

PLANNING APPLICATION NUMBER:P15/0060

Type of approval sought	Full Planning Permission
Ward	Sedgley
Applicant	Mr C. Reynolds
Location:	72, QUEENS ROAD, DUDLEY, DY3 1HL
Proposal	SINGLE STOREY REAR/SIDE EXTENSION
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The 330m² application site comprises a hipped roofed semi-detached property. There is an original outbuilding to the rear and the rear garden is enclosed by fencing of approximately 1.8m high.
2. 70 Queens Road is the adjoining semi-detached property to the south. 74 Queens Road is adjacent the site on a slightly higher ground level. This property is set further back than the application property and has a flat roofed garage to the side. There is also a single storey extension to the rear with rear and side facing habitable room windows serving the same room. The site backs straight onto Whites Road with the nearest properties being 23 & 25 Whites Road.
3. The property is set within a residential area and surrounding properties are largely of the same age and design.

PROPOSAL

4. It is proposed to erect a single storey side/rear extension in order to create breakfast room, utility and wc. The extension would adopt an 'L' shaped footprint and would extend a maximum of 4m beyond the original rear wall and 1.65m

beyond the northern side. It would adopt a hipped pitched roof to a maximum height of 3.8m and would be set in approximately 100mm from the northern boundary and 250mm from the southern boundary. The extension would be set back 7.3m from the principal wall.

5. The applicant is an employee of Dudley MBC's Housing Department

HISTORY

6. None

PUBLIC CONSULTATION

7. Direct notification was carried out to six neighbouring properties with the final date for receipt of objection letters being 11th February 2015. No representations have been received.

OTHER CONSULTATION

- None required

RELEVANT PLANNING POLICY

National Planning Policy Framework (NPPF) (2012)

Black Country Core Strategy (2011)

- ENV3 Design Quality

Saved Unitary Development Plan Policies (2005)

- DD1 Urban Design
- DD4 Development in Residential Areas

Supplementary Planning Documents / Guidance

- PGN 17. House Extension Design Guide
- PGN 12. The 45 Degree Code

ASSESSMENT

8. Key issues;
- Design
 - Neighbour Amenity
 - Highway Safety

Design

9. Saved Policy DD4 of the UDP states that alterations to residential dwellings will be allowed provided they do not adversely affect the character of the area or residential amenity. The extension would be set back significantly from the principal wall and would not be viewed within the context of the street scene. The design would relate satisfactorily and there would be no adverse impact upon the character and appearance of the area. In this respect the proposal therefore complies with saved Policy DD1 and DD4 of the UDP (2005).

Neighbour Amenity

10. Amended plans were received reducing the depth of the extension towards the boundary with the adjoining semi-detached property. Whilst the extension would still infringe the 45 Degree Code guidelines with regards to the patio doors in the rear of the adjoining semi, this neighbouring property is to the south and an extension with a 3m depth could be erected utilising permitted development rights. It is therefore considered that there would be no demonstrable harm in terms of light, outlook or privacy in this regard.
11. There would be no contravention of the 45 Degree Code guidelines with regards to 74 Queens Road as this property is set further back and has existing extensions. Whilst there is a window in the side wall of the single storey extension to the rear of

this property, the primary window is within the rear elevation and there would be no loss of immediate outlook. It is considered that there would be no demonstrable harm in terms of light, outlook or privacy in this regard.

12. Properties to the rear of the site are too far away to be adversely affected by the proposals. There would be no loss of amenity to the occupiers of properties which adjoin the site given the scale and siting of the proposed works. In this respect the proposal is therefore considered compliant with saved Policy DD4 – Development in Residential Areas of the UDP (2005) and PGN 17 – House Extension Design Guide.

Highway Safety

13. It is considered that there are no consequential highway safety issues arising and in this respect the proposal therefore complies with saved UDP Policy DD4.

CONCLUSION

14. It is considered that the proposed development would relate satisfactorily to the existing dwelling house protecting visual and residential amenity. The development is considered compliant with Saved UDP Policies DD1 and DD4 and Planning Guidance Note 17 – House Extension Design Guide.

RECOMMENDATION

15. It is recommended that the application is APPROVED subject to the following conditions;

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 development hereby permitted shall be carried out in accordance with the following approved plans: Drg. No. QR/72/P/01 & QR/72/P/02 A
3. 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.

10m 0 10m 20m

392300

392400

294000

Beacon Hotel (PH)

TCB

213.7m + GORGE ROAD

293900

293900

293800

293800

19 JAN 2015

293700

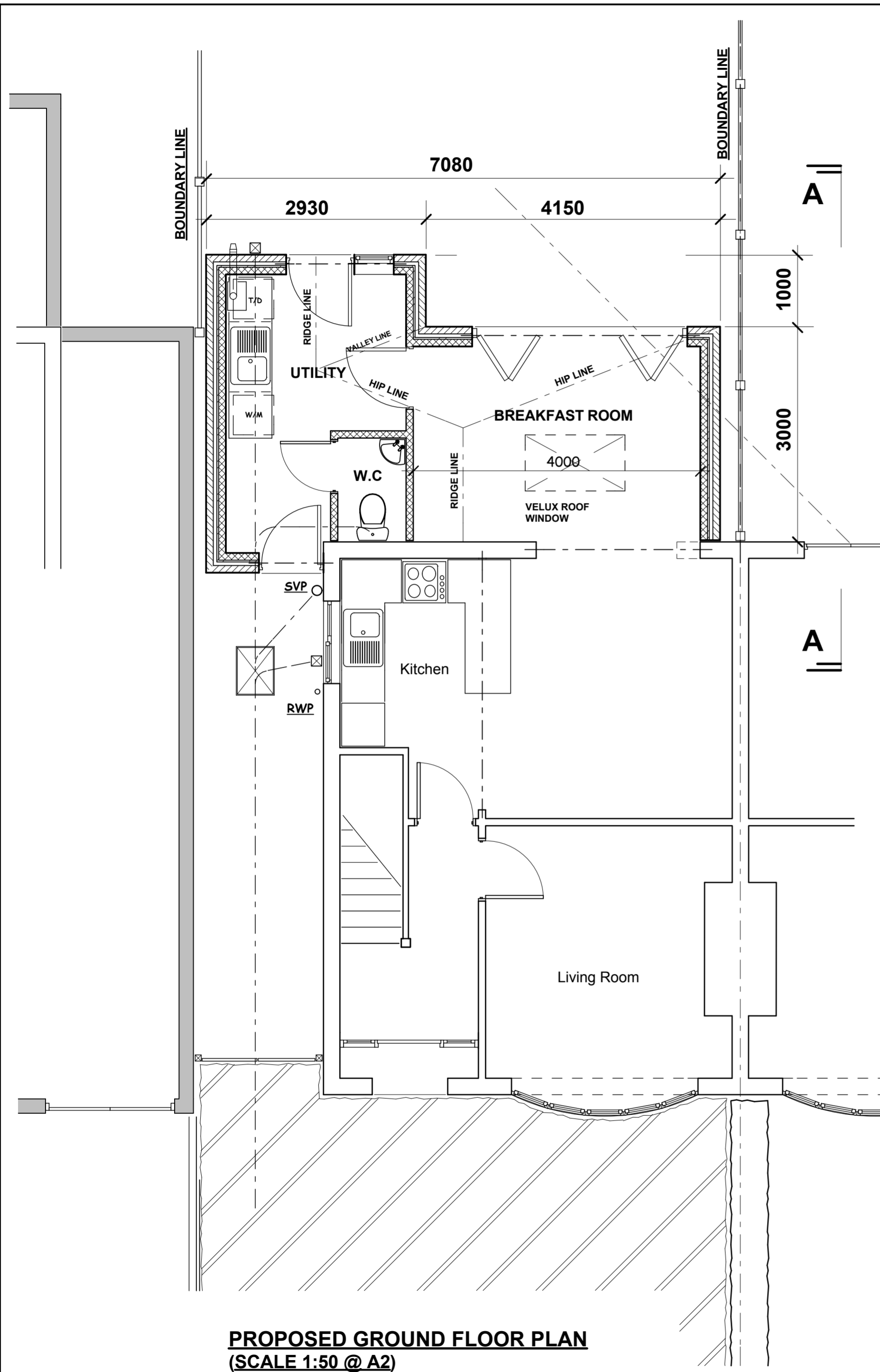
293700

CLAREMONT ROAD

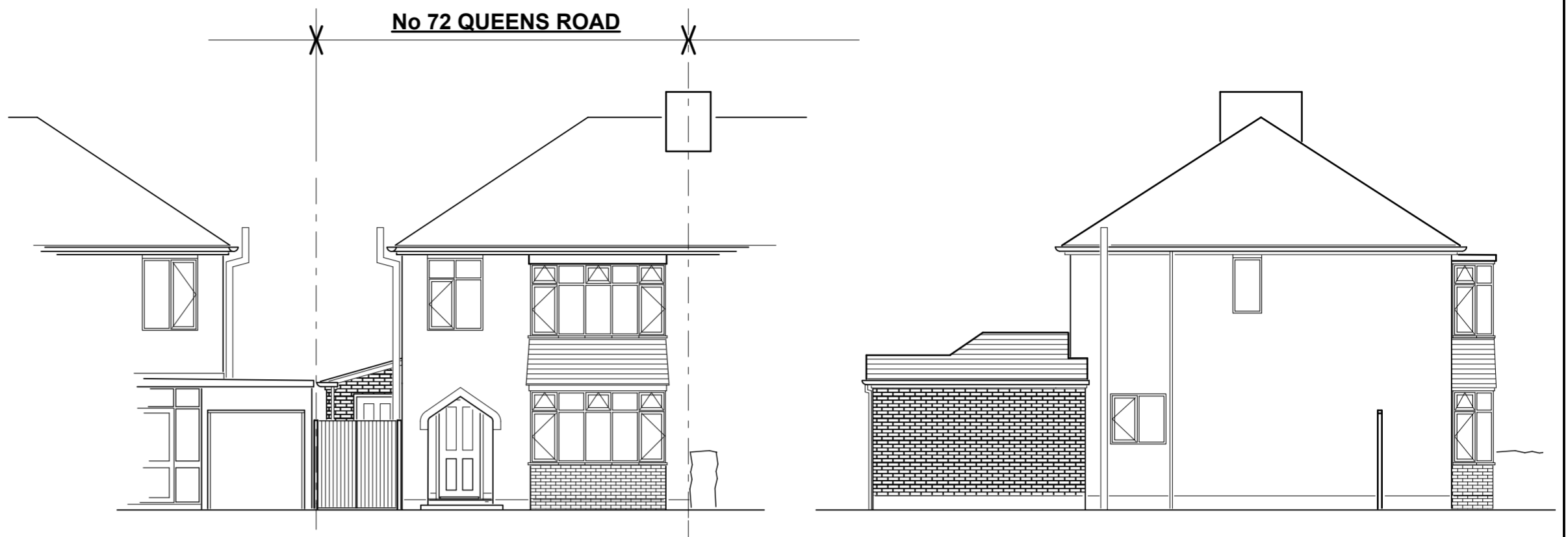
QUEENS ROAD

WHITES DRIVE



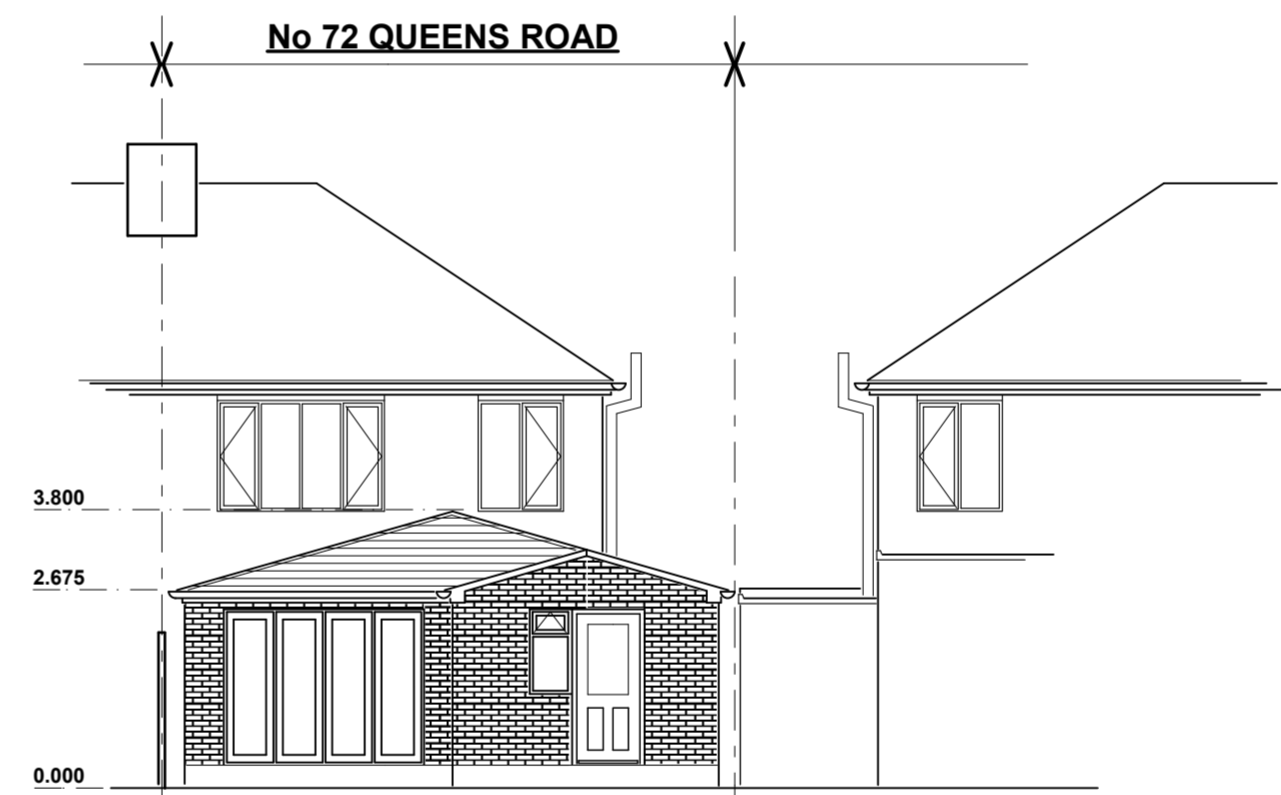


PROPOSED GROUND FLOOR PLAN
(SCALE 1:50 @ A2)

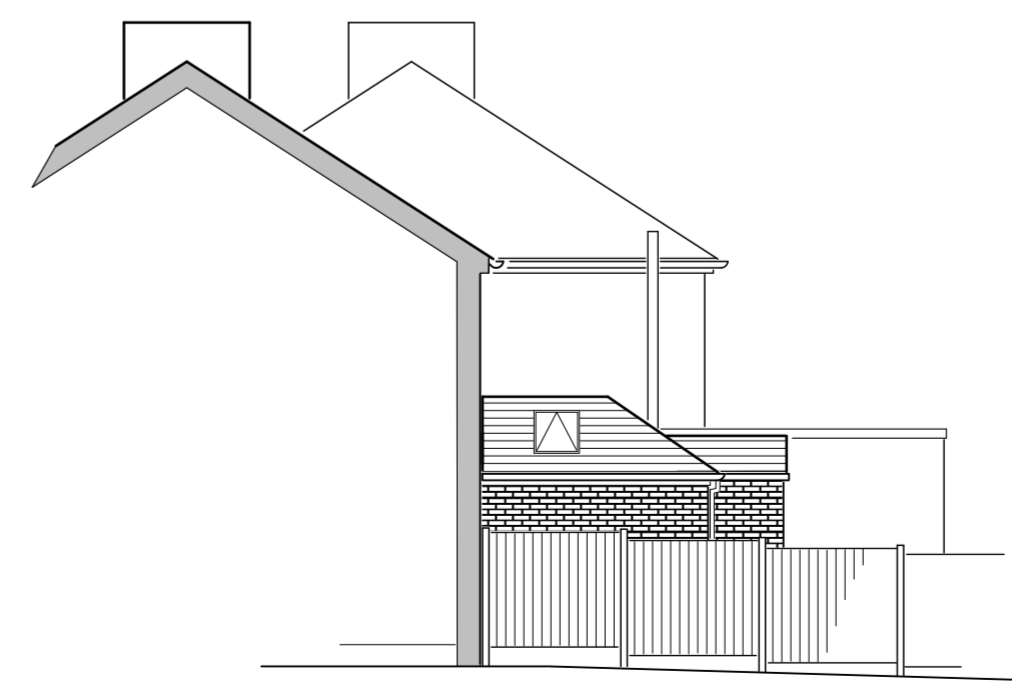


PROPOSED FRONT ELEVATION
(SCALE 1:100 @ A2)

PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE VIEW/SECTION A-A

FINISHES:-

- EXTERNAL WALLS**
CAVITY BRICKWORK; FACING BRICK TO MATCH EXISTING.
- ROOF**
PITCHED- MARLEY MODERN OR SIMILAR, COLOUR & TEXTURE TO MATCH EXISTING.
- DOORS & WINDOWS**
WHITE PVCu FRAMED TO MATCH EXISTING.
- RAINWATER GOODS**
WHITE PVCu FASCIA, SOFFIT AND SQUARE LINE GUTTERING TO MATCH EXISTING.

Revision.

PLANNING	
Rev A	EXTENSION DEPTH REDUCED TO 3.0M AT BOUNDARY WITH No 74.

Client.

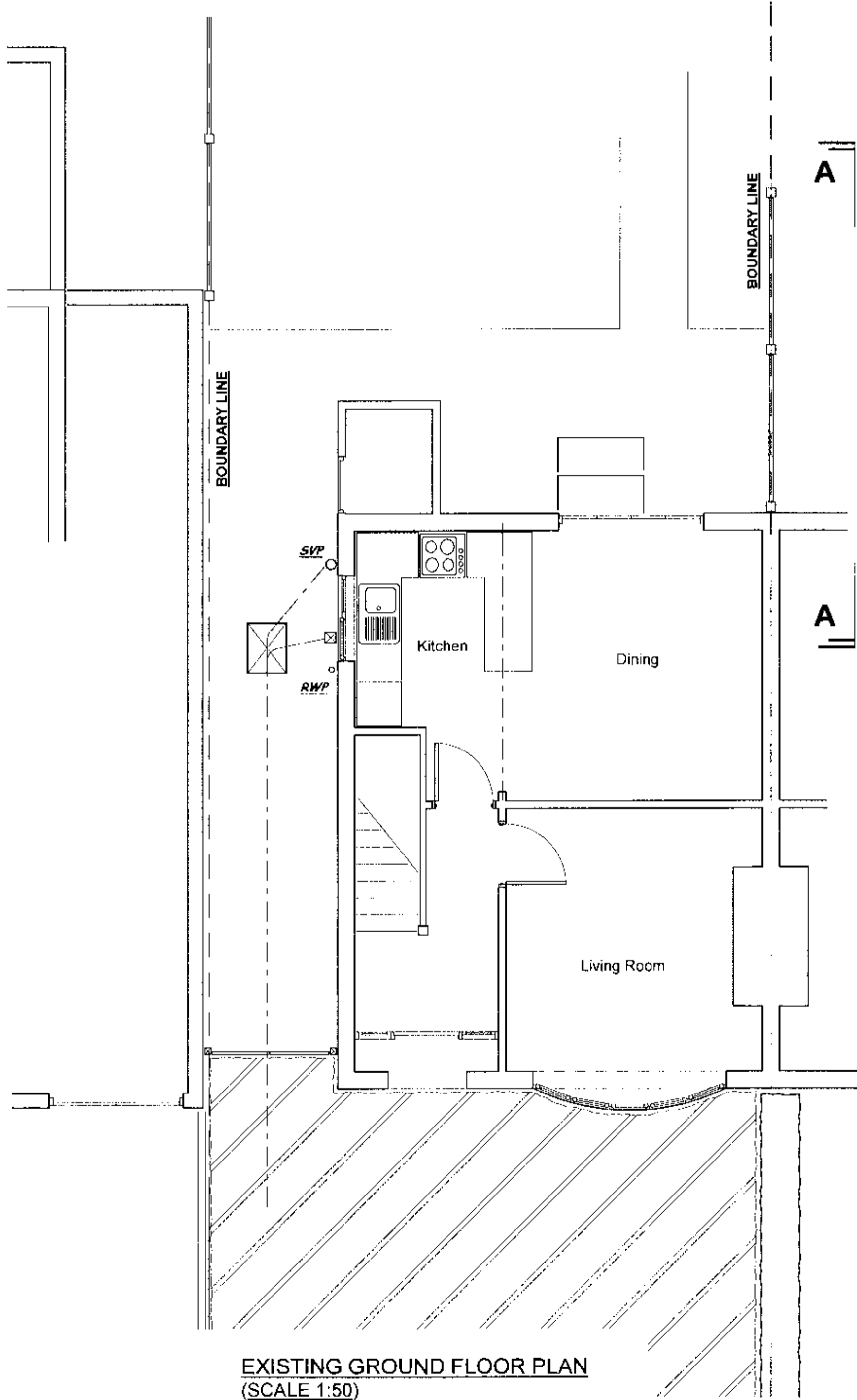
Mr & Mrs C.REYNOLDS
72 QUEENS ROAD, SEDLEY, DY3 1HL.

Title.

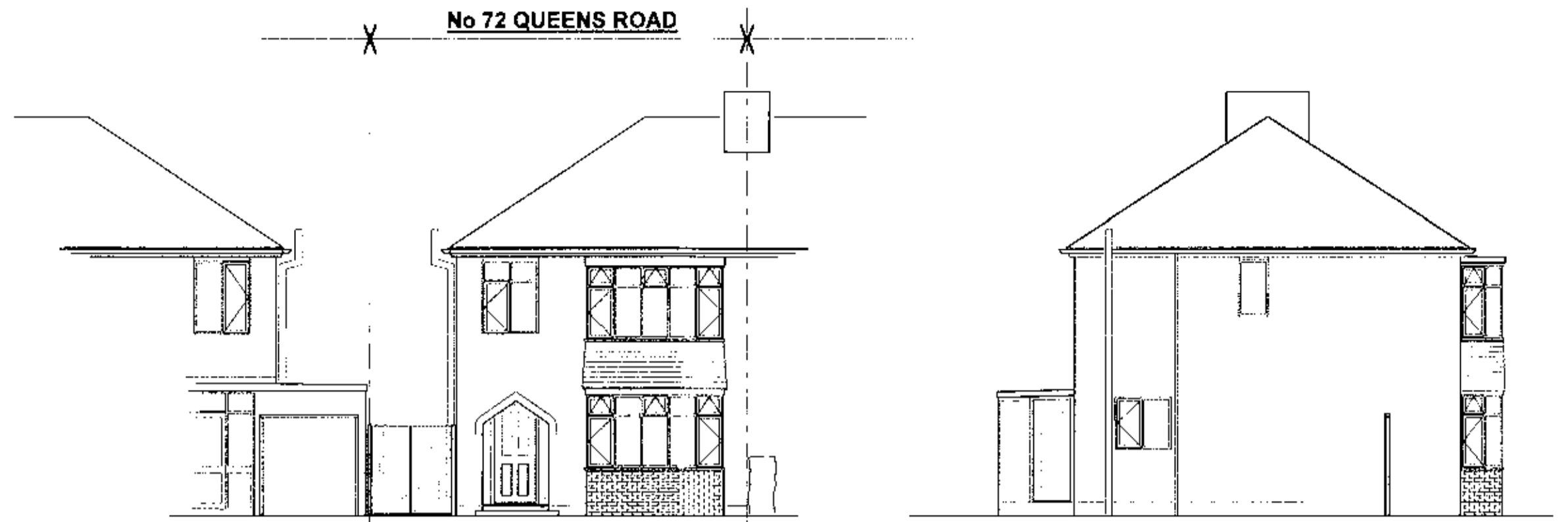
**PROPOSED REAR SINGLE STOREY
BREAKFAST ROOM & UTILITY ROOM
EXTENSION.**

PROPOSED PLAN & ELEVATIONS

Date. JAN 2015	Scale. 1:50; 1:100	Plot Size. A2
By. AO	Drg.No. QR/72/P/ 02 A	

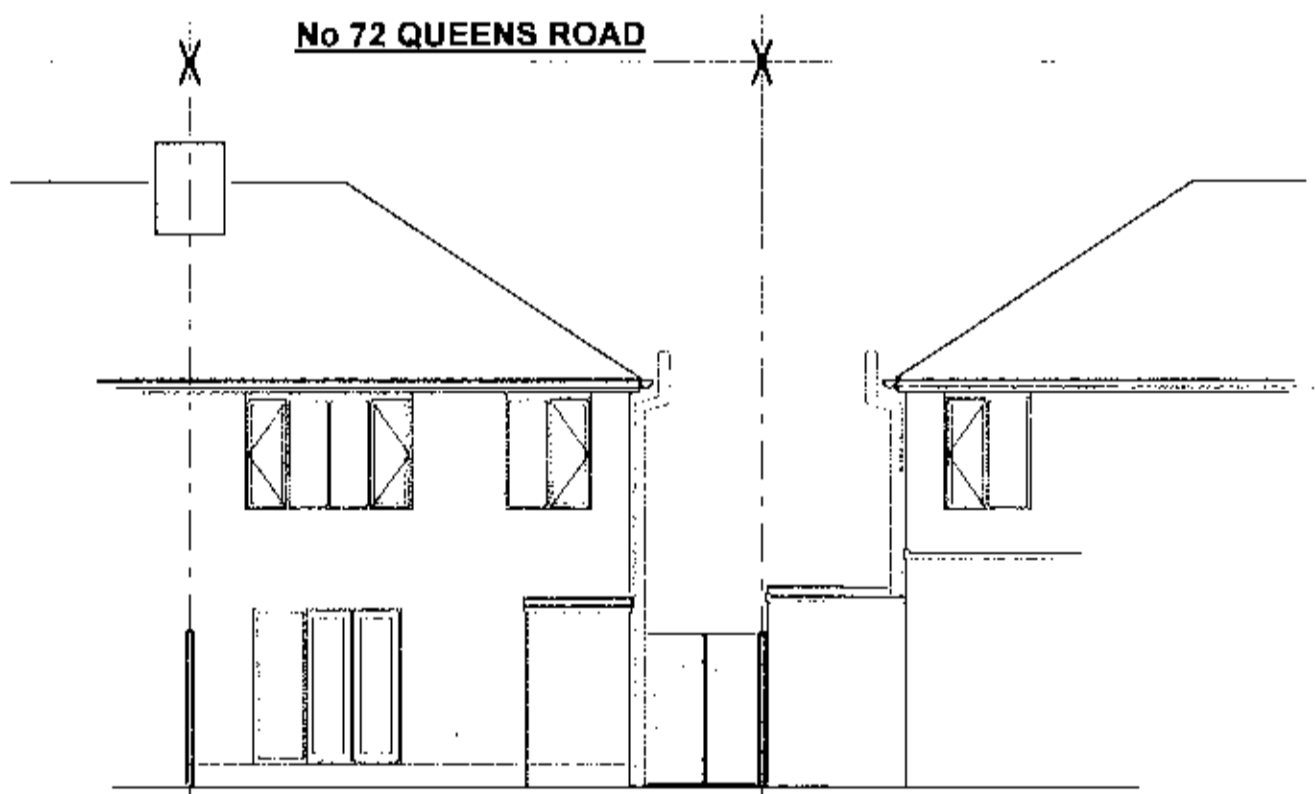


EXISTING GROUND FLOOR PLAN
(SCALE 1:50)

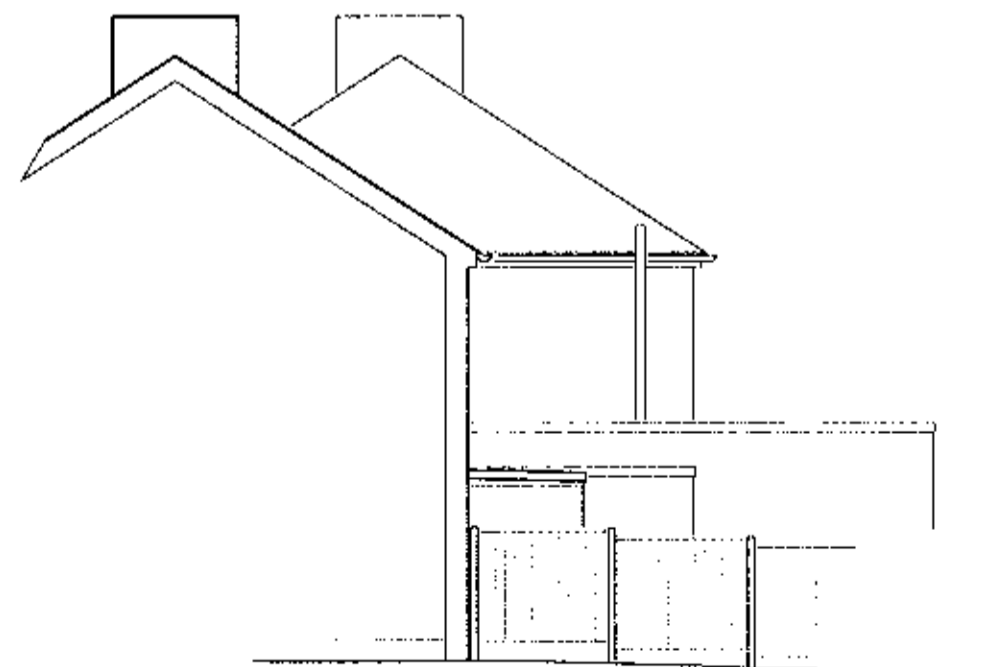


EXISTING FRONT ELEVATION
(SCALE 1:100)

EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION



EXISTING SIDE VIEW/SECTION A-A

Revision.		
PLANNING		
Client.		
Mr & Mrs C. REYNOLDS 72 QUEENS ROAD, SEDLEY, DY3 1HL.		
Title.		
PROPOSED REAR SINGLE STOREY BREAKFAST ROOM & UTILITY ROOM EXTENSION.		
EXISTING PLAN & ELEVATIONS		
Date. JAN 2015	Scale. 1:50; 1:100	Plot Size. A2
By. AO	Drg.No. QR/72/P/ 01	

19 JAN 2015