

PLANNING APPLICATION NUMBER:P11/1437

Type of approval sought	Full Planning Permission
Ward	Halesowen South
Applicant	Mr M Dhaliwal
Location:	39, MANOR ABBEY ROAD, HALESOWEN, B62 0AG
Proposal	TWO STOREY SIDE/REAR AND SINGLE STOREY REAR EXTENSION. LOFT CONVERSION WITH SIDE AND REAR DORMERS. ERECTION OF DOUBLE GARAGE IN REAR GARDEN (FOLLOWING DEMOLITION OF EXISTING GARAGE AND SHED)(RESUBMISSION OF WITHDRAWN APPLICATION P11/1184)
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The application site is a 3 bed semi-detached property with front, side and rear gardens located at the corner of Manor Abbey Road and Raddens Road. The house is set in some 8.5m – 9.2m from the boundary with Raddens Road and the rear garden is 23.5m long.
2. At the rear of the garden, adjacent to 2 Raddens Road there is an existing garage and off street parking for the property accessed from Raddens Road.
3. At the front of the property the site is bounded by a brick wall, piers and railings, with the front and rear area of the garden separated by a 2.5m high hedge. The Raddens Road boundary comprises a 2m high boundary wall and fence.
4. 37 Manor Abbey Road, on the opposite side of the Raddens Road junction has a double frontage and is set in 9m from Raddens Road.
5. The immediate locality is residential development consisting of similar house types.

PROPOSAL

6. The proposed development is for a two storey side and rear extension, a single storey front, side and rear extensions and side/rear dormer roof windows. A detached garage is also proposed at the end of the rear garden.
7. The proposed works comprises a reception room, w.c. and kitchen/diner at ground floor level. Two bedrooms, a study and an en-suite on the first floor and two bedrooms in the existing and proposed roof space.

HISTORY

APPLICATION No.	PROPOSAL	DECISION	DATE
P05/0696	Detached house within rear garden.	Refused	24.05.06
P11/1184	Two storey side/rear and single storey rear extensions. Loft conversion with rear and side dormers. New detached rear garage (following demolition of existing).	Withdrawn	03.11.11

8. The application P11/1184 was withdrawn as there were issues surrounding the design of the side dormer window, the set back of the proposed extension and the unsatisfactory design of the ground floor rear extension.

PUBLIC CONSULTATION

9. The application has been advertised by way of neighbour notification with 12 letters sent out to adjoining and nearby neighbours resulting in 10 letters of objection been received raising the following issues:
 - Size of the proposed extension

- Out of character, not in keeping with other properties within the estate
- Building line
- Number of bedrooms, high occupancy and parking requirements
- Over intensification of existing 3 bed semi detached house
- Height of proposed garage
- Most or rear garden has been removed to allow parking for commercial vehicles
- Overlooking
- On street parking

OTHER CONSULTATION

10. None required

RELEVANT PLANNING POLICY

11. Adopted Dudley UDP (2005)

DD4 – Development in Residential Areas

Supplementary Planning Guidance

PGN 12 – House Extension Design Guide

PGN 17 – The 45° code

ASSESSMENT

12. The key issues for consideration in this application are as follows:

- Residential Amenity
- Impact on Street Scene/Design

Residential Amenity

13. The proposed two storey side/rear extension would measure 4m wide by 10.95m long. The rear part of the two storey extension would project 3m beyond the rear face of the existing house and there would be an additional 1m ground floor extension to the rear of the two storey element. This would give a total ground floor projection of 4m from the back of the existing house.
14. With regard to the 45 degree code guidelines, the proposed extension would be set in 3m from the boundary with the adjoining semi detached property and the proposed extension would comply with the 45 degree rule.
15. The corner boundary borders Raddens Road and the next residential property would be No 37 Manor Abbey Road which is located on the opposite side of Raddens Road to the applicant's property.
16. At the rear of the property, the extension would project 4m at ground floor level and 3m at first floor level respectively. The rear garden/parking area is 23.5m long leaving a separation gap of 19m to the boundary adjoining the side of no 2 Raddens Road. The rear dormer window that is proposed in the applicant's roof would face towards the side elevation of the proposed garage and no 2 Raddens Road. The proposed rear dormer would be separated from the side of no 2 Raddens Road by a minimum separation gap of 23m. The rear dormer could, however, be built under permitted development rules and formal planning permission would not be required.
17. Revised plans have been received that reduce the height of the garage roof by 1m to 4.4m overall. The existing garage would be removed and replaced by the proposed double garage which would measure 6.5m deep by 7.3m wide and would be located towards the end of the rear garden within the existing parking area, 2.7m from the rear boundary. The proposed garage would be set back 10m from the footway to accommodate off-street parking in front of the garage and the siting of the garage within the building line of properties along Radden Road. It is considered that the siting and new height of the garage would not adversely impact upon residential amenity.
18. Taking into account the separation distances and the siting of the proposed extension and neighbouring properties, it is considered that there would be no significant loss of light or an overbearing impact caused by the proposed extension.

It is therefore considered that the proposed extension would not unduly impact upon residential amenity in accordance with policy DD4 of the adopted UDP (2005).

Impact on Street Scene/Design

19. The house is currently set in 8.5m – 9.2m from the boundary with Raddens Road. The proposed extension would be 4m wide allowing for a gap ranging from 4.5m up to 5.2m from the side of the proposed extension to the boundary with Raddens Road. The existing house is 6m wide and, also taking into account that a side separation gap of 4.5m up to 5.2m would remain, it is considered that the width of the 4m wide extension would not look out of scale with the existing house.
20. There are examples of two storey side extensions along Manor Abbey Road and there is an example of a 'corner' two storey side extension at the junction of Manor Abbey Road and Hiplands Road. Whilst this particular property (No 42 Manor Abbey Road) is angled towards the junction and the extension is in line with the line of houses along Manor Abbey Road, the applicants property faces directly towards Manor Abbey Road and as such it is considered that the proposed extension would be more visually prominent than the existing corner extension at no 42 Manor Abbey Road.
21. The 4m width of the proposed extension would be forward of No's 2 and 4 Raddens Road which are set on a established line of properties some 9m deep (see OS Plan) from Raddens Road. Taking into account the siting of such properties and the distance of the proposed extension from the established line of properties along Raddens Road, it is considered the proposed extension would not adversely impact upon the street scene or setting of properties along Raddens Road.
22. The proposed extension would face onto both Manor Abbey Road and Raddens Road to maintain the double frontage design features of the existing dwelling.
23. As well as a 'set back' for two storey side extensions, to provide a design break the Council also encourages a 'set down' of the roof to ensure that there is no over dominance of the extension, to provide a break between old and new and an overall good visual appearance to the existing building and proposed extension.
24. This scheme provides a set back at first floor level and set down and the proposed two storey side extension is considered visually acceptable when viewed from the

street and the design would blend in with the existing, in accordance with policy DD4 of the UDP (2005).

CONCLUSION

25. It is considered that the proposed development is acceptable in terms of scale and appearance, and would not have a detrimental impact on residential amenity or the street scene. Whilst it is acknowledged that the extension is 4m wide, it is considered that, on balance, there is sufficient width on this corner plot to accommodate the proposed extension with the existing parking to remain at the rear of the site and accessed off Raddens Road. The proposed development is compliant with Policy DD4 of the Adopted UDP.

RECOMMENDATION

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

REASON FOR APPROVAL

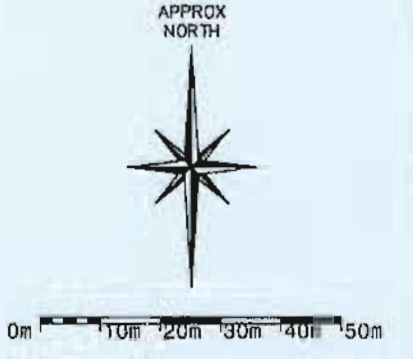
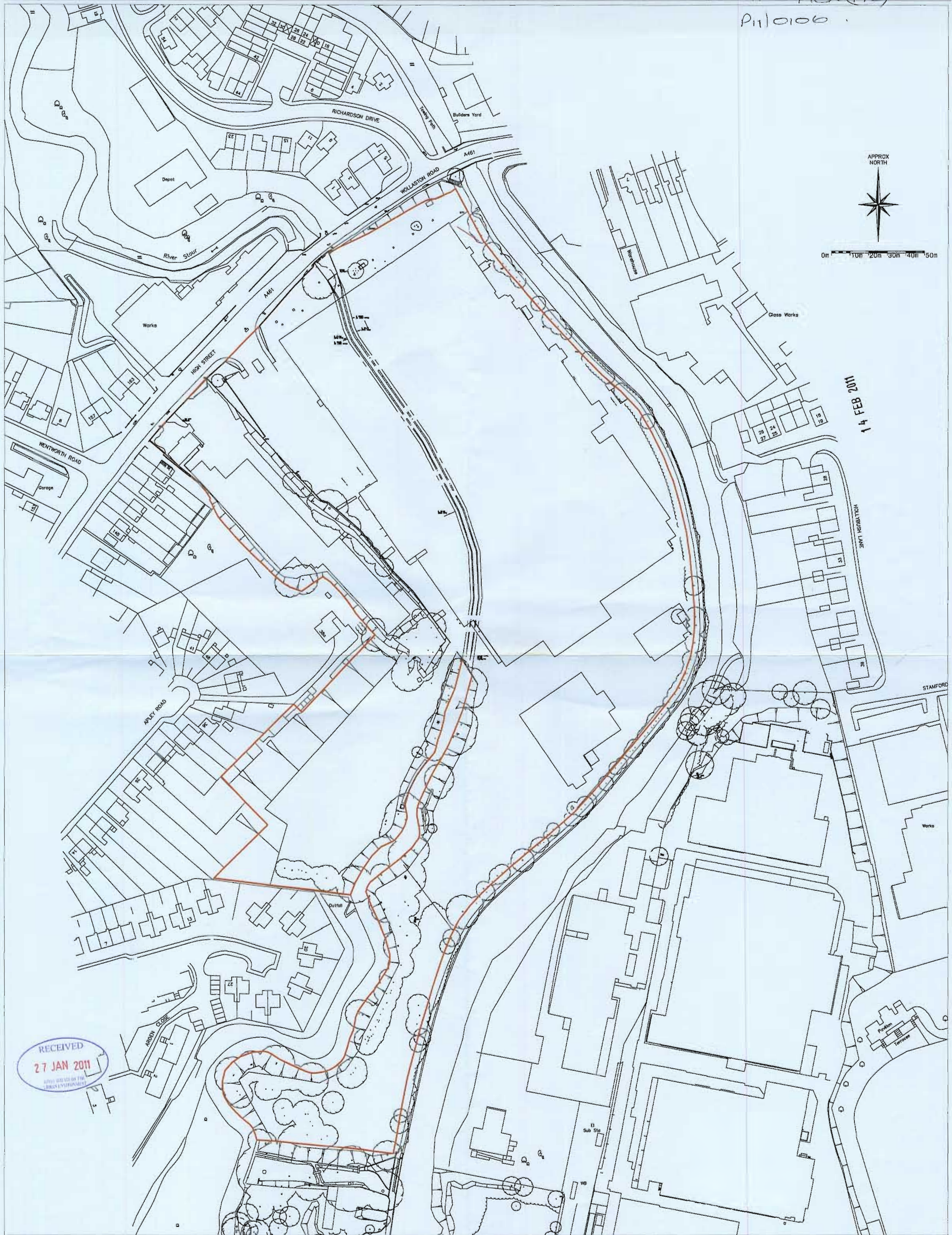
It is considered that the proposed development is acceptable in terms of scale and appearance, and would not have a detrimental impact on residential amenity and the street scene. Whilst it is acknowledged that the extension is 4m wide it is considered that, on balance, there is sufficient width on this corner plot to accommodate the proposed extension with the existing parking to remain at the rear of the site and accessed off Raddens Road. The proposed development is compliant with Policy DD4 of the Adopted UDP.

The decision to grant planning permission has been taken with regard to the policies and proposals in the adopted Dudley Unitary Development Plan (2005), the Black Country Core Strategy (2011), 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 details 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 development hereby permitted shall be carried out in accordance with the following approved plans: Drawing no's MC/324/01 Rev b, MC/324/02 Rev b and MC/324/03 Rev a all received on 23 February 2012.
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.
4. No additional openings shall be formed in the west and east elevations (the side elevations facing towards no. 41 Manor Abbey Road and Raddens Road) of the proposed extension hereby approved without the prior written approval of the local planning authority.



14 FEB 2011

RECEIVED
27 JAN 2011
OFFICE OF THE
COUNCIL ENVIRONMENT



ACCOMMODATION SCHEDULE			
HOUSES			
TYPE	NO	AREA	TOTAL AREA
Type A	6	2 bed 656 sqft	5148 sqft
Type B	11	3 bed 1016 sqft	11176 sqft
Type C	12	3 bed 969 sqft	11628 sqft
Type D	18	4 bed 1100 sqft	17800 sqft
Type E	5	4 bed 1115 sqft	5575 sqft
Type F	12	4 bed 1175 sqft	14100 sqft
Type G	4	4 bed 1250 sqft	5000 sqft
Type H	11	4 bed 1250 sqft	13750 sqft
Type J	5	4 bed 1250 sqft	6250 sqft
Type K	12	4 bed 1290 sqft	15480 sqft
Type L	12	4 bed 1298 sqft	15588 sqft
Type M	5	4 bed 1250 sqft	6250 sqft
Type N	13	4 bed 1350 sqft	17550 sqft
Type P	5	4 bed 1400 sqft	7000 sqft
Type Q	5	4 bed 1460 sqft	7300 sqft
Type S	2	5 bed 1980 sqft	3960 sqft
TOTAL	138		183,185 sqft

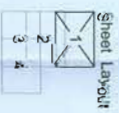
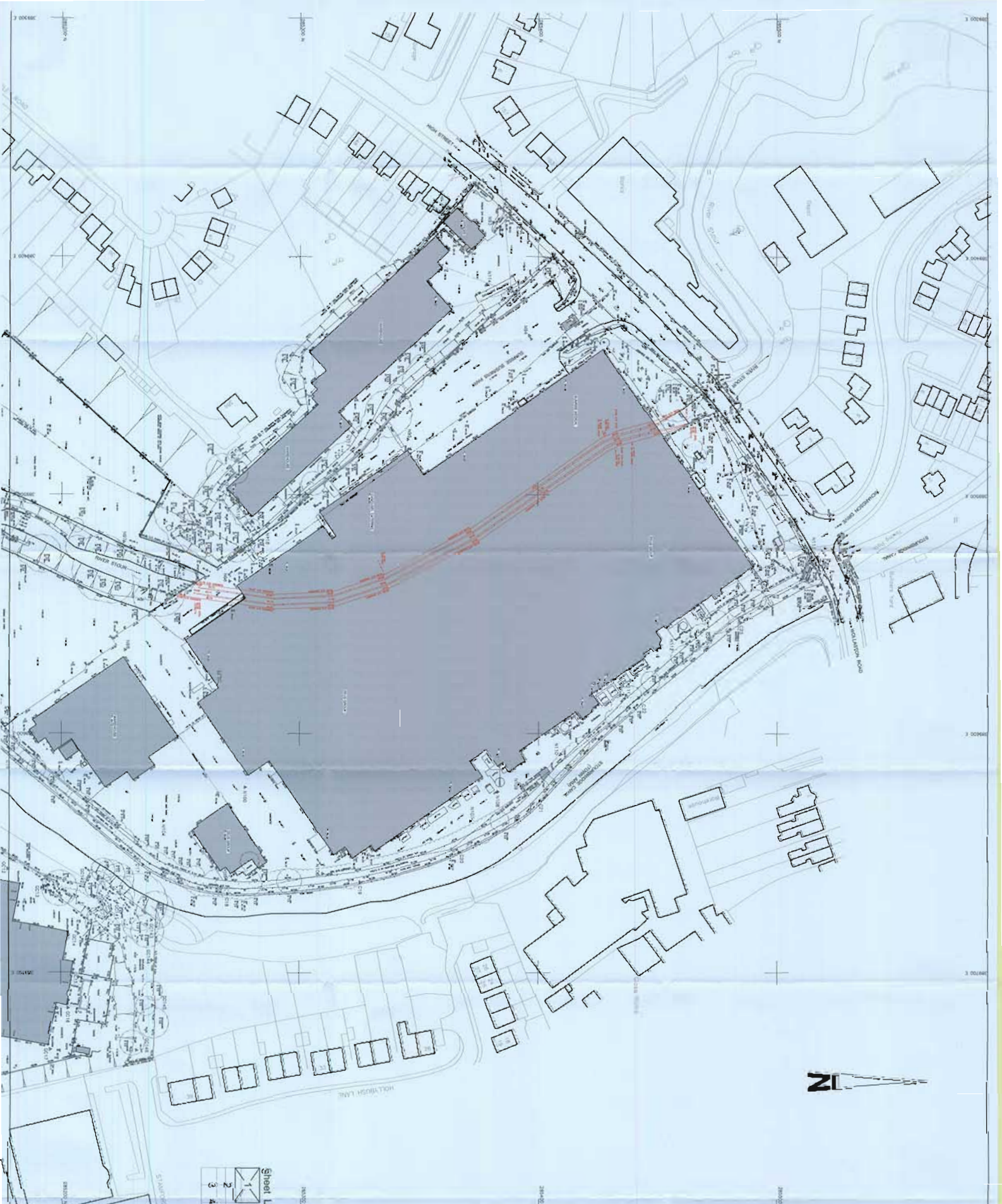
MET SITE AREA	41,950 SQM
	10.36 ACRES
COVERAGE	15,791 sqft / ACRE

PARKING		
DETACHED	103 @ 2.15	221
SEMI-DETACHED	33 @ 1.67	55
TOTAL	136 2.02 average	276

WARD Architects
 ARCHITECTS
 15-16
 HIGH STREET WILLOWTON WILLOWTON
 WILLOWTON
 WILLOWTON

THE REVELAN GROUP

4WA1011-P-02



Sheet Layout

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REVELAN
GROUP
Stourbridge Wharf
West Midlands

1:100
 September 2010
 MKS

MILTON KEVIN'S SURVEYS
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