

## **PLANNING APPLICATION NUMBER:P12/0021**

Type of approval sought	Full Planning Permission
Ward	LYE & STOURBRIDGE NORTH
Applicant	Mr Darren Billington
Location:	<b>8, BLITHFIELD DRIVE, BRIERLEY HILL, DY5 2NX</b>
Proposal	<b>TWO STOREY REAR EXTENSION</b>
Recommendation Summary:	<b>APPROVE SUBJECT TO CONDITIONS</b>

### **SITE AND SURROUNDINGS**

1. The application site is a detached dwelling occupying a plot of 471m<sup>2</sup> and is set upon a modern housing estate. The application property has a raised patio area to the rear which is level with the finished floor level of the dwelling. The land then falls to the south west with the access to the remainder of the garden area being stepped. The application dwelling has an existing conservatory to the rear. The application site is set 1m off each common boundary with the neighbouring properties.
2. The application site is bound to the rear (south west) by a freight railway line. To the north west is number 1 Ardingley Walk, a detached dwelling which sits further back in the plot than the application dwelling by approximately 1.5m. This neighbouring property has an existing conservatory to the rear elevation closest to the application site which is set off the common boundary with the application site by 0.6m. To the south east of the application site is a further detached dwelling, number 10 Blithfield Drive. This neighbouring property is set back within the plot by 3.5m in relation to the application site and is set off the common boundary by 1m.
3. The common boundary between the application site and number 10 Blithfield Drive is treated with 2m high close boarded fence. This is set at the higher ground level associated with the patio area. The common boundary with number 1 Ardingley Walk is

treated with a 1.8m high fence at the higher ground level, this fence line falls with the land level to the south west.

## PROPOSAL

4. This application seeks approval for a two storey rear extension following demolition of the existing conservatory. The proposed extension would be 3.819m in projection from the original rear elevation and be set in from the original side elevations by 0.2m. The proposed extension would be finished with a rear facing gable.

## HISTORY

5. None relevant

## PUBLIC CONSULTATION

6. Notification letters were sent to the occupiers of the two neighbouring properties and a site notice was displayed. In response objections have been received from one neighbouring property.

The objections relate to loss of light and overshadowing, the restriction of outlook and views and the devaluation of property.

## OTHER CONSULTATION

7. None required.

## RELEVANT PLANNING POLICY

8. Saved Unitary Development Plan Policies
  - DD4 Development in Residential Areas
9. Supplementary Planning Documents / Guidance
  - Parking Standards and Travel Plans
  - PGN 17. House extension design guide

## ASSESSMENT

10. The main issues are

- Design
- Neighbour Amenity
- Access and Parking
- Other issues

### Design

11. The proposed development would not be visible within the street scene. The proposed extension would be of a design that is sympathetic to the host property with the use of appropriate materials and roof design. In this regard it is considered that the proposal would comply with saved Policy DD4 – Development in Residential Areas of the UDP and PGN - 17 House Extension Design.

### Neighbour Amenity

12. The neighbouring properties are No.10 Blithfield Drive and No.1 Ardingley Walk and consideration must be given to the potential impact that the development could have on the occupiers of those properties.

13. No.10 Blithfield Drive is located to the south of the application site and the rear elevation of that property projects approximately 3 metres past the rear elevation of No.8 Blithfield Drive. That difference in projection and the separation distance between the two properties of approximately 2.5 metres would ensure that there would be no detrimental impact on the occupiers of that property.

14. In relation to No.1 Ardingley Walk there is also a stager within the building line with No.1 projecting approximately 1.5m past the existing rear elevation of No.8. The proposed two storey extension would project approximately 2.5 metres past the rear elevation of No.1 however it would be set approximately 2 metres away from the side of

No.1 Ardingley Walk which is a sufficient distance to ensure that it would not breach the council's 45 degree code when measured from the rear facing habitable room windows.

15. There is an existing conservatory to the rear of No.1 which would reduce the impact of the proposed development in relation to any potential overbearing affect.

16. It is not considered that the proposed development would adversely affect the amenities of the occupiers of neighbouring properties by way of loss of outlook, daylight or privacy. In this regard the proposed development would comply with the requirements of saved Policy DD4 – Development in Residential Areas of the UDP and PGN - 17 House Extension Design Guide.

#### Access and parking

17. The proposed development would result in a dwelling with 5 bedrooms and the parking requirement for such a dwelling would be 3 off road vehicle spaces. The application site has off road parking availability for in excess of three cars and in this regard the proposed development would conform with the requirements of Parking Standards - Supplementary Planning Document – Adopted March 2007 and PGN 17 – House extension design guide.

#### Other Issues

18. The devaluation of property and loss of views outlined within the letter of objection are not material planning considerations and as such cannot be afforded any weight when considering the merits of the application.

### **CONCLUSION**

19. This proposal would be acceptable in both size and design. It would remain in keeping with the original building and the street scene. It is considered on balance that there would be no loss of amenity to the area or to the neighbours of the application site caused by the proposed development.

## RECOMMENDATION

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

### Reason for approval

This proposal would be acceptable in both size and design. It would remain in keeping with the original building and the street scene. It is considered on balance that there would be no loss of amenity to the area or to the neighbours of the application site caused by the proposed development.

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.

### Conditions and/or reasons:

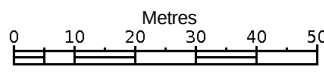
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The materials to be used in the approved development shall match in appearance, colour and texture those of the existing building unless otherwise agreed in writing with the local planning authority.
3. The development hereby permitted shall be carried out in accordance with the following approved amended plan: Project Number 11-687 Drawing Number 301 Revision A.



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1:1250



8 BLITHFIELD DRIVE  
BRIERLEY HILL  
DY5 2NX

Supplied by: **Stanfords**  
Reference: OI306908  
Centre coordinates: 390675 285072

**PETER HUNT**  
ARCHITECTS

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Drawn by \_\_\_\_\_ Date \_\_\_\_\_  
Checked by \_\_\_\_\_ Date \_\_\_\_\_  
CAD File Ref 11-687-model-G01.pln

Drawing Name  
**Location Plan**

Drawing Status  
**For Approvals Only**

**Proposed Rear Extension**

8 Blithfield Drive, Amblecote  
Stourbridge  
DY5 2NX

Drawing Scale  
1:1250

Drawing Size  
**A4**

Project No  
**11-687**

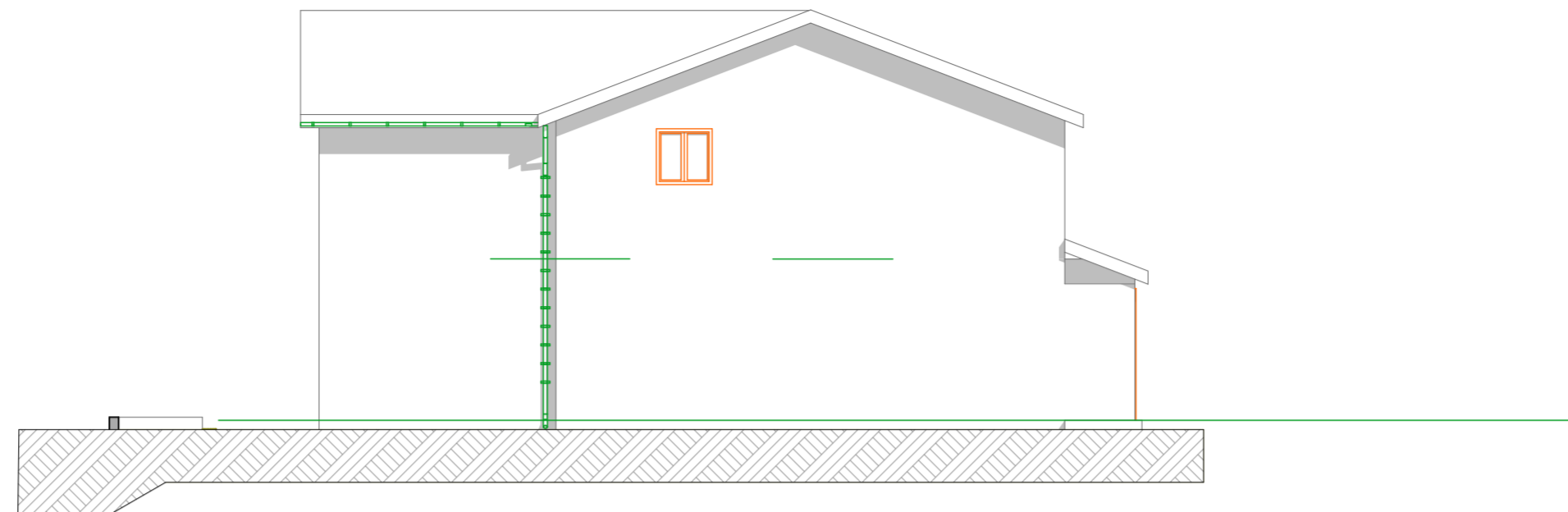
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**101**

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Scale at 1:5 - 250mm, 1:10 - 500mm,  
 1:20 - 1.0m, 1:50 - 2.5m, 1:100 - 5.0m,  
 1:200 - 10m, 1:500 - 25m



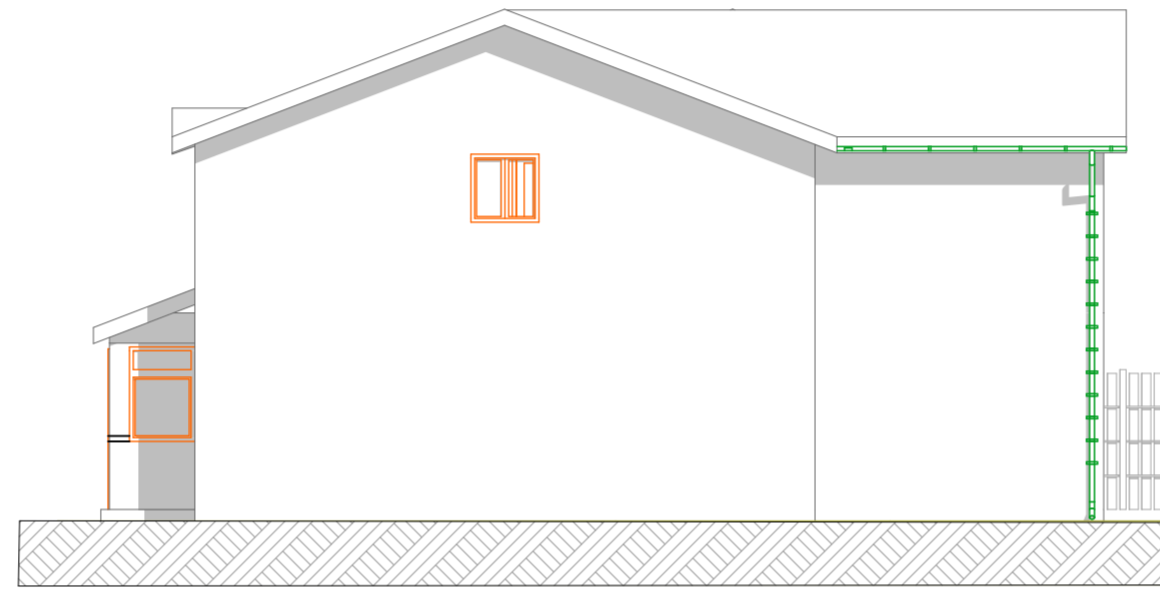
E-01 South West Elevation 1:100



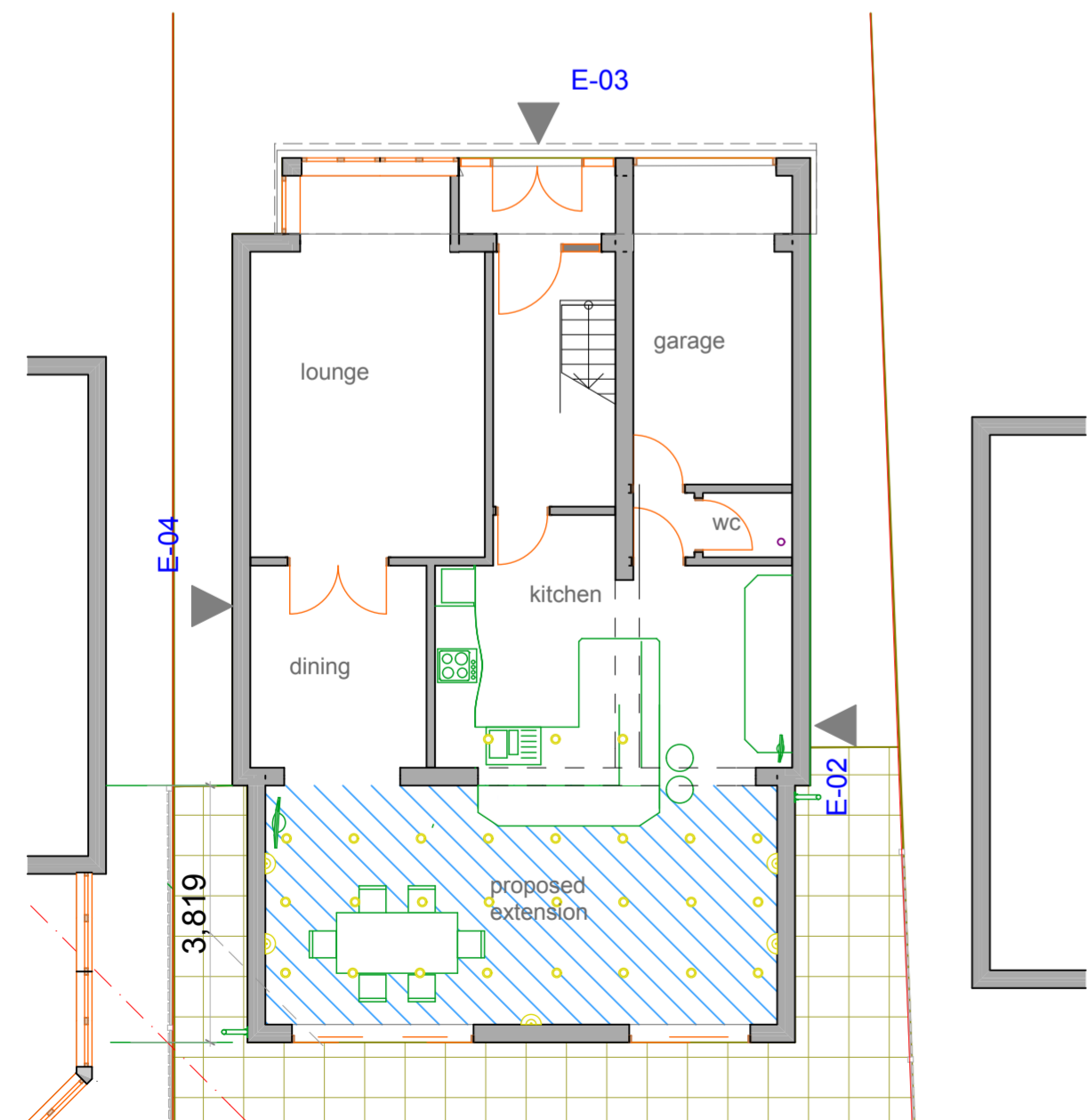
E-02 South East Elevation 1:100



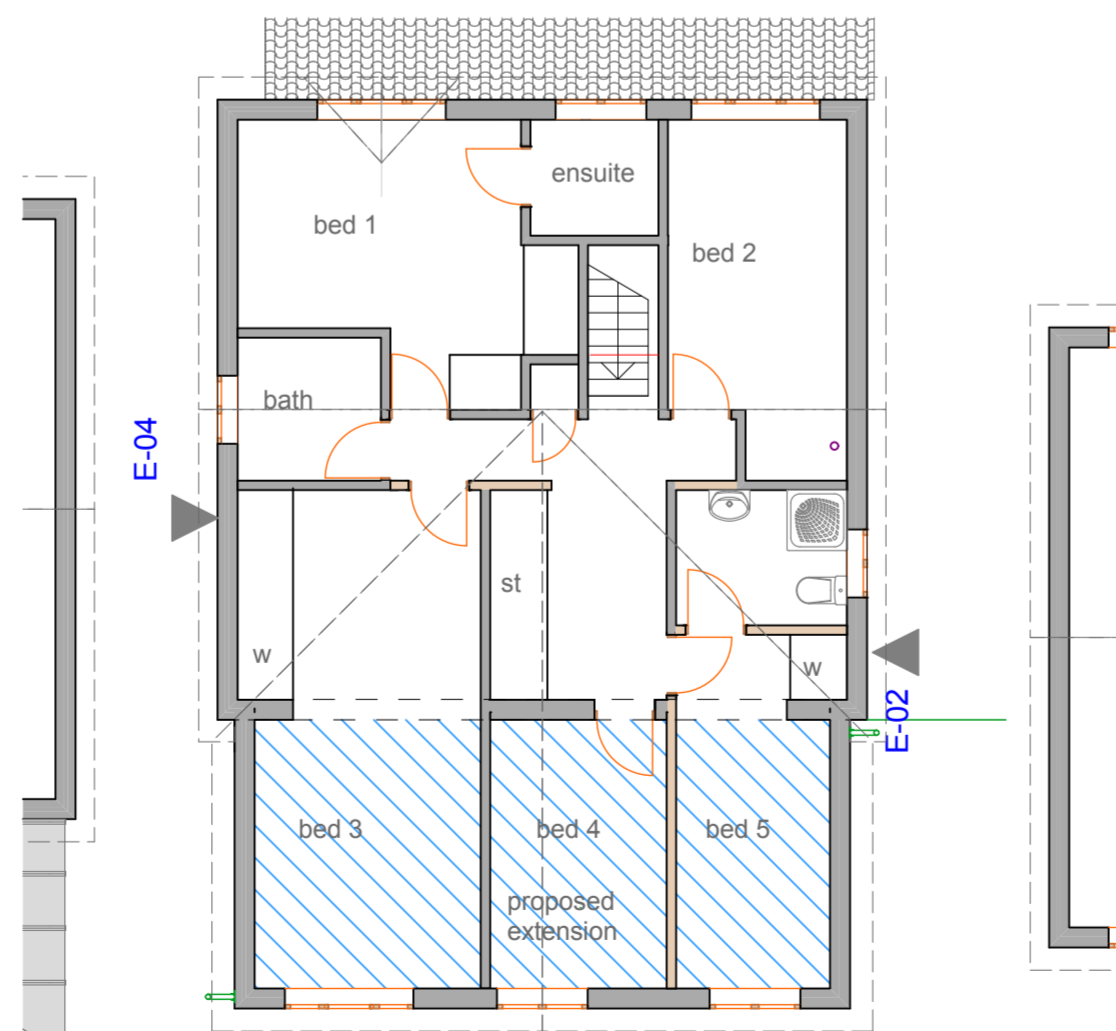
E-03 North East Elevation 1:100



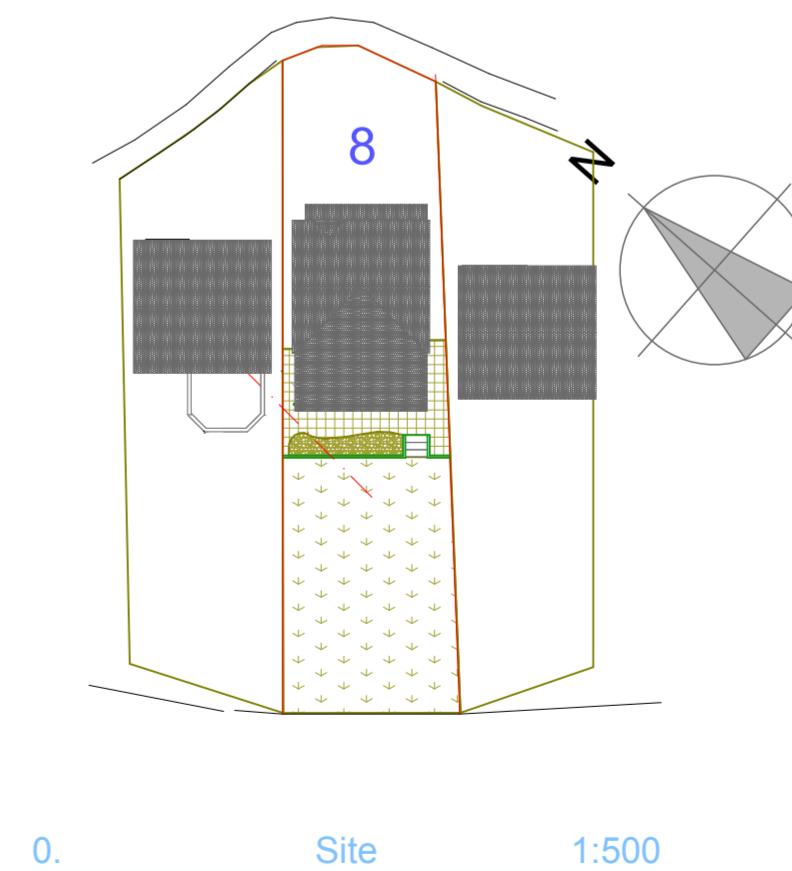
E-04 North West Elevation 1:100



0. Ground Floor 1:100



1. First Floor 1:100



0. Site 1:500

Rev A 2012-01-13 (G03) SW Elevation revised PH

Rev	Date	Chk

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Client

**Mr & Mrs Billington**

Job Title

**Proposed Rear Extension**

8 Blithfield Drive, Amblecote  
 Stourbridge  
 -  
 DY5 2NX

Drawing Name

**Proposed Plans and Elevations**

Drawing Status

**For Approvals Only**

CAD File Ref 11-687-model-G03.pln

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Drawing Scale  
**1:100, 1:500**

Drawn by  
 Date

Check'd by  
 Date

Drwg Size  
**A2**

Project No  
**11-687**

Drawing No - Revision  
**301-A**