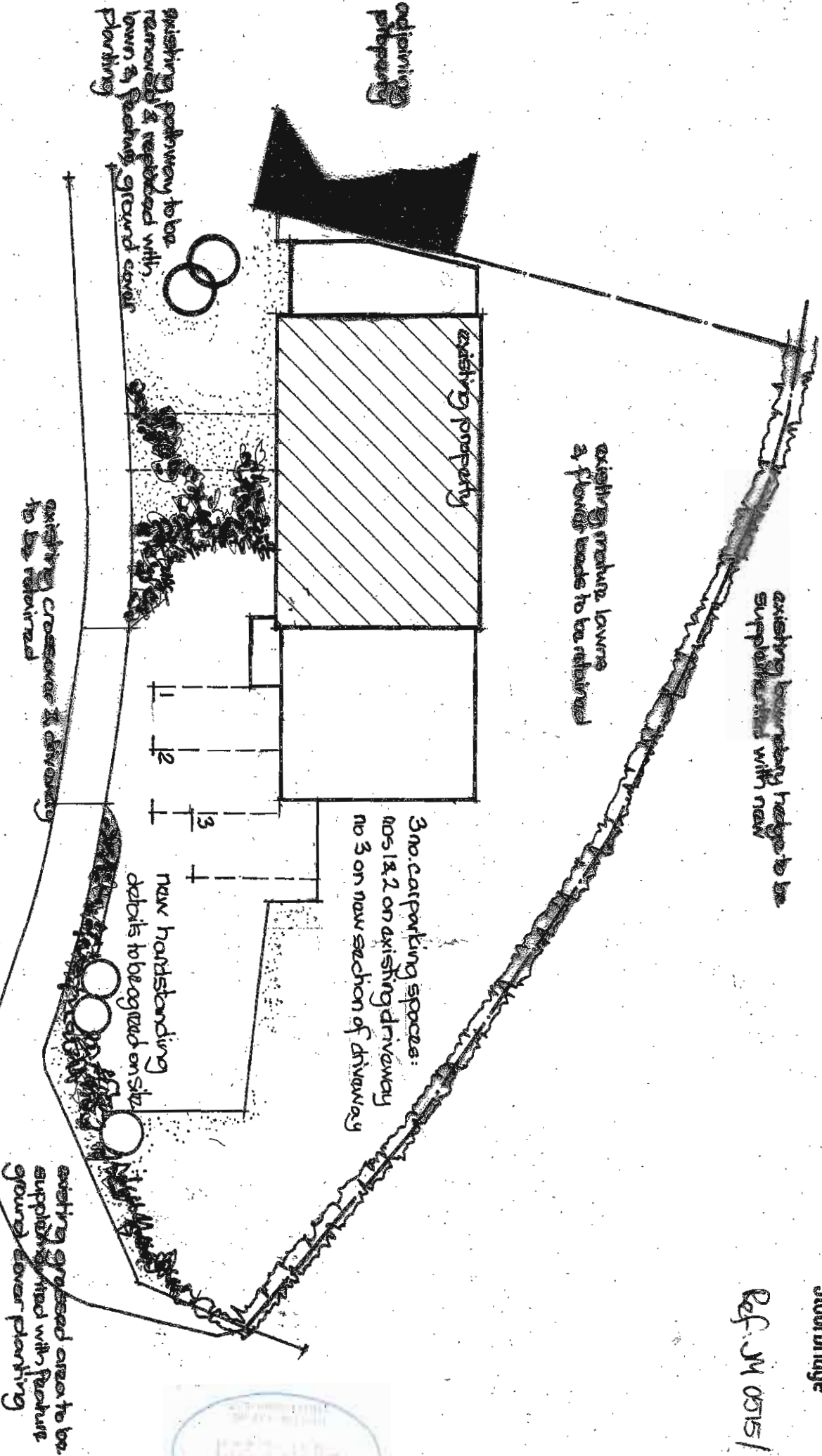
Location Plan.

Scale 1:1250



25 Fairways Avenue
Norton
Stourbridge

Ref. JM 0515/9

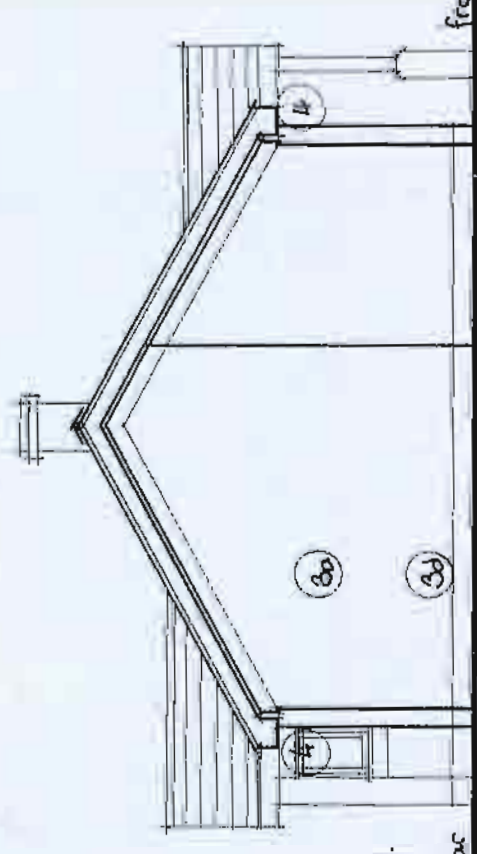


Proposed Site Plan.

scale: 1:200 approx.

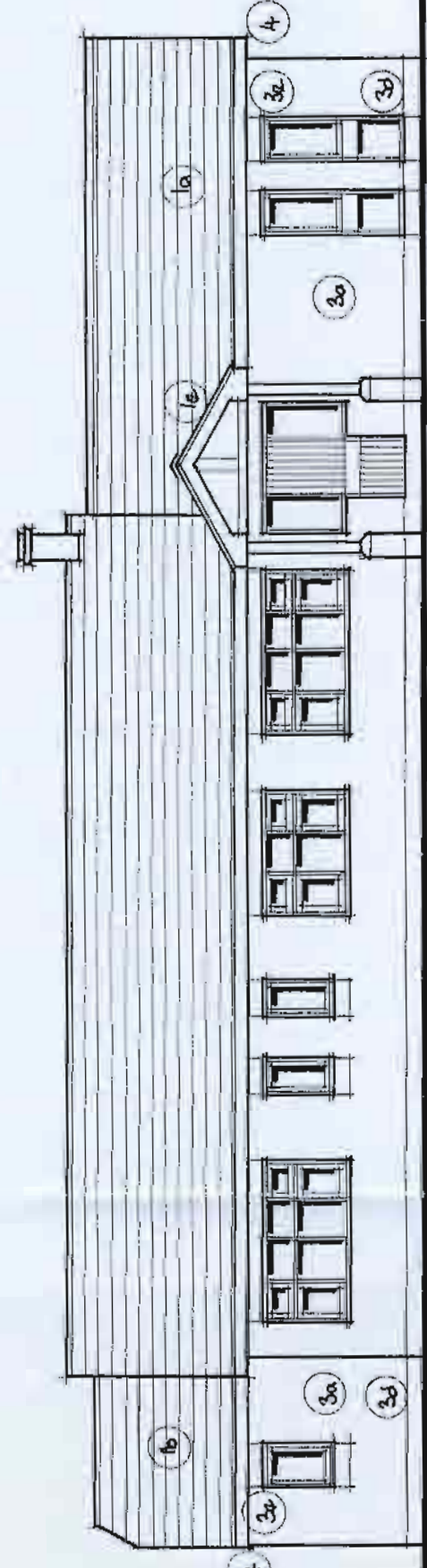


Proposed Plans (A2) -
P11/0227



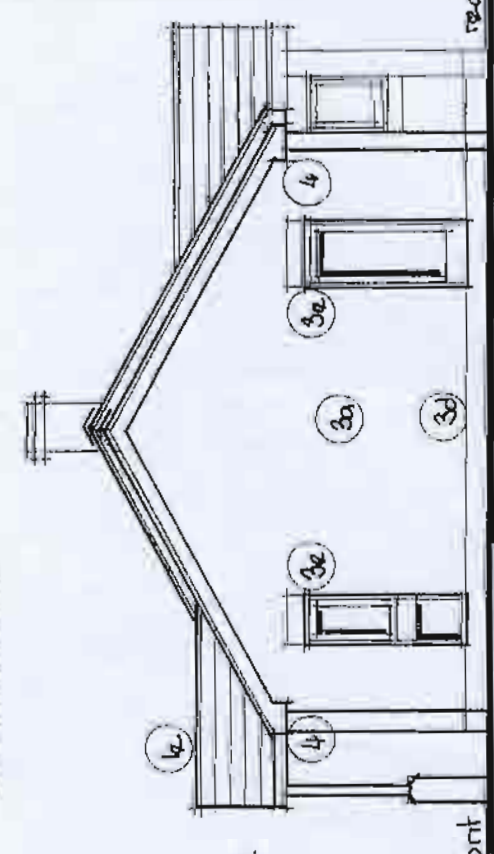
walls: brick on edge to head.
walls: facing brickwork as existing.

Side Elevation.



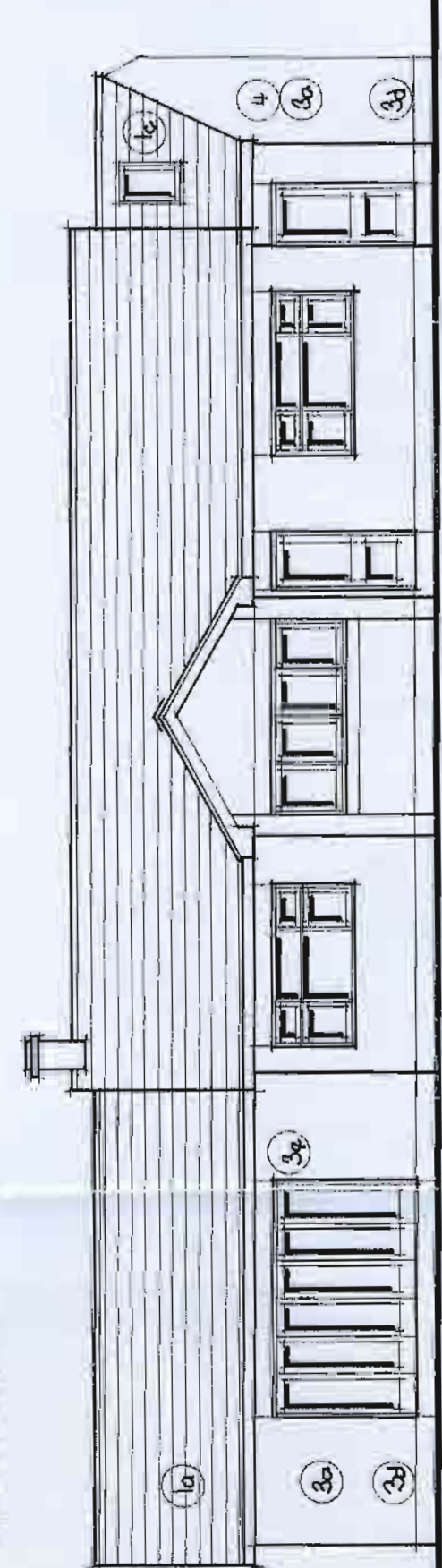
roof: concrete tiles as existing.
fascias: painted timber as existing.
windows: pvcu as existing.
walls: facing brickwork as existing.

Front Elevation.



fascias: painted timber as existing.
windows: pvcu as existing.
walls: facing brickwork as existing.

Side Elevation.



roof: concrete tiles as existing.
wall: brick on edge to head.
rooflight: Valux or similar.
joinery: pvcu as existing.
walls: facing brickwork as existing.

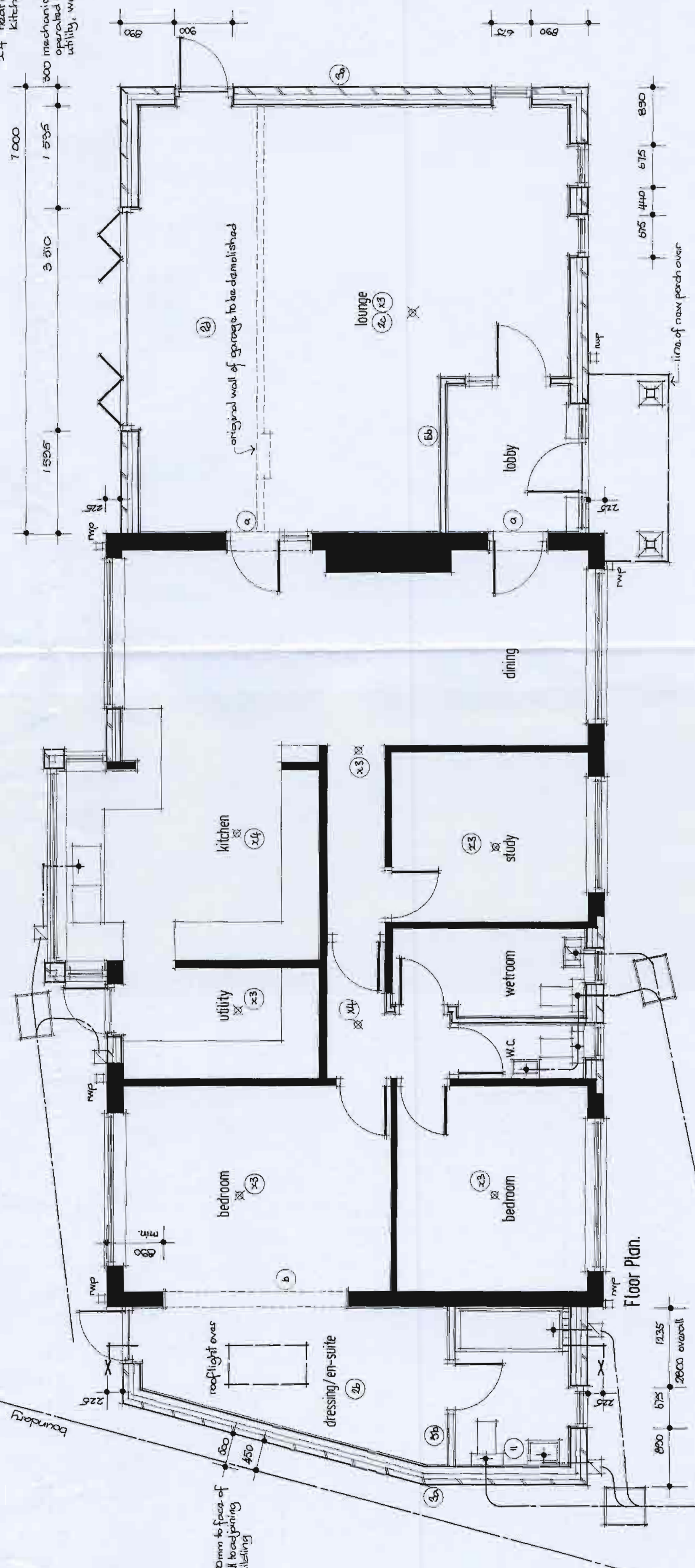
Rear Elevation.

note:
rainwaterpads not shown for clarity: all details to be checked & verified on site

x3 smoke detectors to be fitted to ceilings indicated: beds 1 & 2, lobby, dining / hallway, study & utility
x4 heat detectors to be fitted to ceilings indicated: kitchen

300 mechanical ventilation to be provided to rooms indicated, operated by light switch & of a delayed cut out type: utility, wc, wetroom & ensuite.

this drawing to be read in conjunction with specification drawing no 0515 / 12 B & details drawing no 0515 / 14 B



Floor Plan.

JOHN R. MERRICK M.R.I.C.S.
Chartered Building Surveyor
432 Wolverhampton Road
Oldbury
West Midlands
B68 8DQ
Tel No: 0121 544 7573
Mobile: 0777 596 3359

project: 25 Fairways Avenue,
Norton,
Stourbridge.

title: Proposed Details.

scale: 1:50 & 1:100
date: February 2011
reference: JM 0515 / 14
revision: