

PLANNING APPLICATION NUMBER:P13/1844

Type of approval sought	Full Planning Permission
Ward	Halesowen North
Applicant	Ms Yasmin Tahira
Location:	6, CLIFTON ROAD, HALESOWEN, B62 9HB
Proposal	ERECTION OF OUTBUILDING IN REAR GARDEN (RETROSPECTIVE)
Recommendation Summary:	APPROVE

SITE AND SURROUNDINGS

1. The application site measures 234m² and the property is a pitched roof terraced dwelling built in the 1930s. The house has been extended to the rear by way of a single storey addition and also features a first floor flying side addition. There is a canopy to the front with pillars. The house is set back 2.8m from the highway to the front and there is a garden to the rear.
2. No. 5 Clifton Road is located to the south and No. 7 Clifton Road is positioned to the north. Nos. 11, 12 and 13 Belgrave Road are located to the west with Nos. 1, 2, 3 and 4 Clifton Road to the east. The rear of the site is an area of vacant land.
3. The property is located within a predominantly residential area with semi-detached and terraced houses in evidence within the street. There are several significant rear extensions and some out-buildings within the street.

PROPOSAL

4. This proposal seeks retrospective approval for a detached out-building.

5. The detached out-building is positioned at the end of the garden abutting the rear and southern side boundary. The out-building measures 3.3m in length, 3.3m in width and features a 3.3m high mono-pitched roof; the eaves height are 2.35m.

HISTORY

6. This property has one previous relevant application.

APPLICATION	PROPOSAL	DECISION	DATE
P09/1715	Single storey side extension with mono-pitched roof.	Approved with conditions	08.02.2010

PUBLIC CONSULTATION

- Direct notification was carried out to eleven surrounding properties to advertise the proposal. Two written representations objecting to the scheme have been received; the latest date for receipt of comments was 7th January 2014.
- The objections are based on the following material considerations:
 - The proposal is an eye-sore;
 - The materials are poor.
- Other non-material planning considerations such as the ownership of the wall, the standard of workmanship of the builders, impact on the view and valuation of the property.

OTHER CONSULTATION

None required.

RELEVANT PLANNING POLICY

Saved Unitary Development Plan Policies (2005)

- DD1 Urban Design
- DD4 Development in Residential Areas

Supplementary Planning Documents / Guidance

- Parking Standards SPD (2012)
- PGN12 The 45 Degree Code guidelines
- PGN 17. House extension design guide

ASSESSMENT

7. The proposed development must be assessed with regard to its design and whether it would be compatible with the existing dwelling and the character of the area. The potential impact on the amenity of nearby neighbours must also be assessed along with the relevant parking standard requirements.
8. The key issues are
 - Design
 - Neighbour Amenity
 - Access and Parking

Design

9. 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.
10. The out-building would be acceptable in terms of size and scale in comparison to the size of the house and the plot size. Taking into account the fact that 50% of the curtilage can be built on under permitted development rights the modest footprint of the addition would be considered as acceptable, even considering the existing extensions to the main part of the house.
11. The overall addition would be considered as subservient to the original house and although the proposal measures a maximum of 3.3m in height, due to the mono-pitched roof design, this would ensure that the addition would not appear as

excessive in height. The mono-pitched roof lowers down to the front and would reduce the visual impact of the proposal.

12. The siting of the out-building is acceptable as the detached out-building is located entirely within the rear garden. The out-building is partly visible from the street scene to the front, through the gap below the flying side addition, but the addition is set back 32m from the highway and has had no detrimental impact on the street scene. As such, the development has had no adverse impact on the host property or the character of the area.
13. The mono-pitched roof and fenestration design relates satisfactorily to the host property. The materials used as part of the proposal also relate well enough to the original house to ensure that it does not appear out-of-keeping.
14. In these respects the proposal complies with Policy DD4 – Development in Residential Areas of the saved UDP (2005) and PGN 17 – House Extension Design Guide.

Neighbour Amenity

15. The out-building is over 27.5m from the rear of No. 5 Clifton Road and has not impacted on amenity for the occupiers due to the separation distance of 13.5m, position of the out-building and windows on the neighbouring house. The boundary treatment on-site screens the majority of the out-building and the proposal has had no adverse impact on amenity for the occupiers.
16. The out-building is 17.5m from the rear of No. 7 Clifton Road. At this distance and due to the screening by the boundary treatment on-site there has been no adverse impact on daylight provision, outlook or privacy for the occupiers.
17. The out-building is over 14m from the rear extensions on Nos. 3 and 4 Clifton Road and due to the out-building not being in direct line of sight it has not adversely impacted on amenity for the occupiers.

18. The properties to the front on Clifton Road have not been impacted. The houses to the rear on Nimmings Road are over 40m from the out-building and have experienced no impact.

19. All other properties are a sufficient distance from the proposal or not in direct line of sight to ensure there has been no adverse impact on residential amenity for these occupiers.

20. It is considered that there has been no demonstrable harm to neighbouring occupiers as a result of the proposed out-building. The development would therefore comply with Policy DD4 – Development in Residential Areas, PGN 12 – The 45 Degree Code - and PGN 17 – House Extension Design Guide.

Access and parking

21. The proposal has not increased the parking requirement of the property and has not reduced the level of parking on-site due to the position within the rear garden. No parking spaces are provided on-site and as there is no additional requirement as part of this proposal there has been no additional overspill of car parking and no impact on highway safety. The development therefore complies with the Parking Standards SPD (2012) and Policy DD4 of the saved Unitary Development Plan (2005).

CONCLUSION

22. It is considered that the out-building is an acceptable addition in terms of size and design, and has not impacted on residential amenity for surrounding occupiers due to the separation distances involved and taking into account permitted development rights. The proposal has not increased the parking requirement of the property and has not reduced the level of parking available. The addition has therefore not impacted on highway safety.

23.As such, the development would comply with Policy DD4 (Development in Residential Areas) of the saved Dudley UDP and PGN 17 (House Extension Design Guide).

RECOMMENDATION

It is recommended that the application is APPROVED

APPROVAL STATEMENT INFORMATIVE

In dealing with this application the Local Planning Authority have worked with the applicant in a positive and proactive manner, seeking solutions to problems arising in relation to dealing with the application, by seeking to help the applicant resolve technical detail issues where required and maintaining the delivery of sustainable development. The development would improve the economic, social and environmental concerns of the area and thereby being in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

Informative Note

The proposed development lies within an area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority.

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority.

Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com

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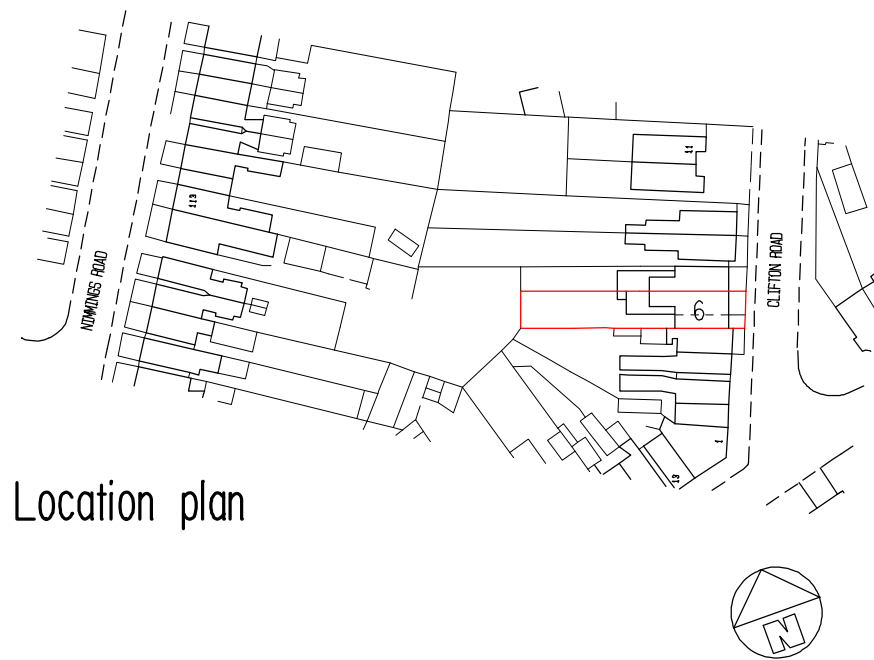
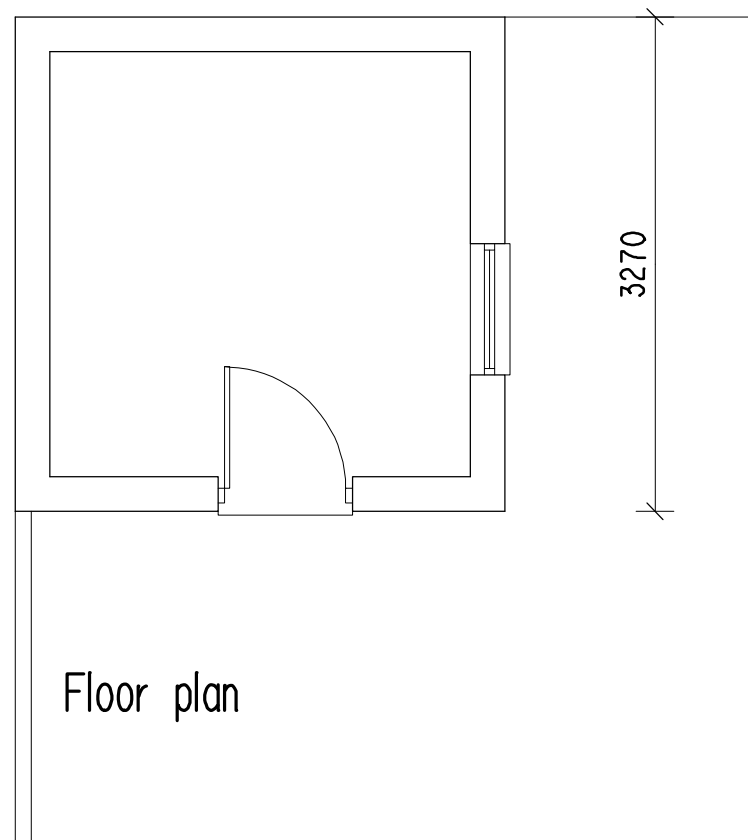
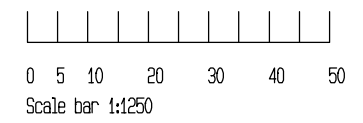
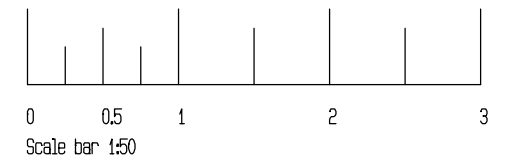
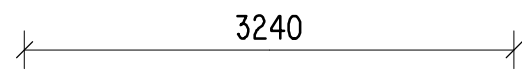
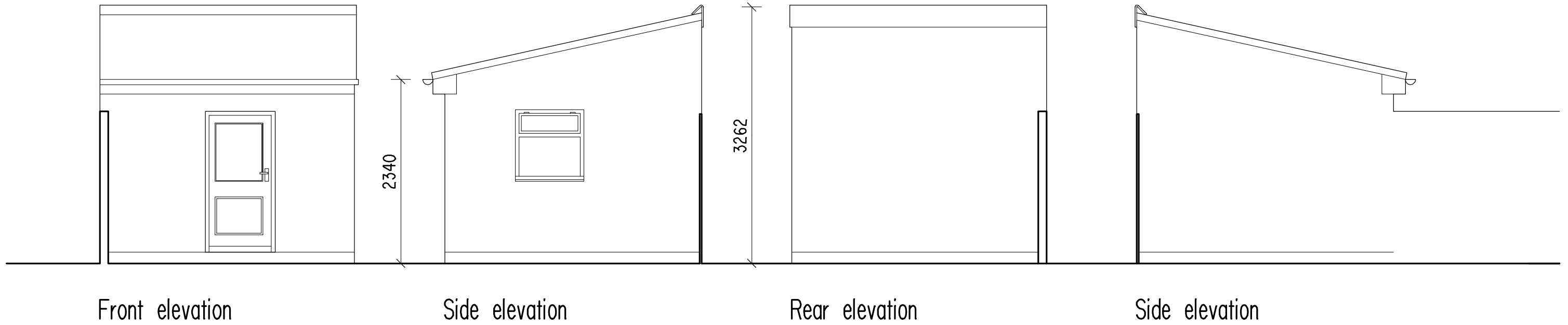
CLIFTON ROAD



1:500



Do not scale. Figured dimensions only to be taken from drawing.
The contractor is to visit the site and be responsible
for taking & checking dimensions relative to this work.



Location plan

Ms. YASMIN TAHIRA
PROPOSED OUTBUILDING
6 CLIFTON STREET
HALESOWEN
PROPOSALS

Scale 1:100
Date November 2013