

## **PLANNING APPLICATION NUMBER:P10/1648**

Type of approval sought	Full Planning Permission
Ward	NORTON
Applicant	Mrs Renate Boethling
Location:	<b>25, FAIRWAYS AVENUE, NORTON, STOURBRIDGE, DY8 2RN</b>
Proposal	<b>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).</b>
Recommendation Summary:	<b>APPROVE SUBJECT TO CONDITIONS</b>

### **SITE AND SURROUNDINGS**

1. The application site measures 740m<sup>2</sup> 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 that projects 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 post and chain rail to 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, the adjacent dwelling, is a two storey detached property located to the north of the application site which features an existing single storey side extension that projects 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 located further along Fairways Avenue. 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 planning 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. The roof height of the original bungalow would also be increased so that dormer windows could be added on the front and rear elevations and rooms provided within the first floor roof area. These additions would provide a lounge and dressing room / en-suite at ground floor level and three bedrooms at first 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 1.85m at the rear. The roof above would be pitched and would measure 5.05m 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 6.4m in width and 7.35m in length. The roof above would be pitched with a 5.05m ridge height.
7. The original roof of the bungalow would be increased in height by 1.25 metres from 5.35m to 6.5m. The three proposed front facing dormer windows would feature a pitched roof 6m high, 2.8m wide and 3.5m in projection from the original roof pitched when measured perpendicular to the main house. The two rear dormers would be the same size as those on the front.

8. There would also be a porch canopy measuring 3.7m in height, 1m in front projection and 2.95m in width. The porch would be removed and the recessed front door and W.C. would be brought forward to line through with the front elevation.

## HISTORY

9. The application property has two relevant planning applications.

APPLICATION No.	PROPOSAL	DECISION	DATE
P06/0482	Side, rear and front extensions to create porch, lounge, conservatory, en-suite and dressing rooms. Detached double garage.	Withdrawn	21.03.06
P10/1262	Single storey side extension, two storey side extension with single storey conservatory (following demolition of existing	Refused	03.11.10

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

10. Direct notification was carried out to three surrounding properties (No.23 Fairways Avenue, 'Glenmorrie' and the Golf Club) by way of neighbour notification letter and a site notice was also displayed. This level of consultation is the same that was carried out for the previous planning application. As a result letters of objection have been received from the occupiers of seven neighbouring properties. The latest date for receipt of comments was 31<sup>st</sup> January 2011.

11. The comments were based on the following material planning grounds:
- a. The size, appearance and layout of the extensions would not be in-keeping with the street;

- b. The development would be over-bearing and out of character with the area – it would appear alien in the surroundings;
- c. The height of the extension would severely affect the amount of sunlight to the neighbouring property.
- d. Overlooking of no. 23 Fairways Avenue from the rear facing first floor windows.
- e. Increase in demand for parking close to a junction
- f. Potential problems with drainage

## **OTHER CONSULTATION**

12. Group Engineer (development): No objection subject to the provision of three off-street parking spaces.

## **RELEVANT PLANNING POLICY**

- National Planning Policy  
PPG2: Green Belt
- Black Country Joint Core Strategy (2011)  
ENV1: Nature Conservation
- Saved Unitary Development Plan (2005)  
DD4: Development in Residential Areas  
S01: Green Belt
- Supplementary Planning Documents  
Parking Standards and Travel Plans
- Supplementary Planning Guidance  
PGN 12: The 45 Degree Code  
PGN 17: House Extension Design Guide

## **ASSESSMENT**

13. Key Issues

- Policy
- Design

- Amenity
- Highway Safety

### Policy

14. The development, as a householder extension, which would not be located within the Green Belt or adjacent SINC would not have a detrimental impact on the open 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 which these additions would be as the additional footprint and mass would not be excessive. Policy S01 states that there should be no impact on the openness of the area resulting from the additions and in this case the extensions would be 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 and Policy S01 – Green Belt of the adopted UDP.

### 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.
16. The proposed side extensions would not be excessive in width, with the southern addition projecting only as far from the original property as the existing garage extension. The pitched roofs would also match with the existing bungalow and as the extensions would be set back from the front of the house and lower than the main roof height they would appear as subservient additions to the main bungalow.
17. The side extension to the northern side would leave a very small gap between this property and No. 23 however the extension in this location would be very modest in size and it is considered that it would be integrated satisfactorily.
18. Despite the corner location of the property the proposed extensions would not project any further towards either Fairways Avenue or Racecourse Lane than the

existing dwelling and garage. The proposed pitched roof would enable the extension to be better integrated with the original dwelling than the existing flat roof garage.

19. The additional modest porch and front additions to the existing recessed front door would also relate satisfactorily to the original property and would not have a detrimental impact on the appearance of the dwelling. The front addition would also line through with the main front elevation and be set further back than the existing porch.

20. The roof height would not be significantly increased above the height of the existing roof (the proposal would result in an overall increase in height from 5.35m to 6.5) and would relate to the original design of the bungalow. The main pitched roof would be replicated and the pitched roof dormer windows on the front and rear elevations would relate to the pitched roof of the main house. Although there are no other dormer windows within the immediate street scene along Fairways Avenue the bungalow is currently of an individual design when compared to the majority of houses within the street and these additions would be acceptable in that regard. In addition the properties that front Racecourse Lane are also of individual design. The porch would also have a pitched roof and it would relate well to the dormer windows at first floor level. The dormer windows on the front elevation would broadly line through with the larger windows at ground floor level except the middle window. However, as these windows would be separated at equal distances across the front elevation this would appear appropriate and would not result in a detrimental impact on the streetscene.

21. The application property is an individually designed detached bungalow set within a street scene of predominantly two storey dwellings. The alterations to the bungalow would create a two storey dwelling which would be in scale with the surrounding properties. Overall it is considered that the additions would be well integrated with the main house and the addition of first floor accommodation would be acceptable due to the predominantly two storey nature of the properties within the street. The additional mass would not be excessive and the added foot-print would not be

considered as overly large in comparison to the original property. The modest side additions would not appear out of keeping with the host property or be visually discordant within the mixed street scene despite the corner location of the property. Therefore, the proposal would comply with Policy DD4 – Development in Residential Areas of the Saved UDP (2005) and PGN 17 – House Extension Design Guide.

### Amenity

22. The northern side extension would project towards the boundary with no. 23 Fairways Avenue. However, as a single storey extension which would not project significantly past the rear elevation of the adjacent property there would be no breach of the 45 degree code. Therefore, there it is considered that there would be no adverse impact on the outlook or level of light from the front or rear facing windows of the adjacent dwelling. As a single storey extension there would be no impact on privacy from the proposed front facing window or rear facing door on this element of the proposal. Although there would be a rear facing roof window in close proximity to the boundary this would be a high level ground floor roof window which would not enable overlooking. The southern side addition would be 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.

23. The proposed rear facing first floor windows would not enable overlooking of any of the windows at No. 23 Fairways Avenue. Although there would be some reduction in privacy in the rear garden of No. 23 due to the orientation of No.25 in relation to No.23 and it is therefore considered appropriate to ensure that the first floor window closest to the boundary between the properties and the rooflight in the proposed side extension should be conditioned to be obscurely glazed to ensure that any impact on privacy is limited.

24. The relationship between the properties would then be similar to a traditional case of adjacent two storey dwellings and it is worth noting that there is an existing two storey dwelling on the other side of No.23. The raising of the roof would also not have a significant impact on the level of sunlight reaching any of the windows or the

garden area of this property. It is not considered that the proposed extensions would be overbearing despite the slightly different orientation of the dwelling.

25. The northern side extension and roof additions would be over 22m from any part of the property located to the west, Glenmorie. This distance satisfies the Council's separation standards and there would be no detrimental impact on amenity for the occupiers despite the addition of a first floor. The side extension on the southern side would be located only 20m from the existing extension to Glenmorie. However, this proposed room is non-habitable and forms a laundry so it would not result in a detrimental impact on the amenities of the occupiers of Glenmorie.

26. The proposed extensions would not result in a detrimental impact on any other properties, for example the Golf Course located to the rear, due to the sufficient separation distances.

27. It is therefore considered that the living conditions of neighbouring residents would not be unreasonably harmed by the proposed extension despite the addition of a first floor. The proposal therefore complies with Saved UDP Policy DD4 – Development in Residential Areas, PGN 12 – The 45 Degree Code and PGN 17 – House Extension Design Guide.

#### Parking Standards

28. The extension would increase the parking requirements of the dwelling due to the increase in bedrooms from 2 to a possible 5 in total. Therefore in accordance with the Council's current adopted SPD a maximum of three car parking spaces would be required on the site and safely off the highway. With the loss of the double garage (which could be converted under permitted development rights anyway) there would remain at two car parking spaces on the frontage of the property. Whilst this is one space short of the maximum parking standards it is considered that this is an acceptable level of parking provision and that the proposal would comply with the Parking Standards and Travel Plans SPD and would not have a detrimental impact on highway safety.



29. However the Group Engineer (Development) has requested that a third off-street parking space be provided to the front of the dwelling. The applicant's agent has verbally agreed to provide the additional space and the amended plan will be attached to the Pre-Committee Notes.

## CONCLUSION

30. It is considered that the proposed side extensions would be subservient and in-keeping additions to the main dwelling. The raising of the roof to create first floor accommodation would be acceptable as the design would be broadly in-keeping with the host property and considering the different design and two storey nature of the surrounding houses the changes to the application property would be acceptable. The dormer windows would also be acceptable on this bungalow within a street scene comprising mainly two storey dwellings of a different design. There would also be no detrimental impact on residential amenity for any nearby residents subject to the windows in close proximity to No. 23 Fairways Avenue being obscure glazed and the maximum standards of 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

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

### **Reason for the Grant of Planning Permission**

It is considered that the proposed side and modest front extensions along with raising of the main roof to create first floor accommodation would relate satisfactorily to the existing dwelling, protecting visual and residential amenity. There would be no adverse effect on the street scene or character and appearance of the area and there would be no demonstrable harm to neighbouring amenity. The proposal, therefore, complies with the following Council policies and guidance;

Policy DD4 – Development in Residential Areas and HE4 – Conservation Areas of the Saved Dudley UDP, PGN 12 – The 45 Degree Code and PGN 17 – House Extension Design Guide.

The decision to grant planning permission has been taken with regard to the policies and proposals in the Dudley Unitary Development Plan and to all relevant material considerations including Supplementary Planning Guidance.

The above is intended as a summary of reasons for the grant of planning permission for further detail please see the application report.

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. Prior to the extensions hereby approved first being brought into use the first floor window in the rear elevation serving Room A and the rooflight serving the approved dressing/en-suite in the ground floor extension on the north side of the property as shown on the approved plans shall be obscure-glazed and non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and thereafter maintained in that condition.
3. The development hereby approved shall be carried out in accordance with the details shown on labelled drawings referenced: 'JM0515/10' and 'JM0515/11'

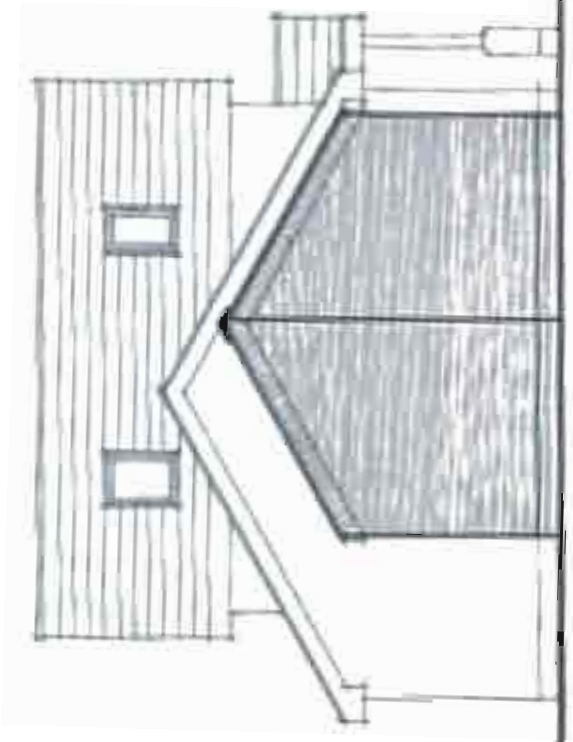
25 Fairways Avenue  
Marlton  
Stourbridge



Promap

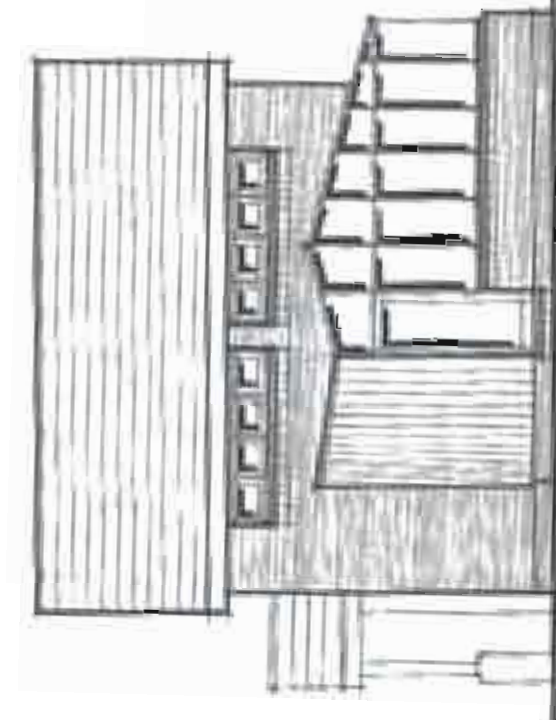
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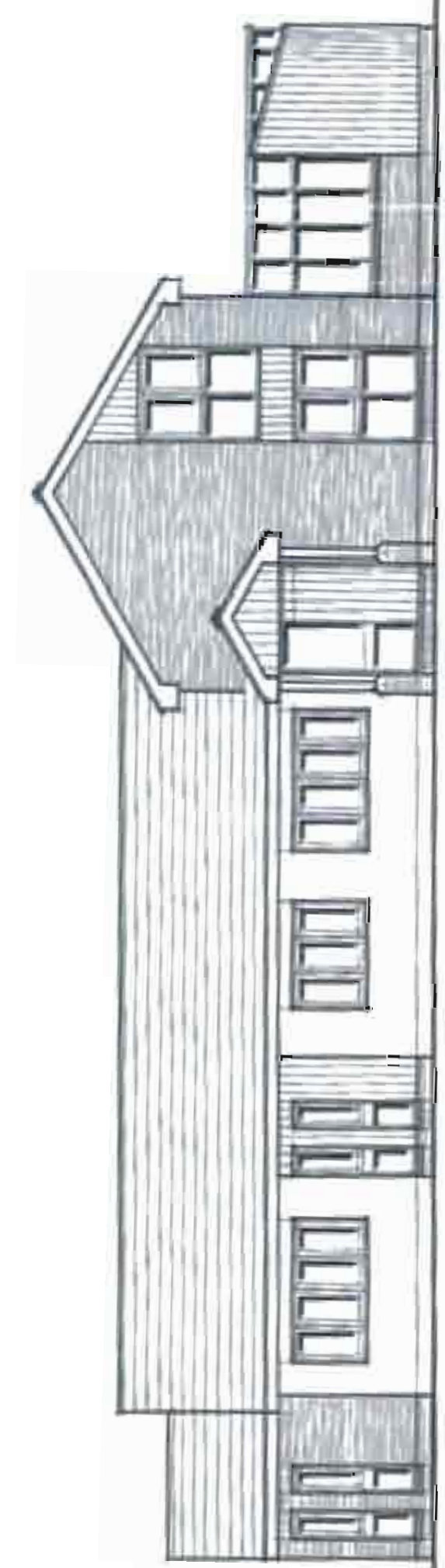


Side (east) elevation.

roof: concrete tiles to match existing  
walls: facing brickwork to match existing  
windows: small windows  
cladding: stained timber boarding



Side (west) elevation.



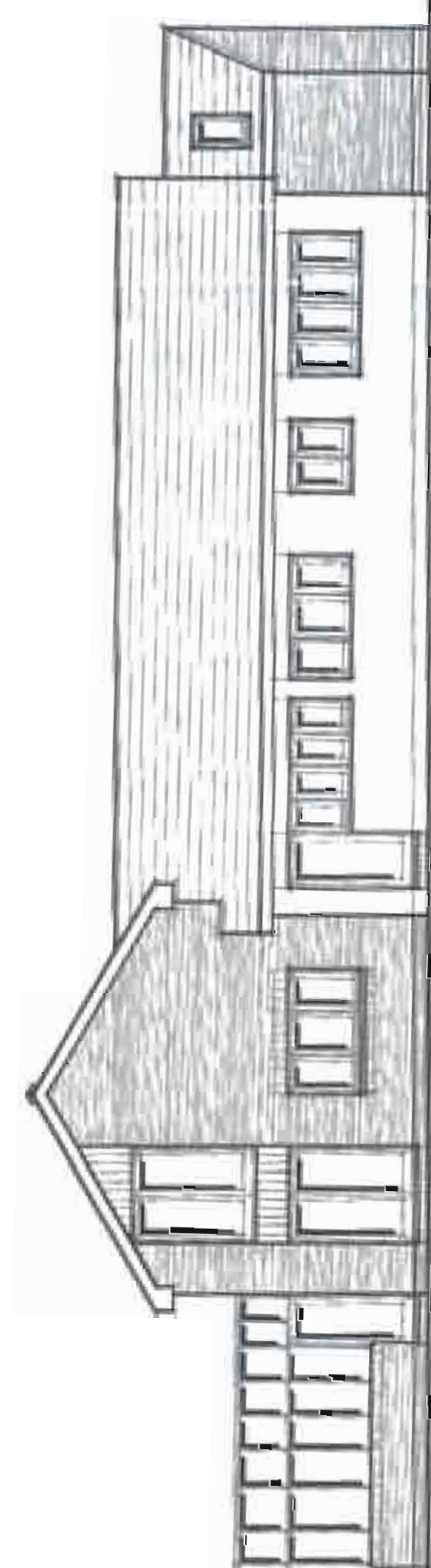
Front (north) elevation.

roof: concrete tiles to match existing  
walls: facing brickwork to match existing  
windows: small windows

cladding: stained timber boarding

walls: facing brickwork to match existing  
windows: small windows with fabric panels of stained timber boarding

roofs: stained timber boarding



Rear (south) elevation.

conservatory  
roof: translucent polycarbonate sheets  
walls: facing brickwork to low level with glazing above  
frames: small

walls: facing brickwork to match existing

walls: facing brickwork to match existing  
windows: small windows with fabric panels of stained timber boarding

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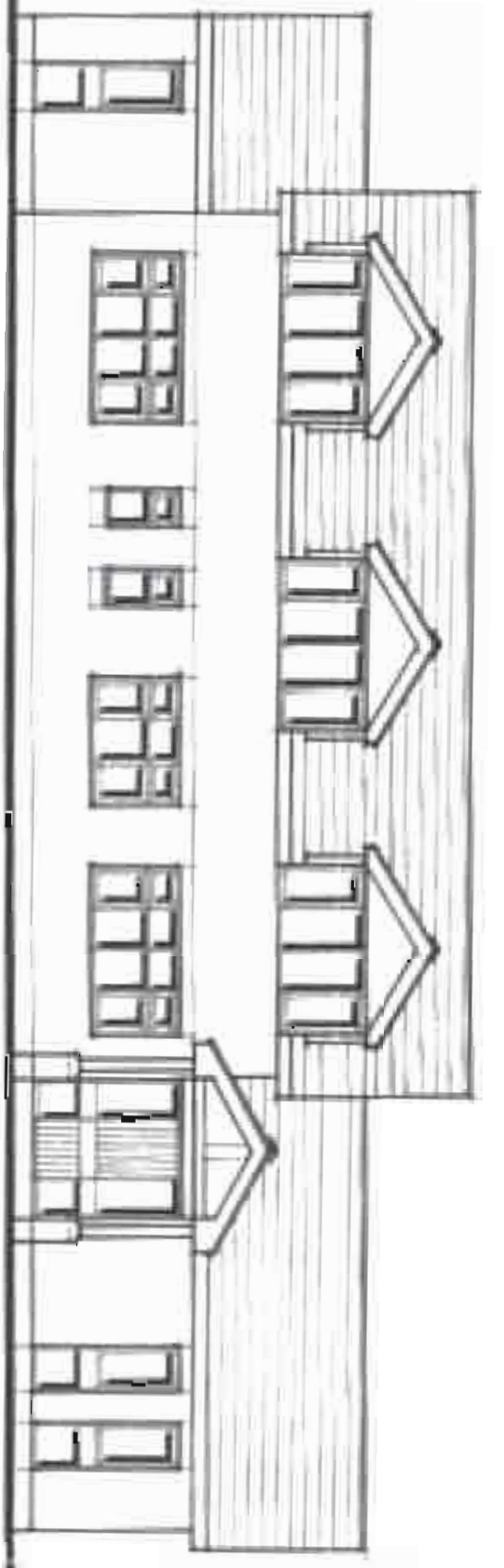
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reference: JM.0515/03 revision:

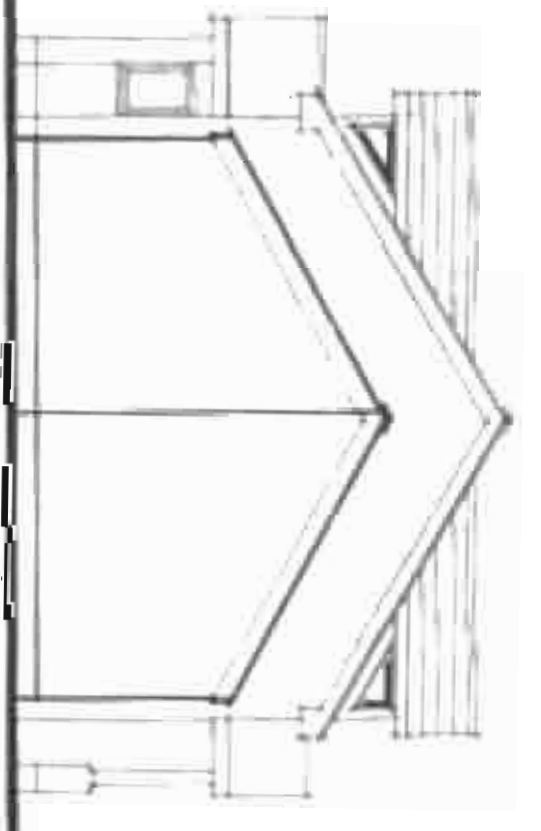


roof: concrete tiles as existing  
windows: put in as existing  
walls: facing brickwork as existing



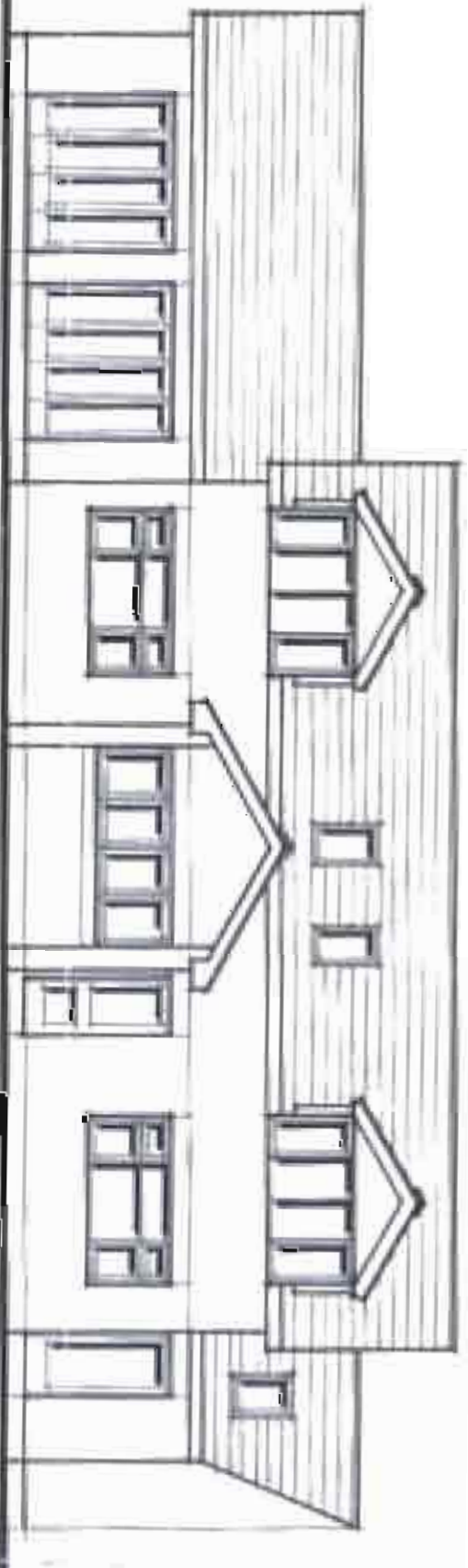
Front Elevation.

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facade: painted timber as existing  
windows: put in as existing  
walls: facing brickwork as existing

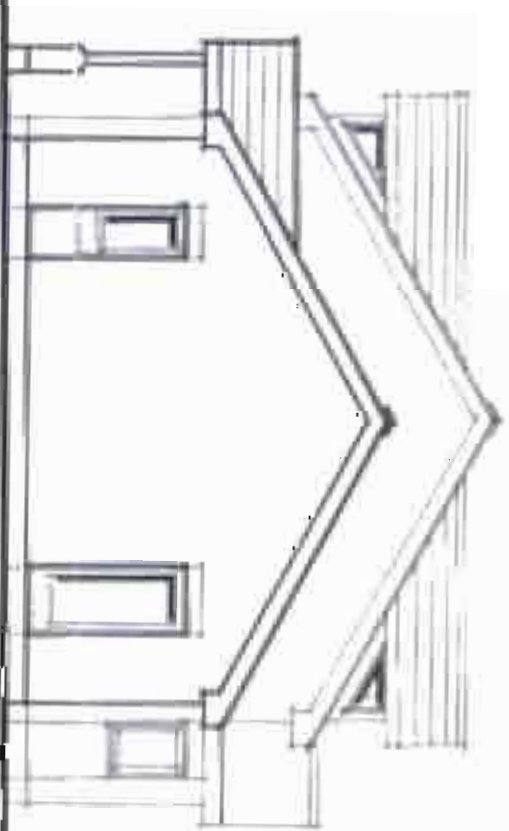


Side Elevation.

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facade: painted finish as existing  
windows: put in as existing  
walls: facing brickwork as existing



Rear Elevation.



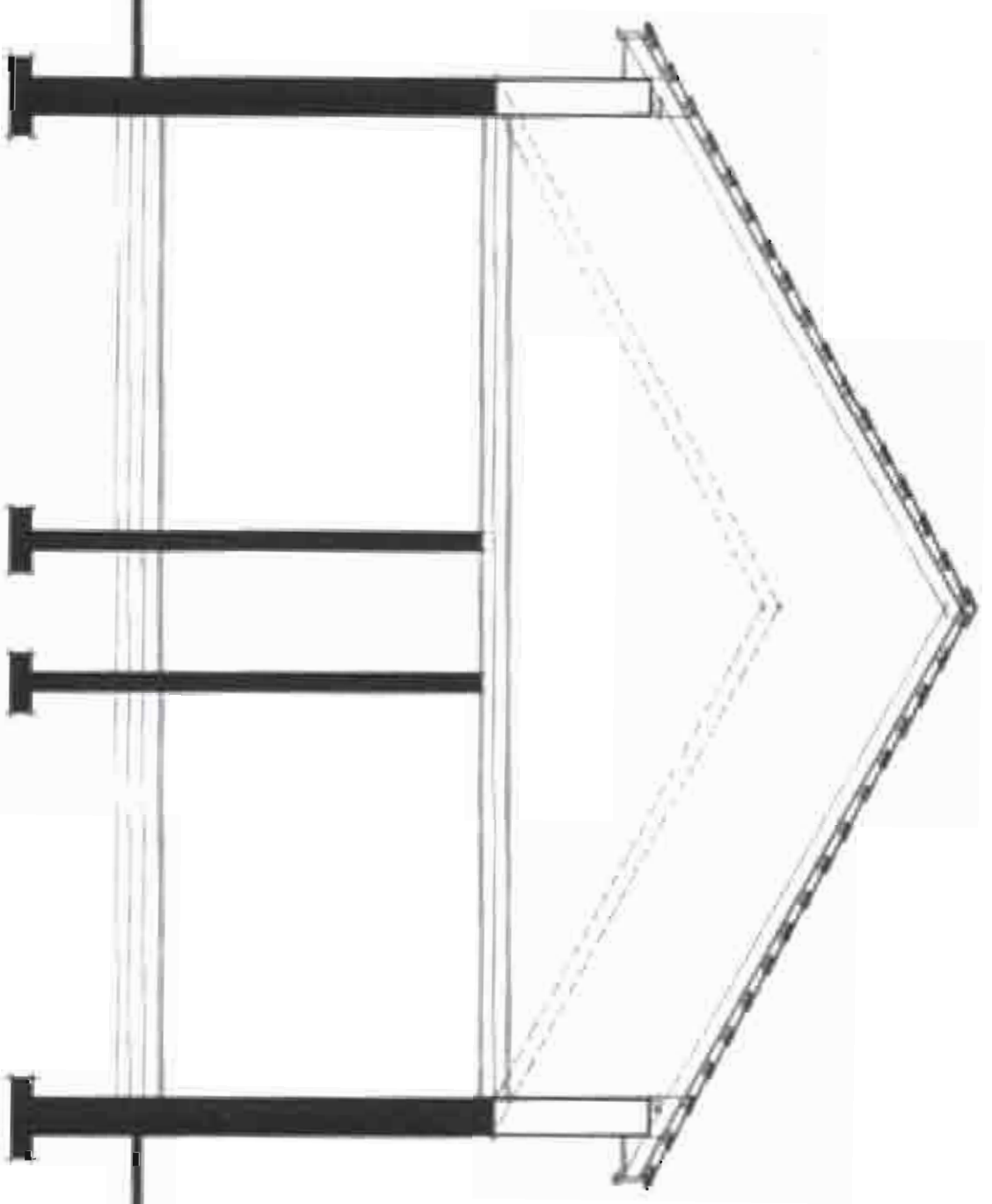
Side Elevation.

existing walls to be retained  
new walls to be constructed

roof: new roof to be constructed at new height existing at existing gable  
roof: existing roof to be removed, corrugated & structural members salvaged for reuse  
floor: new floor joists to be built in between existing ceiling joists, with new floor boarding finish  
ceiling: existing ceiling to be retained

floor: existing ground floor to be retained

Section



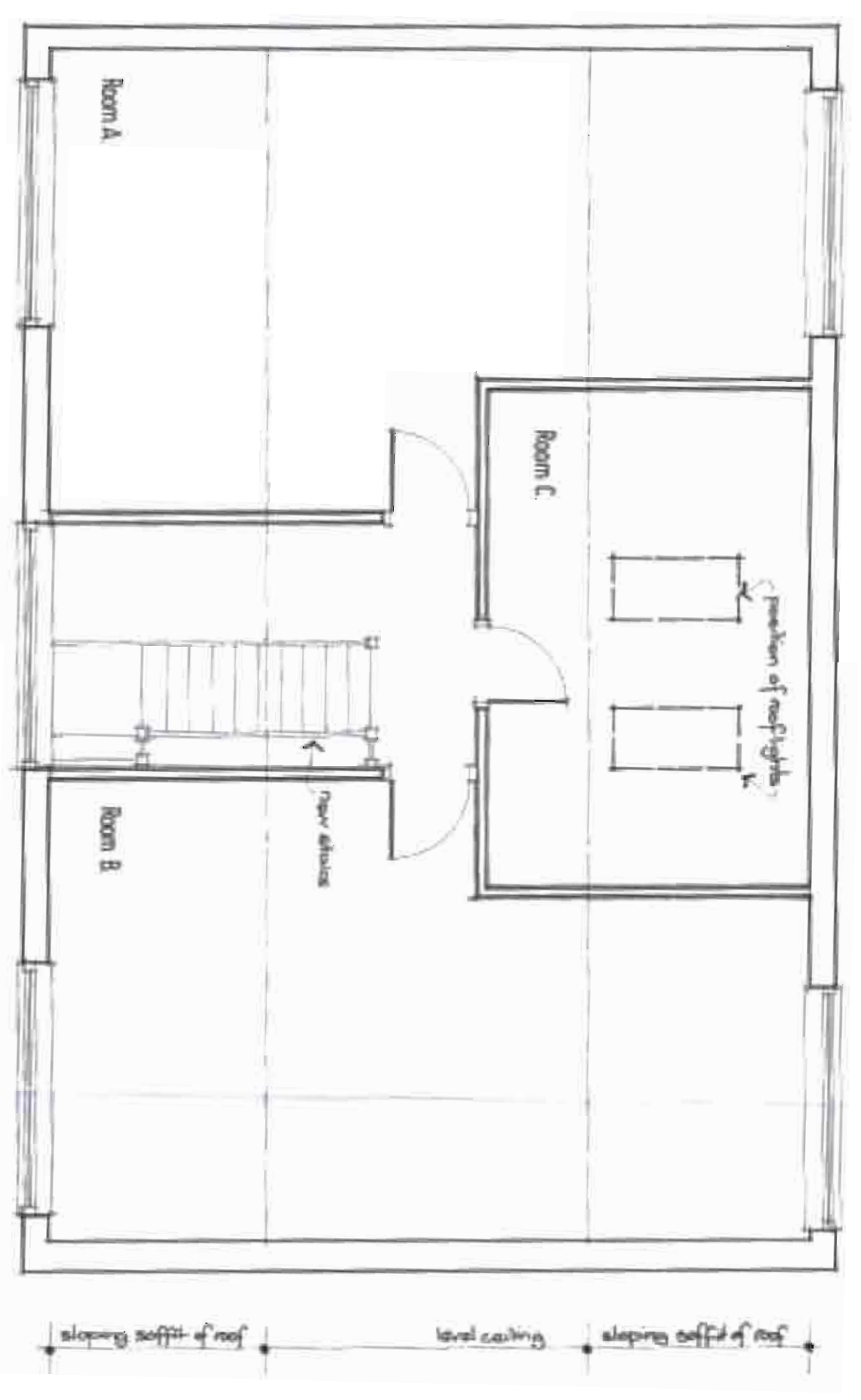
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project: 25 Fourways Avenue,  
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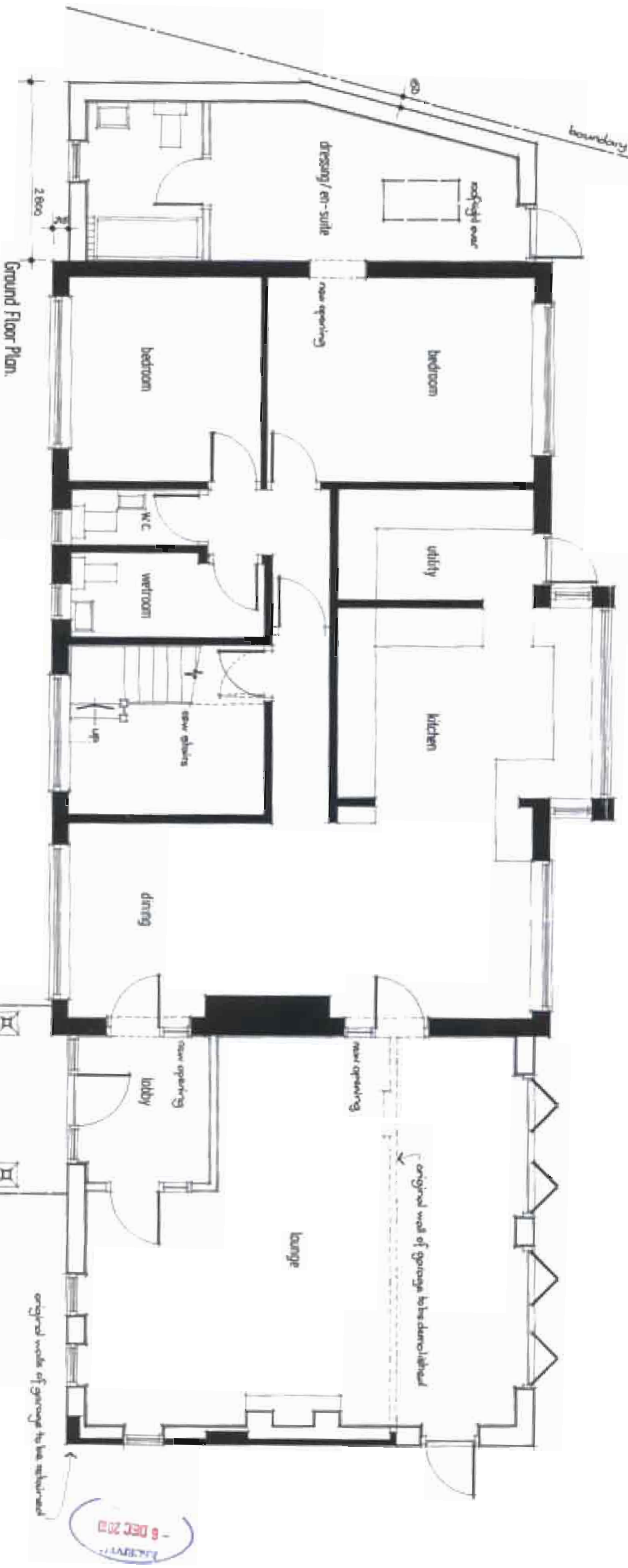
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scale:	1:50 & 1:100	date:	November 2010
reference:	JM 0515/11	revision:	



existing walls to be retained

new walls to be built



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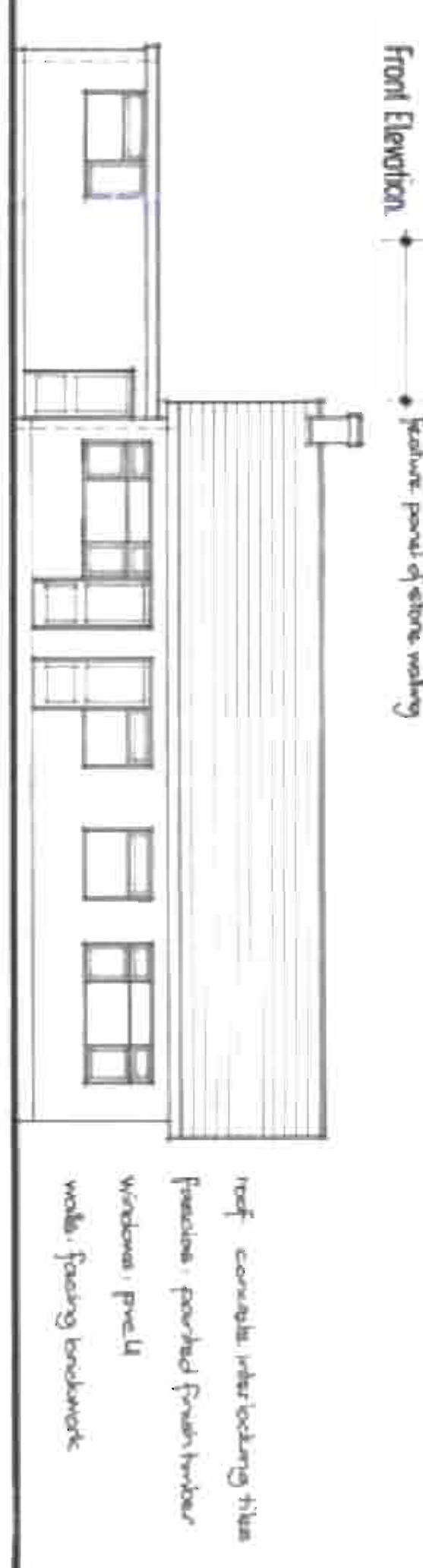
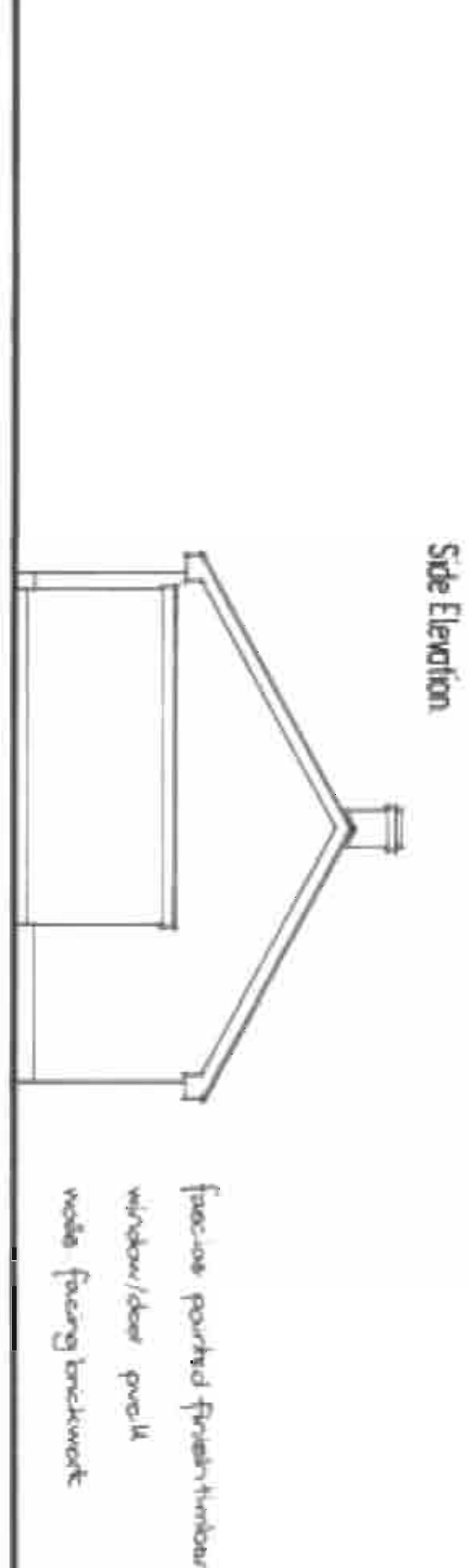
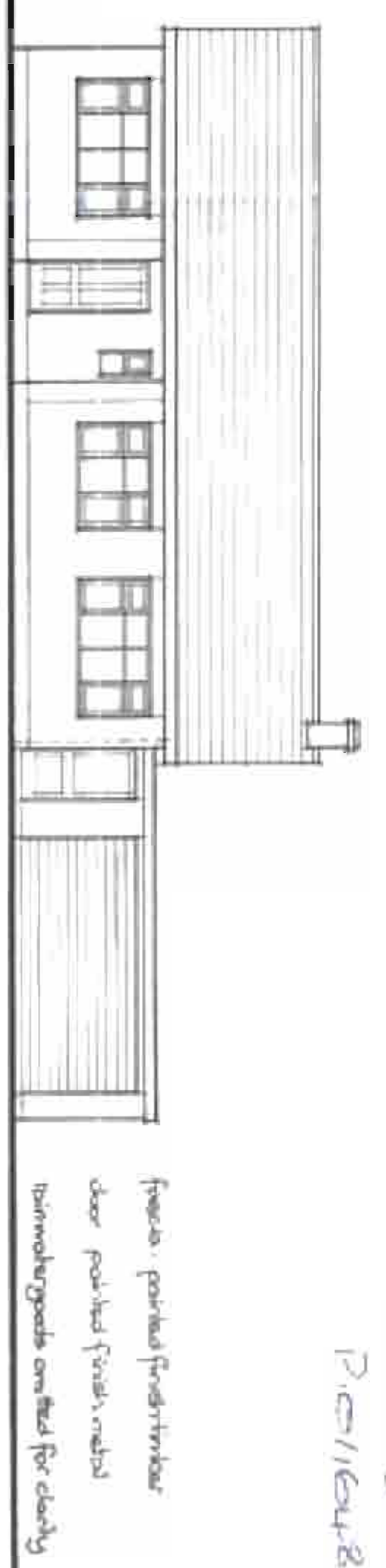
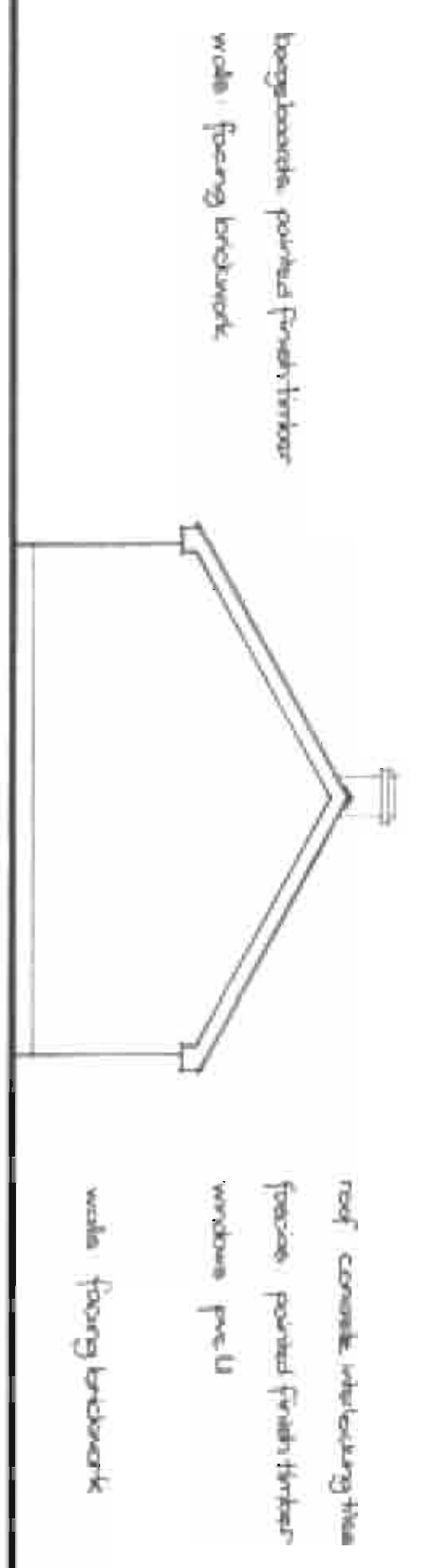
project:  
25 Four ways Avenue,  
Norton,  
Stourbridge.

date:  
November 2010

scale:  
1:50

reference:  
M 0515/10

title:  
Proposed Details.



A large size drawings details added

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Project: 25 Farways Avenue  
Norton  
Stourbridge

Title: Existing Details

Scale: 1:50 & 1:100  
Date: February 2005  
Revision: JM 05/6/01  
Author: A