

PLANNING APPLICATION NUMBER:P08/0134

Type of approval sought	Full Planning Permission
Ward	PEDMORE & STOURBRIDGE EAST
Applicant	Mr & Mrs Lewis
Location:	11, RED HILL, OLDSWINFORD, STOURBRIDGE, DY8 1NA
Proposal	REAR SINGLE STOREY EXTENSION TO ENLARGE KITCHEN. TWO STOREY SIDE EXTENSION TO CREATE GARAGE WITH EN-SUITE BEDROOM ABOVE.
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The site is located on Red Hill within a residential area that is characterised by predominantly traditional detached and semi detached houses, which are set on a common building line. The property is a two storey detached house with a gable end roof shape and front gable end feature that is of brick and tile construction. The entire frontage of the property is hardsurfaced, providing off-street parking for at least 3 cars.

PROPOSAL

2. Planning permission is sought for a single storey rear extension to enlarge the existing kitchen and a two storey side extension to create a garage with en-suite bedroom above.
3. The two storey side extension would project 2.5m from the front, while the rear would be level with the rear of the original dwelling to a maximum height of 8.1m (5.6m to eaves). The extension would have a gable end roof shape and front gable feature to follow the existing roof shape. The proposal would increase the number of bedrooms from 3 to 4 bedrooms. 11 Red Hill is set 2.8m from the boundary with 9

Red Hill, with the nearest part of the dwelling set 1m back from the rear of garage at 9 Red Hill. 9 Red Hill is set 1m from the boundary with a garage providing separation from 11 Red Hill.

4. The single storey rear extension would project 5m from the rear of the existing dwelling to a maximum height of 3.5m (2.8m to eaves). It would be positioned adjacent to the existing kitchen, forming a larger kitchen and would be screened from the nearest neighbour at 13 Red Hill by the existing building. The proposed extension would have windows in the roughly the same locations as the existing kitchen. It would be located 7.3m metres from the boundary with 9 Hill Close and screened by 1.8m high closed board fence.

HISTORY

5. None relevant at the site

PUBLIC CONSULTATION

6. Direct neighbour consultation was undertaken to which there was one objection received on the grounds:
 - The proposal would result in loss of light to the solar panels at the neighbouring property.

OTHER CONSULTATION

7. None undertaken.

RELEVANT PLANNING POLICY

8. Unitary Development Plan (2005)
 - Policy DD4 (Development in Residential Areas)

9. Supplementary Planning Guidance

- Planning Guidance Note 17 – House Extension Design Guide

ASSESSMENT

10. The key issues are whether the proposal would have any adverse impacts upon:

- Character of the area and design and appearance of the building
- Residential amenity

11. Character of the area and design and appearance of the building

The character of the area is that of traditional detached and semi detached properties. Although the proposed two storey side extension would project forward, it would remain set back 4.5m from the common building line and would be relatively narrow in appearance, therefore the extension would remain subservient to the original dwelling house. Both the side extension and rear extension would be partly or wholly screened from the streetscene by the existing surrounding buildings. The proposal would follow design elements and constructed in matching materials to the existing dwelling, therefore it would be compatible with the existing dwelling and would have no adverse impact on the visual amenity of the area, in accordance with policy DD4 -Development in Residential Areas of the adopted Dudley Unitary Development Plan (2005) and Supplementary Planning Guidance Note 17 – House Extension Design Guide.

12. Residential amenity

There has been an objection received to the proposed first floor of the two storey side extension from the neighbouring residents at 9 Red Hill, because of the presence of solar panels on the Southern facing rear roof plane.

The proposed two storey side extension would be 0.3m lower than the height of the roof of the original dwelling and would not introduce new side or front facing habitable room windows. It would have a separation distance of at least 5m from the habitable rooms at 9 Red Hill. The separation distance increases to a minimum of 6m from the solar panels at the neighbouring premises and it is considered that the positioning of the solar panels; ie. on the roof, combined with the said separation distance would not cause a significant adverse impact on residential amenity in terms of overshadowing, loss of light or privacy. The proposal would therefore comply with policy DD4 -Development in Residential Areas of the adopted Dudley Unitary Development Plan (2005) and Supplementary Planning Guidance Note 17 – House Extension Design Guide.

The proposed single storey rear extension would be screened from 13 Red Hill by the existing buildings. It would be located 7.3m metres from the boundary with 9 Hill Close and screened by 1.8m high closed board to that boundary. The proposed extension would have windows in the roughly the same locations as the existing kitchen. There are no neighbours to the rear of the dwelling that would be affected by the proposal. It is therefore considered that the proposal would have no adverse impact on residential amenity and would thus be in accordance with policy DD4 - Development in Residential Areas of the adopted Dudley Unitary Development Plan (2005) and Supplementary Planning Guidance Note 17 – House Extension Design Guide.

CONCLUSION

13. The proposal would not have an adverse impact on residential amenity, visual amenity, or the character of the area. The proposal is therefore in accordance with Policy DD4 - Development in Residential Areas of the adopted Dudley UDP (2005) and Supplementary Planning Guidance Note 17 - House Extension Design Guide.

RECOMMENDATION

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

Reason for Approval of Planning Permission

The proposal would not have an adverse impact on residential amenity, visual amenity, or the character of the area. The proposal is therefore in accordance with Policy DD4 - Development in Residential Areas of the adopted Dudley UDP (2005) and Supplementary Planning Guidance Note 17 - House Extension Design Guide.

The decision to grant planning permission has been taken with regard to the policies and proposals in the adopted Dudley 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.

Informative

The development hereby permitted shall be built in accordance with the approved drawing numbered 2302/02, unless otherwise agreed in writing by the Local Planning Authority.

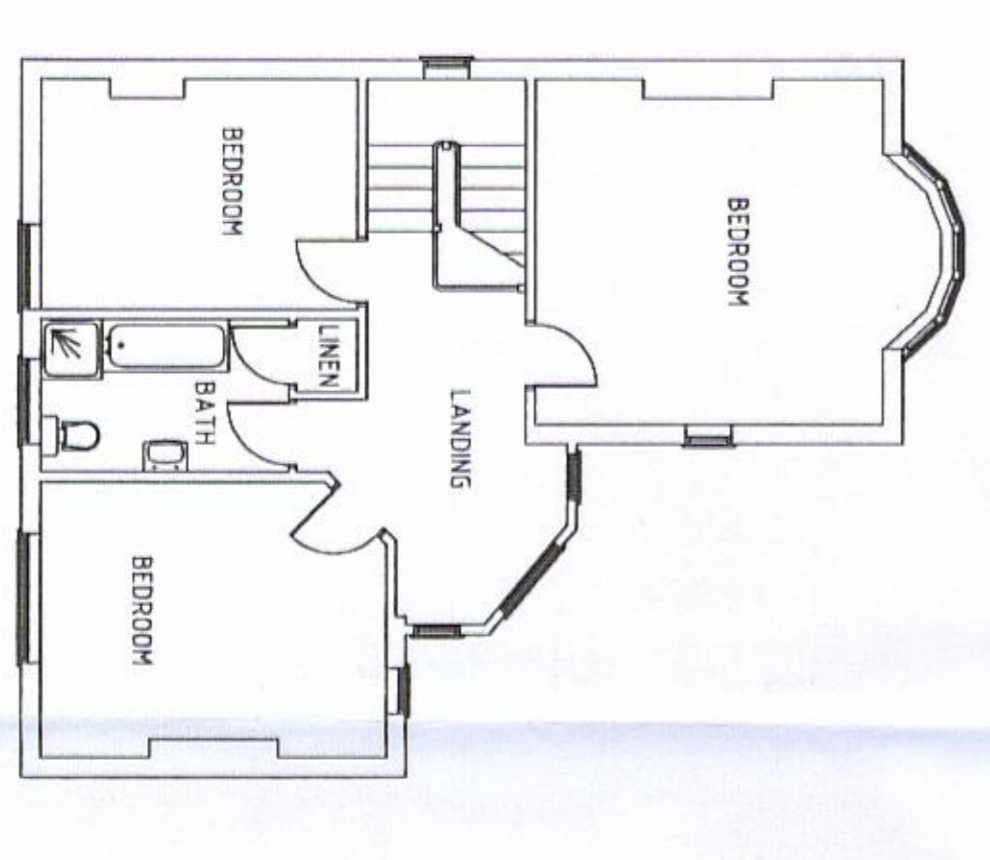
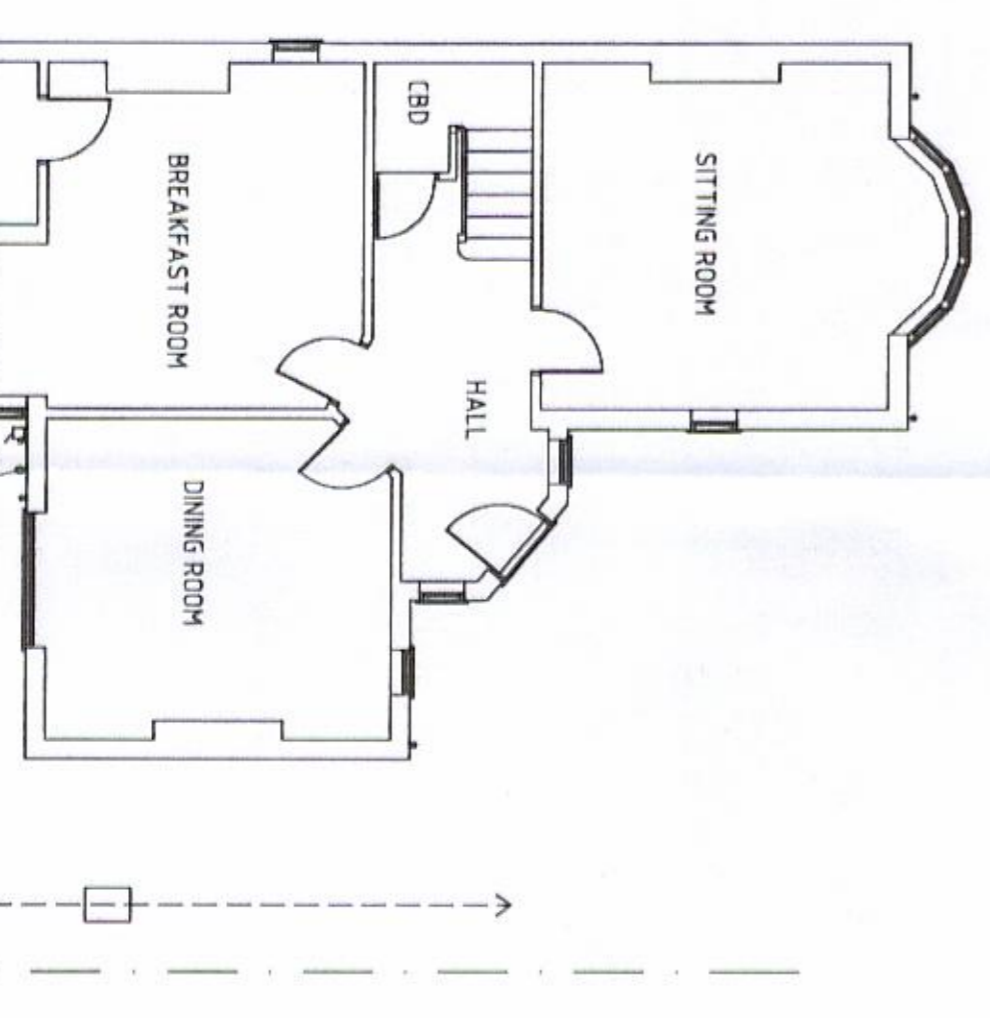
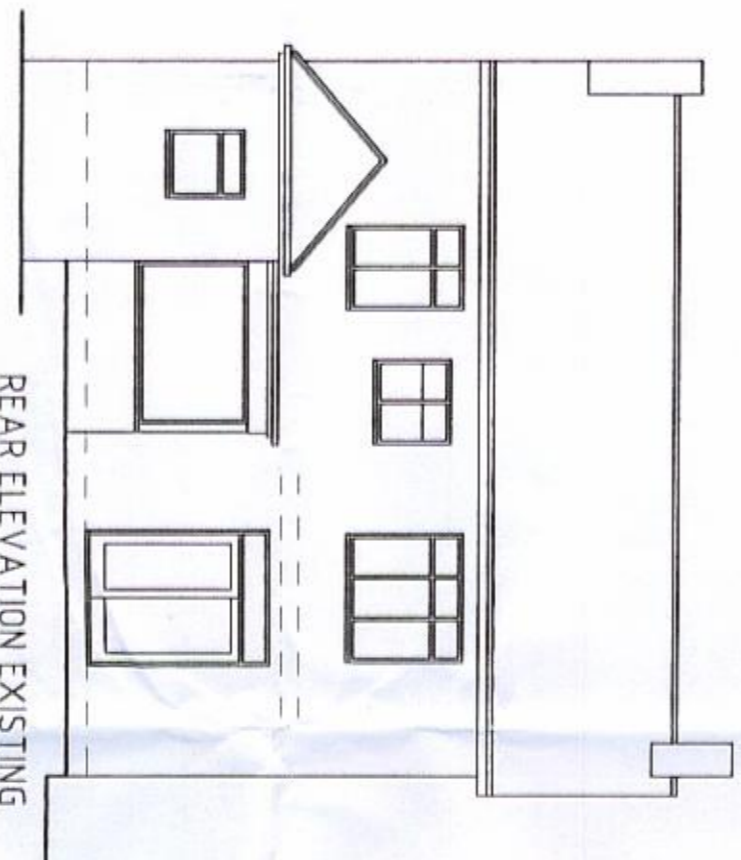
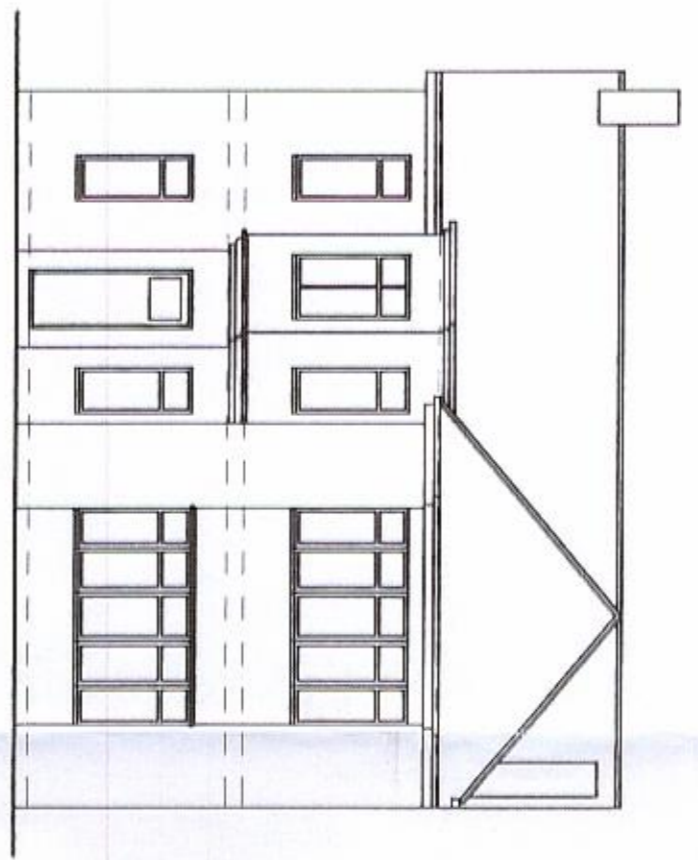
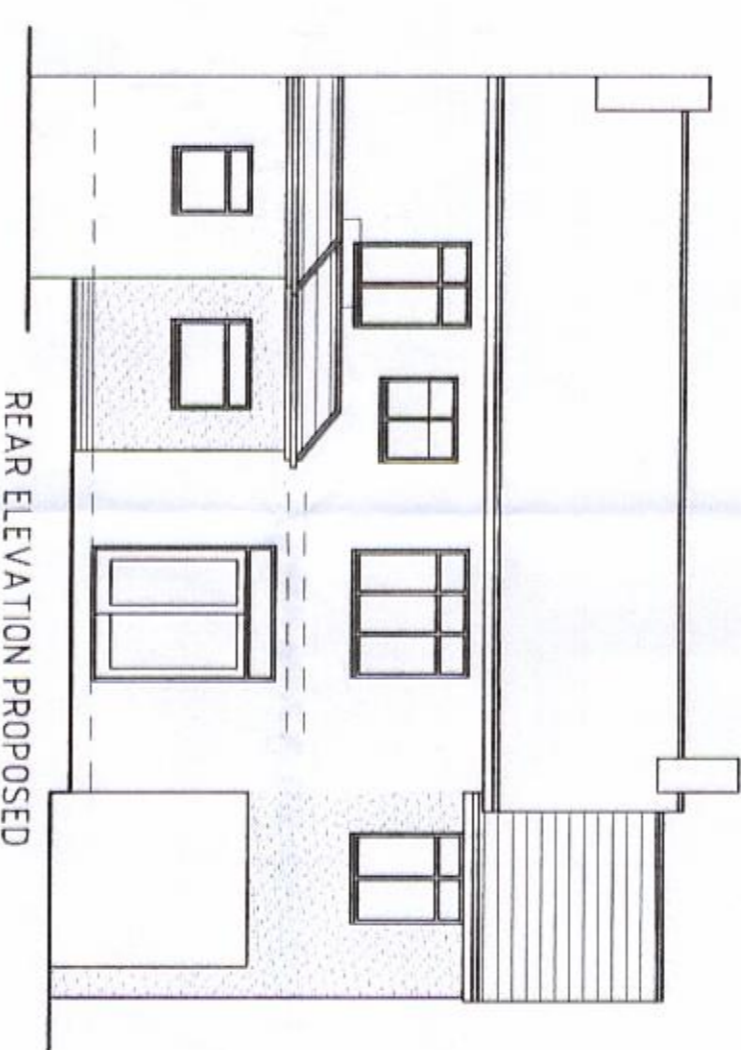
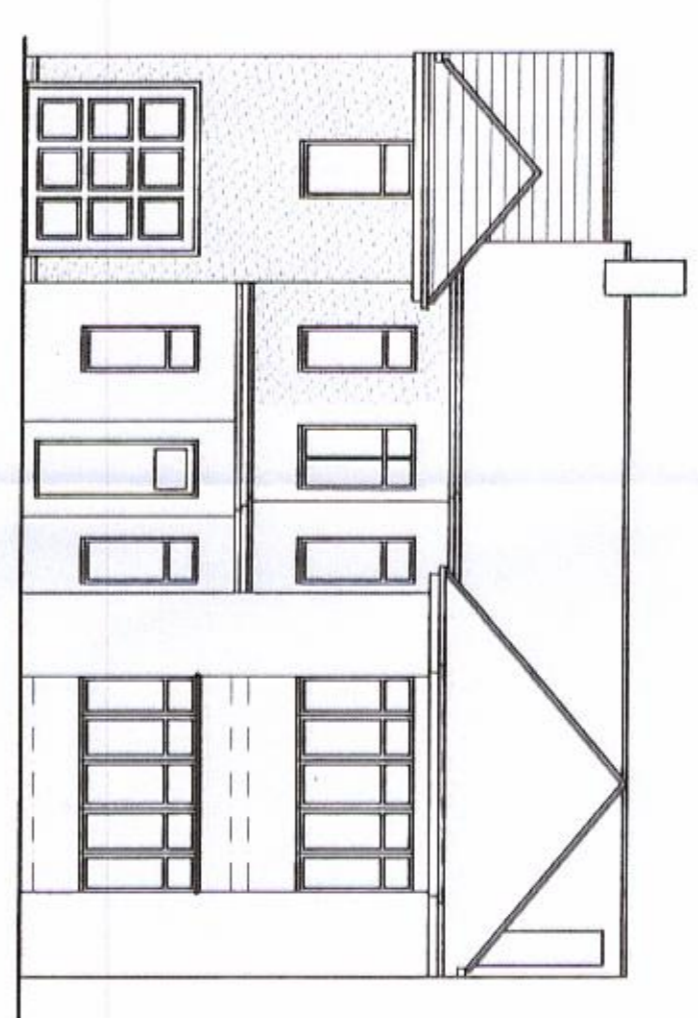
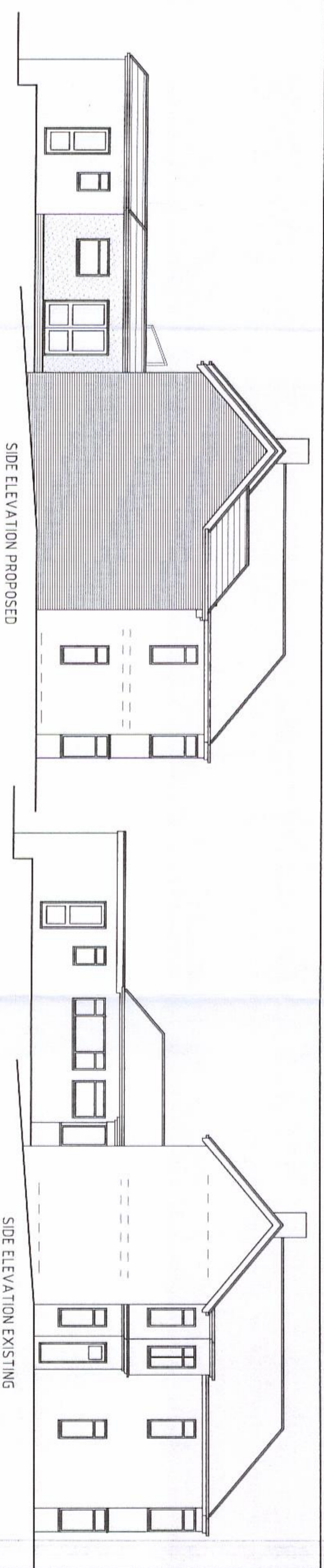
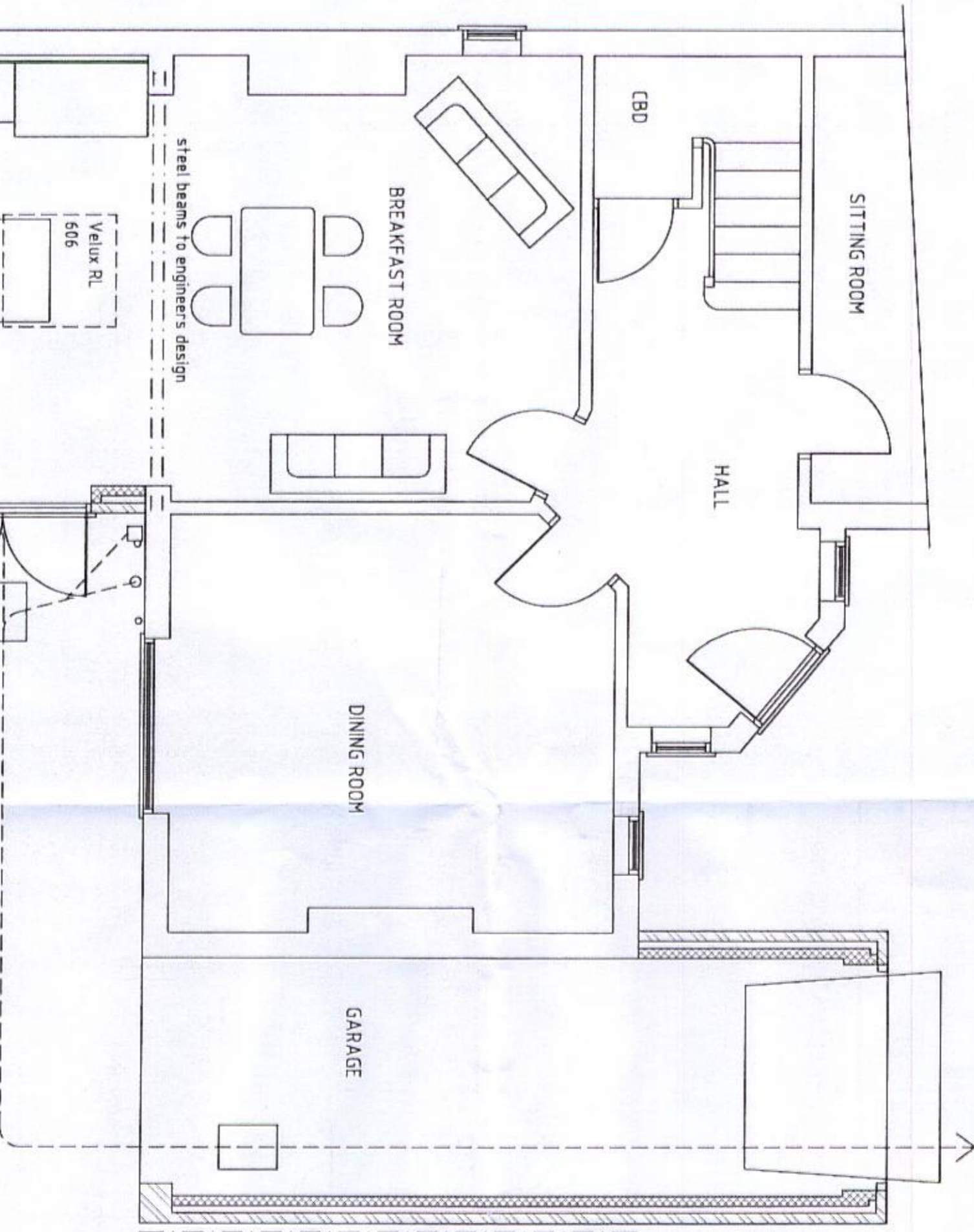
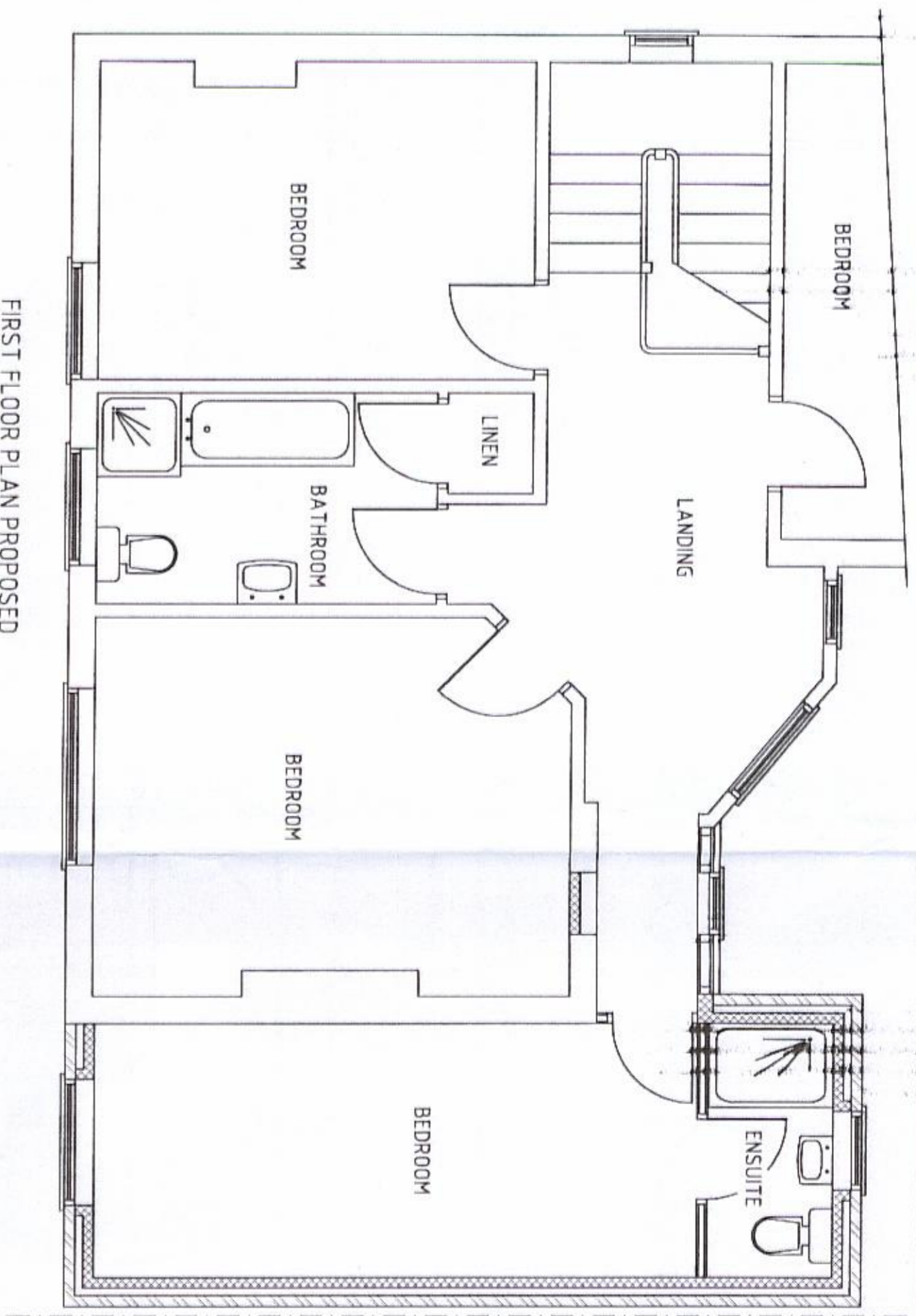
Conditions/and or reasons

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The materials used in external elevations of the development hereby approved shall closely match in type, texture and colour those of the existing building.

P 0 8 / 0 1 3 4

LOCATION PLAN





MICHAEL G BAYNTON & ASSOCIATES
12 LUDGATE AVENUE, KIDDERMINSTER
WORCS. DY11 6JP Tel. 01562 741838

CLIENT
Mr & Mrs Lewis

PROJECT
11 Redhill
Stourbridge

DESCRIPTION
Proposed Extension

DATE September 2007
SCALE 1:50 1:100
DRAWING No. 2302/2
REVISION:

