

PLANNING APPLICATION NUMBER:P06/1812

Type of approval sought	Full Planning Permission
Ward	St. James's
Applicant	Mrs G.K Sangha
Location:	118, SPRING PARKLANDS, DUDLEY, DY1 2DN
Proposal	ERECTION OF A SINGLE STOREY LINK BUILDING FROM EXISTING GARAGE BLOCK TO EXISTING TWO STOREY BUILDING TO PROVIDE AN ADDITIONAL GARAGE, GYM AND LOBBY. NEW ROOF TO EXISTING GARAGE AT NO. 118 AND GARAGE AT NO. 119 SPRING PARKLANDS.
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The site comprises a 1960's semi-detached property. The dwelling has a mansard roof with dormers and a single garage to the front of the dwelling located some 10 metres from the front of the house. The garage forms part of a double garage that provides parking for the application site and 119 Spring Parklands.
2. The site is located within a residential area comprising properties of a similar age, type and style although most have been altered with side and front extensions. The site backs onto no. 28 Scotts Green Close. This is a bungalow and sits at a significantly lower level than the application site. There is a 1 metre rising to 1.5 metre high close boarded fence with concrete panels situated on the north-western boundary between the application site and no. 28 Scotts Green Close.

PROPOSAL

3. The proposal seeks the erection of a single storey front extension linking the existing garage serving the application site with the main house and a new roof over the existing garages serving both no. 118 and 119 Spring Parklands.

HISTORY

4. No relevant planning history.

PUBLIC CONSULTATION

5. The application was advertised by way of neighbour notification letters being sent to the occupiers of eight properties. The latest date for comments was the 17th October 2006. Three letters have been received from the occupiers of no. 26, 28 and 30 Scotts Green Close who raise the following concerns:

- Overlooking.
- Loss of view and light.

OTHER CONSULTATION

6. Not applicable.

RELEVANT PLANNING POLICY

Adopted Dudley Unitary Development Plan

Policy DD4 Development in Residential Areas

Supplementary Planning Guidance

PGN No. 17 House Extension Design Guide

ASSESSMENT

7. The key issues in considering the proposals are the potential impacts of the proposed extension on the occupiers of the properties in Scotts Green Close located to the rear of the site and whether the design and appearance of the extension is appropriate having regard to the context of the site.

8. The extension would be 10 metres long and 5 metres wide infilling the gap between the existing garage serving the application site and no. 119 Spring Parklands running along its north-western boundary. The extension would stand between 3.2 and 3.4 metres in height or between 1.7 and 2.4 metres above the existing close boarded fence between the site and the dwellings on Scotts Green Close.
9. The application site lies to the south-east of the properties on Scotts Green Close. The fact that Spring Parklands is at a higher level than Scotts Green Close will already mean that the bungalows located to the rear of the site lose some sunlight by the existing development. The proposed single storey extension given its height and orientation from the properties on Scotts Green Close would not have an undue adverse impact in terms of loss of daylight or sunlight to warrant the refusal of planning permission.
10. The proposals do not include the addition of any windows within the rear elevation and therefore the scheme will not result in the overlooking of properties on Scotts Green Close.
11. Generally only modest extensions are appropriate to the front of houses but in this case the dwelling and existing garage is set back 12 metres from the back edge of the pavement forming part of the public highway. The application site has an extensive area of hard landscaping located to the front of the dwelling. The proposed extension would infill the gap between the house and the existing garage. In visual terms this will help to enclose the development and will provide an improved active frontage to the street. The position of the existing dwelling does not address the street being set back from the road and at right angles to the highway.

CONCLUSION

12. The design and appearance of the extension is appropriate and will improve the appearance of the existing dwelling within the street scene. The change in levels between the application site and the properties located on Scotts Green Close would result in the proposed extension being at a higher level than these properties but the

impact would not be so detrimental as to warrant the refusal of planning permission. The proposals therefore accord with Policy DD4 of the adopted Dudley Unitary Development Plan.

RECOMMENDATION

13. It is recommended that planning permission is approved subject to conditions:

Reason for Approval

The design and appearance of the extension is appropriate and will improve the appearance of the existing dwelling within the street scene. The change in levels between the application site and the properties located on Scotts Green Close would result in the proposed extension being at a higher level than these properties but the impact would not be so detrimental as to warrant the refusal of planning permission. The proposals therefore accord with Policy DD4 of the adopted Dudley Unitary Development Plan.

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 type, texture and colour of roof tiles and external brickwork shall closely match those used on the original house unless otherwise agreed in writing by the Local Planning Authority.
3. At no time shall any windows be installed in the rear, north-west facing elevation of the development.
4. Development shall not begin until a comprehensive written site investigation strategy (in a form to be agreed by the local planning authority), has been submitted to and approved by the local planning authority. Such a strategy shall facilitate the identification of contaminants and permit the risk based assessment of the development site. Where the investigations identify the presence of contamination, development shall not begin until a scheme to protect the development from the effects of such contamination has been submitted to and approved by the local planning authority. Such a scheme shall: include provisions for validation monitoring & sampling; be implemented in accordance with the approved details before the development is first occupied; and be retained throughout the lifetime of the development.

5. Development shall not begin until a comprehensive written site investigation strategy (in a form to be agreed by the local planning authority), has been submitted to and approved by the local planning authority. Such a strategy shall facilitate the identification of methane & carbon dioxide. Where the investigations identify the presence of methane and/or carbon dioxide the development shall not begin until a scheme to protect the development from the effects of such gases has been submitted to and approved by the local planning authority. Such a scheme shall: include provisions for validation monitoring & sampling; be implemented in accordance with the approved details before the development is first occupied; and be retained throughout the lifetime of the development.