

PLANNING APPLICATION NUMBER:P13/0018

Type of approval sought	Full Planning Permission
Ward	Halesowen North
Applicant	W Jarvis
Location:	56, GREENHILL ROAD, HALESOWEN, WEST MIDLANDS, B62 8EX
Proposal	TWO STOREY SIDE AND SINGLE STOREY SIDE/REAR EXTENSIONS (FOLLOWING DEMOLITION OF EXISTING GARAGE) (RESUBMISSION OF REFUSED APPLICATION P12/1371)
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The applicant's property is a detached residential property located in a street scene of properties that vary in their scale and design. The property is located down a single lane which serves 56 – 59a Greenhill Road. The property has a front gable and a side gable facing toward No. 57. There is distinctive castellation to the centre of the property, making internal provision for the staircase and also on opposing sides above the garage and the porch. The frontage of the site has sufficient parking for parking 2 no. vehicles off street. At the rear of the site, the property has an original coal shed which adjoins the property and also a lean to structure adjoining this. There is a recessed element which has original metal framed double doors and a retractable awning. Beyond this, the garage has a lean to roof which abuts the side elevation of No. 55.
2. No. 55 immediately abuts the application property at ground floor and has a side facing landing window at first floor. There is also a side facing window serving a landing in the loft space. There is a wide kitchen window at ground floor which affords some separation from No. 56 and is also set 1.3m back. The existing separation at first floor level between the two properties is approximately 3.5m.

3. On the opposing side No. 57, a gable fronted property has benefitted from a first floor flat roof extension set back from the front elevation of the property. There is a rear facing bedroom window which is immediately adjacent to the boundary with No. 56 and set forward approximately 1.1m. At ground floor level, there is a store which has been constructed on the boundary with No. 56.

PROPOSAL

4. The application seeks consent for development comprising the following elements:
 -
 - A two storey side extension with pitched roof, immediately adjacent to the boundary with the No. 55, spanning 8.6m in length and 2m in width. The ridge of the extension would extend to match the height of the main roof and include a front and rear roof light. A rear extension projecting 1.45m at ground floor would be incorporated into the extension forming part of the 8.6m length.
 - On the opposing side, a two storey pitched roof side extension in line with the front and rear elevations of the existing property and a single storey rear extension 4.85m in length and 3.3m in width. The single storey rear element would have a flat roof and be constructed akin to an orangery with an atrium style glass roof. This element proposes the castellation design.

HISTORY

5.

Application	Proposal	Decision	Date
P12/1371	Two storey side and single storey side/rear extensions (following demolition of existing garage)	Refused	24.12.12

P12/1371 was refused on consideration that the proposed two storey side flat roof extension and the proposed design of the facade would not accord with the design appropriately and would unduly impact upon visual amenity.

PUBLIC CONSULTATION

6. The application was advertised via neighbour notification letters sent to the occupiers of three neighbouring properties which could potentially be affected by the proposal. Neighbour re-notification was undertaken subsequent to amended plans being submitted due to inaccuracies in dimensions.
7. One response was received after the initial notification period. The material comments raised remarked that light to two side facing windows would be reduced as a result of the extension. These two windows have both been confirmed as non habitable.
8. Non material concerns were raised regarding the lack of access to the neighbouring garage roof and that demolition would impact upon the outside wall of the neighbouring property.

OTHER CONSULTATION

9. None required.

RELEVANT PLANNING POLICY

Saved Unitary Development Plan (2005)

- Policy DD1 – Urban Design
- Policy DD4 – Development in Residential Areas

Supplementary Planning Guidance

- Planning Guidance Note (PGN) 17– The House Extension Design Guide

Supplementary Planning Document

- Parking Standards and Travel Plans Supplementary Planning Document

ASSESSMENT

10. The proposed development must be assessed with regard to whether or not the

proposed design, scale and position are compatible with the existing dwelling and with the character of the surrounding area. The potential impact on the amenity of nearby residents and the impact, if any, on parking and highway safety must also be assessed.

11. Key issues:

- Character, Scale and Design
- Residential amenity
- Parking and highway safety

Character, Scale and Design

12. It is considered that this revised application has addressed the reasons for refusal of the previous application. The flat roof two-storey side extension and castellation proposed in the previous application have been removed from the proposal in favour of a conventional pitched roof as suggested by Officers. An element of the castellated feature remains but at ground floor only and therefore it would appear as a modest addition to the host property and within the street scene.

13. The height of the roof would match that of the host dwelling, not exceeding this and therefore not over dominating the host property.

14. The proposed development is therefore considered to be appropriate in terms of scale and design. It would assimilate with the host property in terms of design features and materials, and would be of appropriate scale, height and massing, thereby doing no harm to the visual amenity and character of the wider locality. The development would therefore comply, in terms of visual considerations, with saved Policy DD4 of the adopted UDP and the provisions in Planning Guidance Note 17 – The House Extension Design Guide.

Residential amenity.

15. In consideration of the neighbour comments concerning the side facing windows to No. 57, these have been confirmed by the Council as both serving a landing and therefore, not serving habitable rooms.

16. Despite the projection beyond the rear elevation of the neighbouring property No. 57, the ground floor element of the proposal would abut the ground floor store of No. 57 and would therefore not give rise to any loss of light or overlooking in relation to this neighbouring property. On the adjacent side, the modest rear extension proposed would be separated from the rear facing kitchen window to No. 55 and therefore not give rise to any adverse impact in terms of loss of light or impact upon the residential amenities of the occupiers of this property.

17. For these reasons, the proposed development would be acceptable in terms of residential amenity contrary to Saved Policy DD4 - Development in Residential Areas and Planning Guidance Note 17 – House Extension Design Guide.

Parking and Highway Safety

18. One additional bedroom is proposed, resulting in a four bedroom property. The existing garage would be rebuilt measuring 1.85m in width and therefore would be substandard in size and discounted from the parking provision. Despite this, sufficient space exists on the property's frontage in order to accommodate 3 vehicles clear of the highway. The proposal is therefore considered to comply with saved UDP Policy DD4 and also with the provisions of the Parking Standards Supplementary Planning Document which relates to public safety.

CONCLUSION

19. The proposed development is acceptable in terms of scale and design, having no detrimental impact on the visual amenity and character either of the host property or the surrounding area. The proposal would also cause no any harm to the residential amenity of the occupiers of the neighbouring properties. The proposal also raises no substantial concerns in relation to parking and highway safety. The proposed development is therefore considered to be acceptable, in accordance with Saved UDP Policies DD1 – Urban Design and Policy DD4 (Development in Residential Areas) of the adopted Dudley Unitary Development Plan (2005), Planning Guidance Note 17 (House Extension Design Guide) and also Parking Standards

RECOMMENDATION

20. It is recommended that the application is approved, subject to conditions.

Reason for Approval

The proposed development is acceptable in terms of scale and design, having no detrimental impact on the visual amenity and character either of the host property or the surrounding area. The proposal would also cause no harm to the residential amenity of the occupiers of the neighbouring properties. The proposal also raises no substantial concerns in relation to parking and highway safety. The proposed development is therefore considered to be acceptable, in accordance with Saved UDP Policies DD1 (Urban Design) and DD4 (Development in Residential Areas) of the adopted Dudley Unitary Development Plan (2005), Planning Guidance Note 17 (House Extension Design Guide) and also the Parking Standards and Travel Plans Supplementary Planning Document.

The decision to grant planning permission has been taken with regard to the policies and proposals in the Dudley Unitary Development Plan set out below and to all relevant material considerations including supplementary planning guidance:

Unitary Development Plan (2005)

Saved Policy DD1 (Urban Design)

Saved Policy DD4 (Development in Residential Areas)

Supplementary Planning Guidance Notes

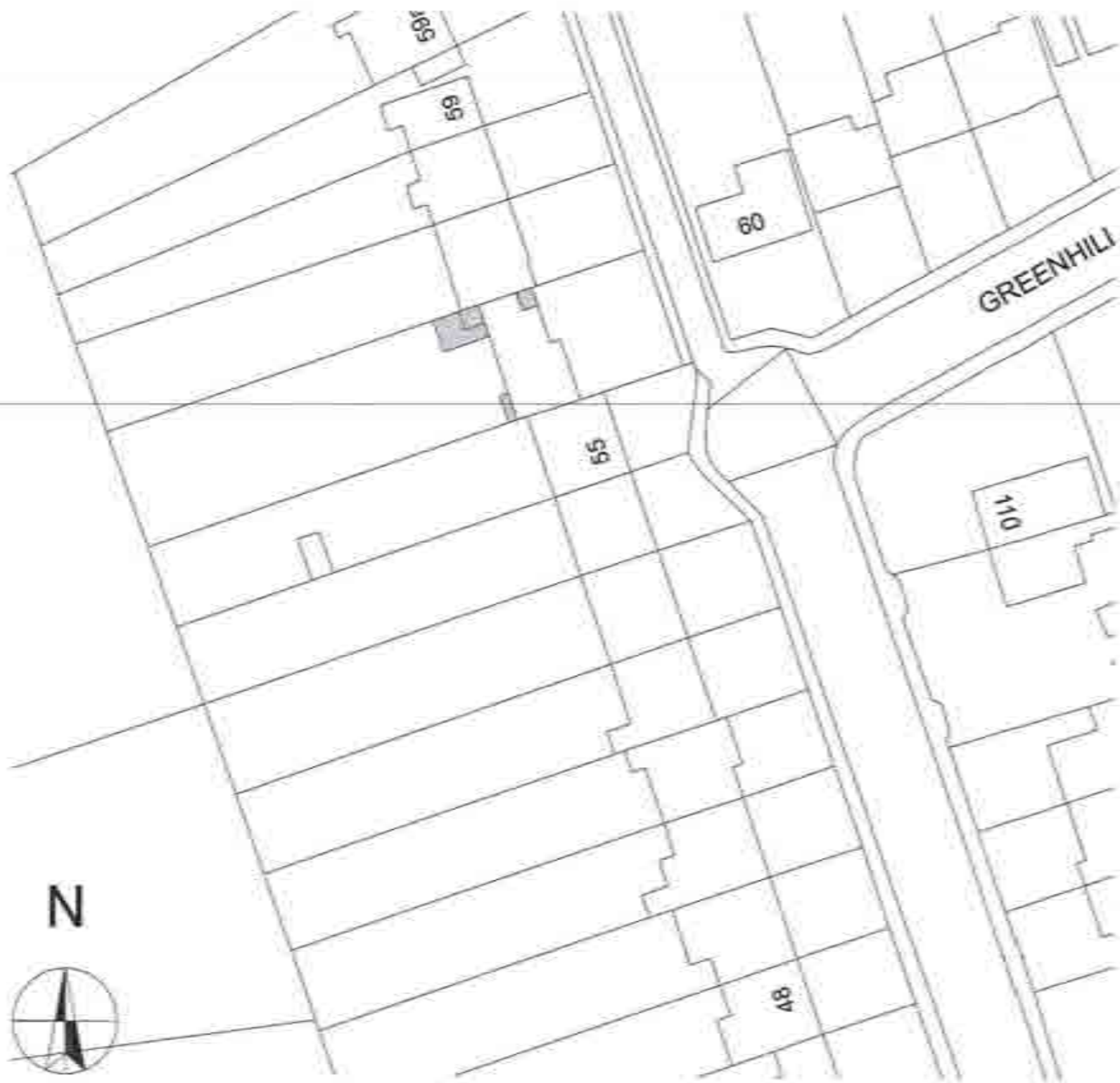
Planning Guidance Note 17 – House Extension Design Guide

Parking Standards and Travel Plans Supplementary Planning Document

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 Case Officer's 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:
1332.LP rev b, 1332.01 rev a, 1332.02 rev a, 1332.03 rev c and 1332.04 rev 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.



NORTH

BLOCK PLAN

1:500




NORTH

LOCATION

1:1250

REV	0	Location: red line and block plan altered	1-15-12
REV	0	Location: size altered	31-10-12

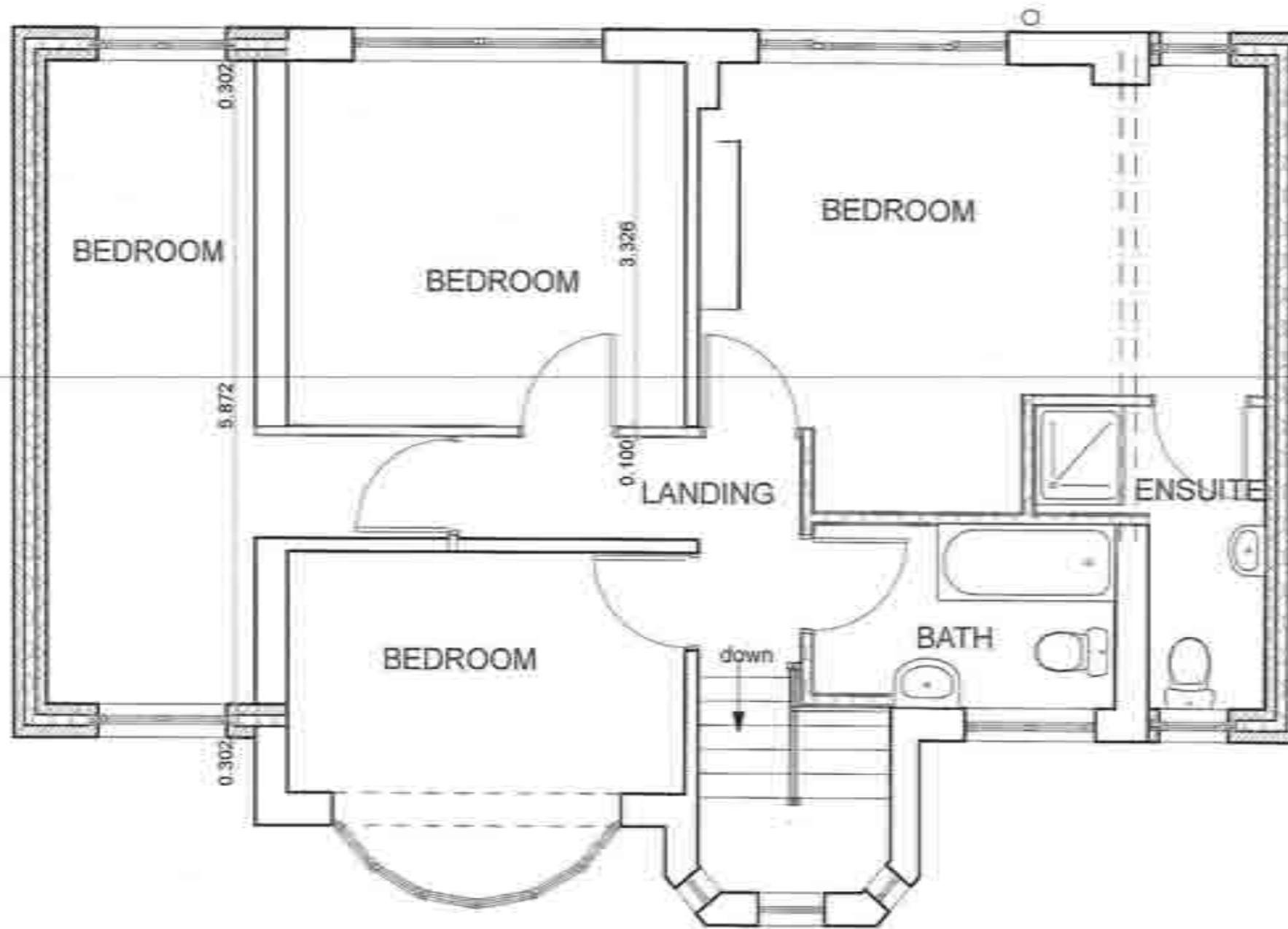
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95 GREENHILL ROAD
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 B62 9EX

PROPOSED TWO STOREY EXTENSION

Drawing No	13321P	Date	08/08/12	Scale	1:1250, 1:500	Drawn	tdr
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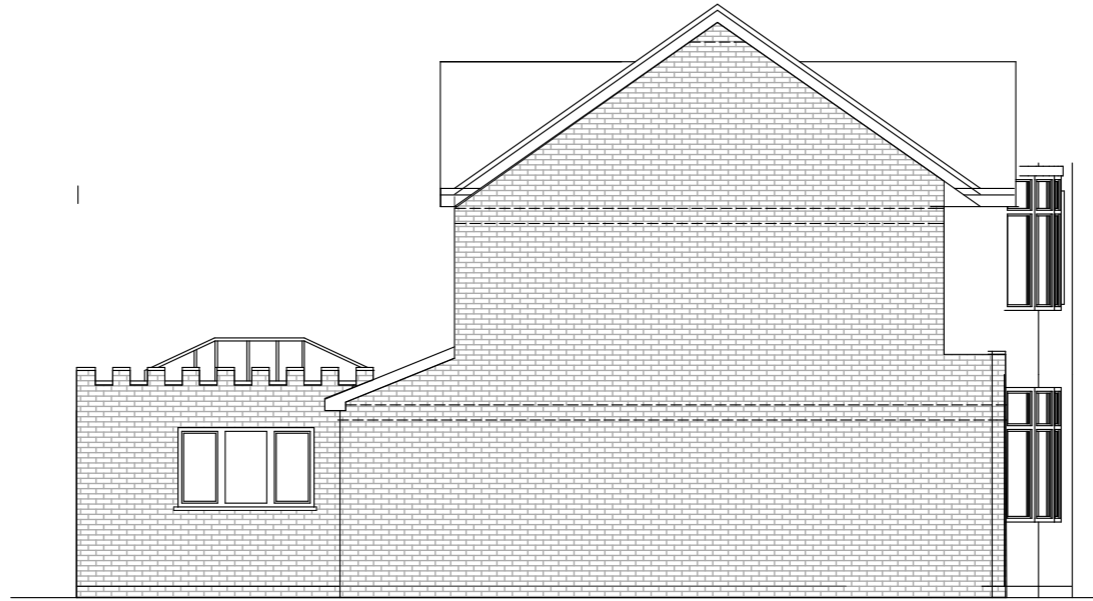


1 first floor 1:50

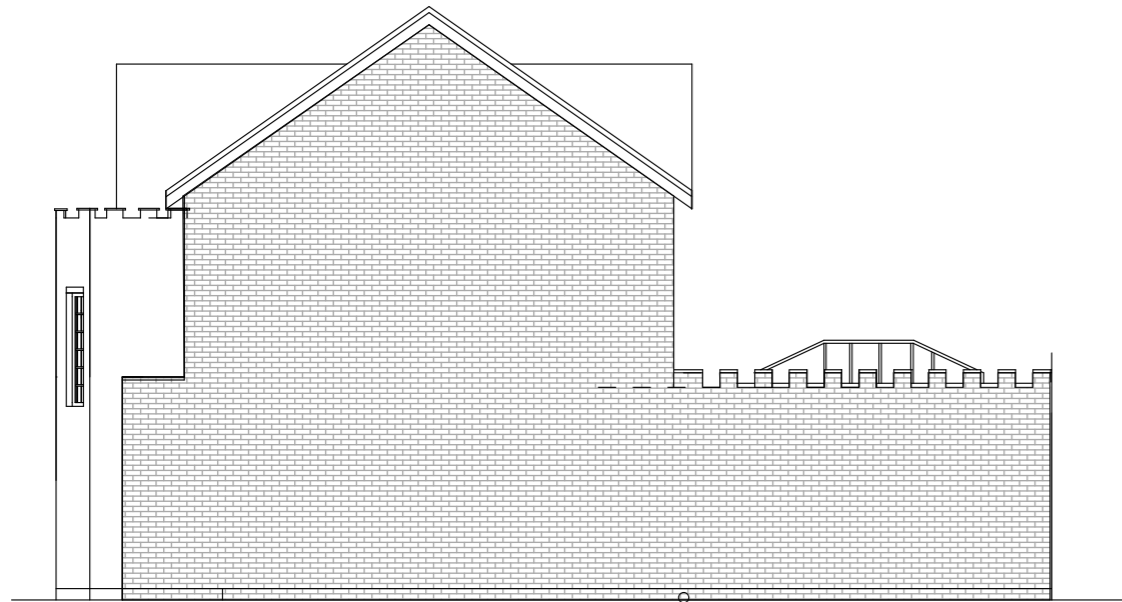
REV	2	Revisions: revised to show two access Planning office comments	20-12-12
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58 GREEN HILL ROAD HALESOWEN WEST MIDLANDS B62 6EX			
PROPOSED TWO STOREY EXTENSION			
Drawing No	E332/04a	Date	12/12/12
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PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION

rev	c	Porch revised	28-1-13
rev	b	elevations revised to take into account Planning officer comments	20- 12-12
rev	a	elevations revised	31- 10-12

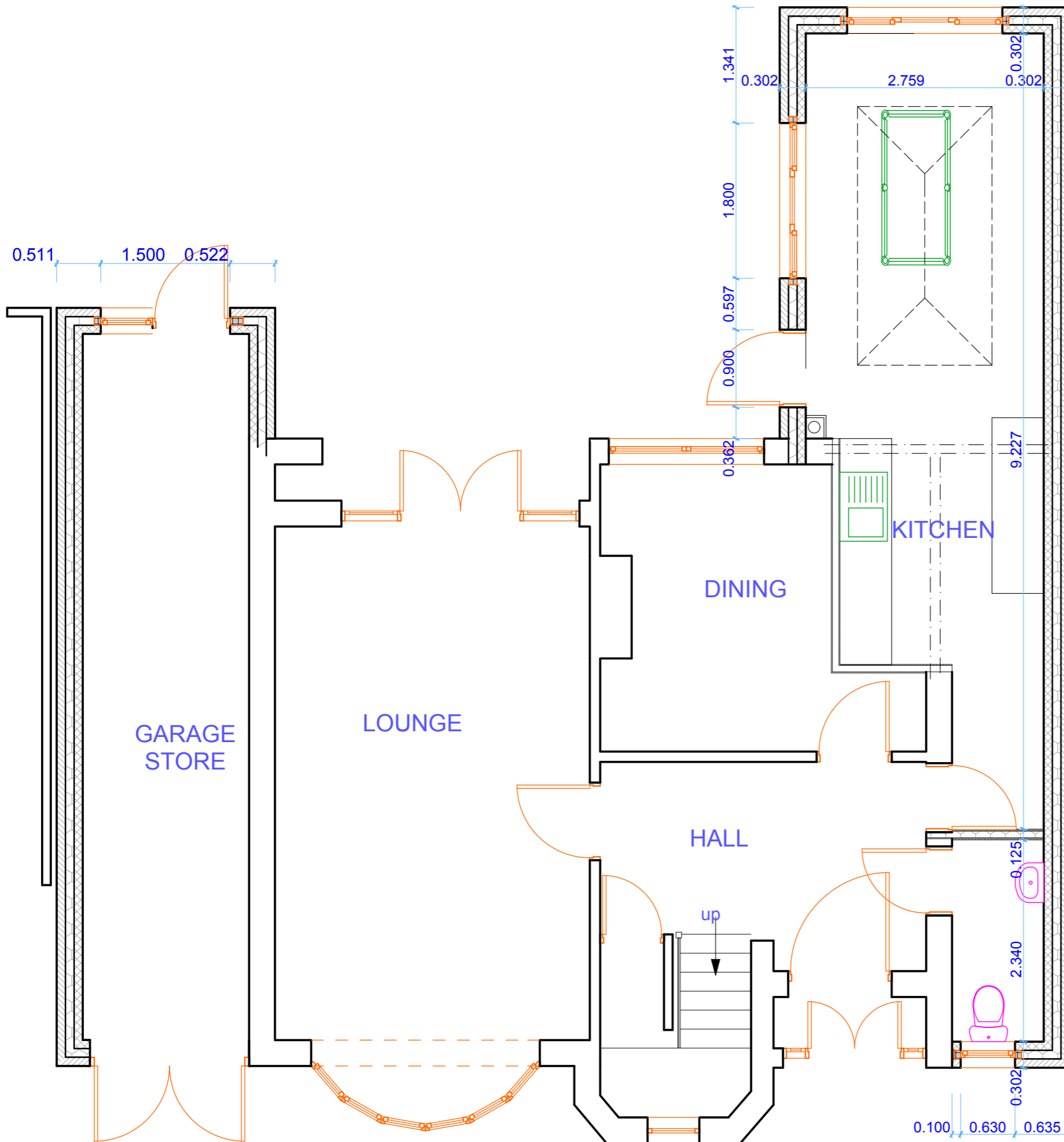
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PROPOSED TWO STOREY EXTENSION

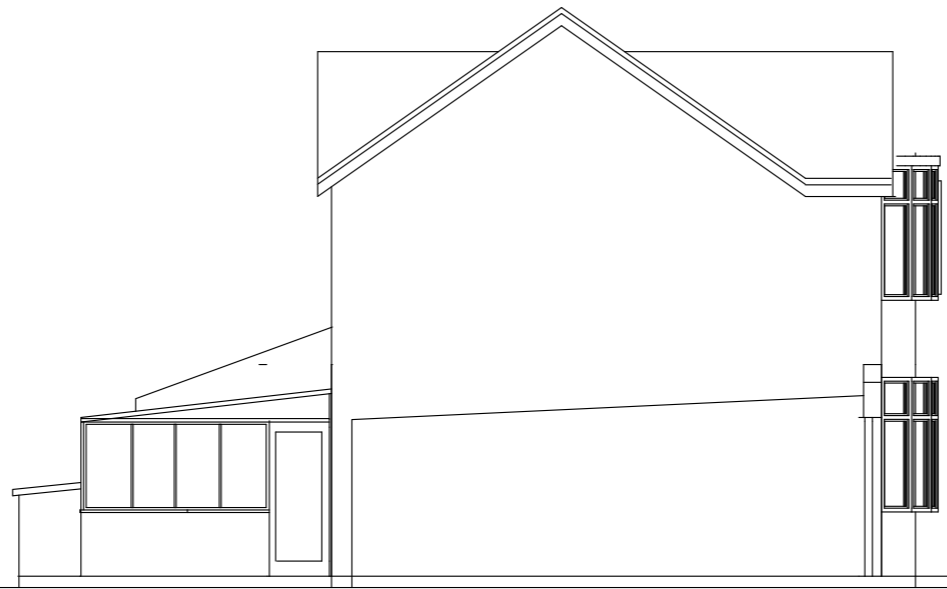
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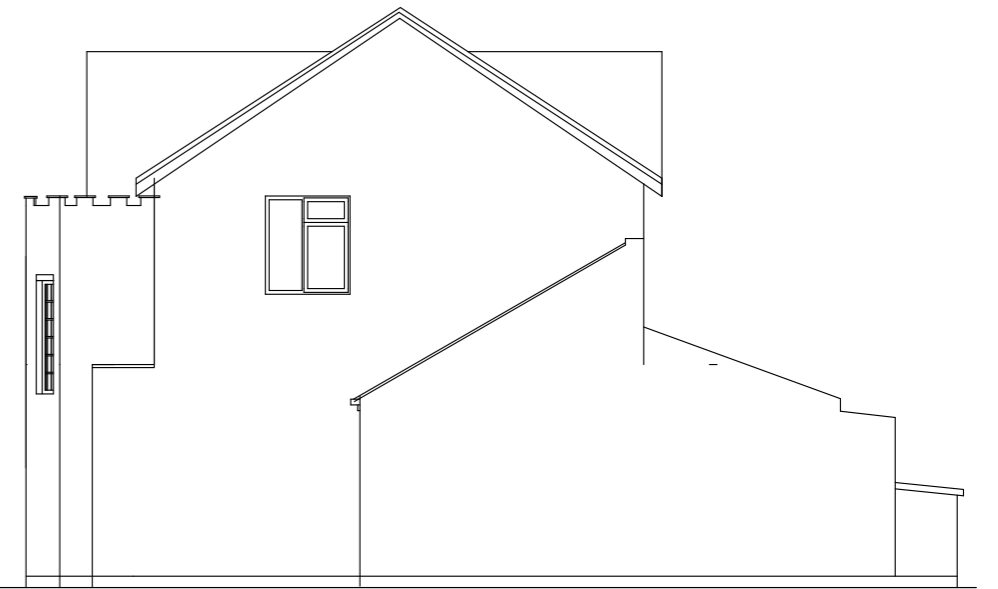
rev	a	Porch revised	28-1-13
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PROPOSED TWO STOREY EXTENSION			
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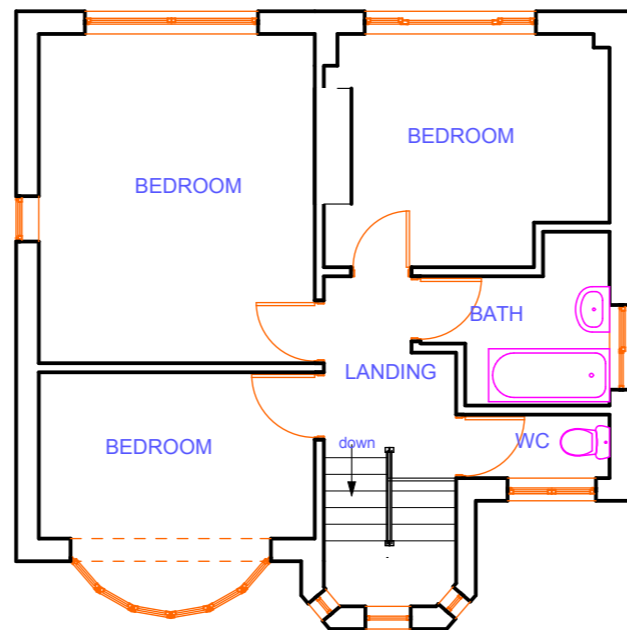
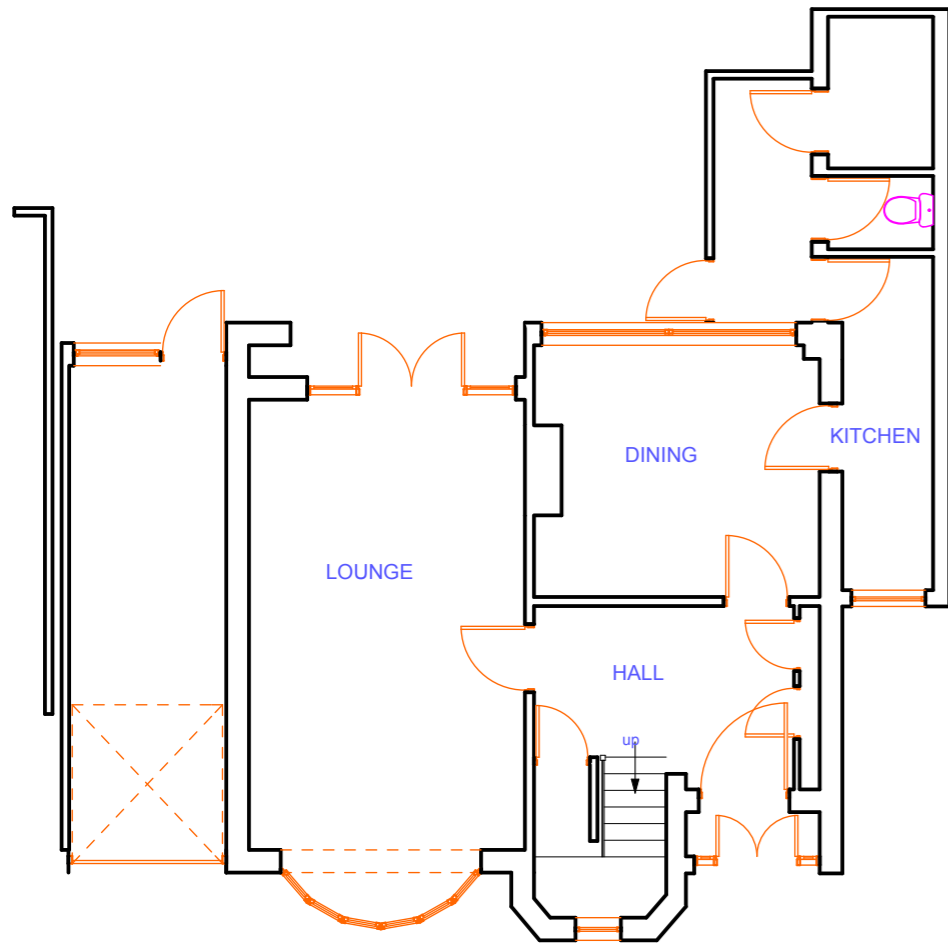
EXISTING FRONT ELEVATION



EXISTING SIDE ELEVATION



EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION

rev	a	Porch revised	28-1-13
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PROPOSED TWO STOREY EXTENSION			
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