

PLANNING APPLICATION NUMBER:P07/0141

Type of approval sought	Full Planning Permission
Ward	Wollaston & Stourbridge Town
Applicant	Mr J Taylor
Location:	37, GERALD ROAD, STOURBRIDGE, DY8 4SA
Proposal	LOFT CONVERSION WITH REAR DORMER WINDOW
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The application site is a hipped roofed semi-detached dwelling in a cul-de-sac location. Surrounding properties are also semi-detached similar in size and design.
2. The property benefits from being previously extended with a two storey side extension, double detached garage and rear conservatory, with a substantial rear garden.
3. Of relevance to this application is the presence of the exact same extension at number 12 Gerald Road.

PROPOSAL

4. Planning permission is sought for a loft conversion with a rear dormer window. The proposed dormers are of flat roof design and will project no further than 2m from any point of the side plane of the existing roof. It will measure 1.6m high and 4.75m wide and will be set back 1.1m from the fascia.

HISTORY

5.

APPLICATION No.	PROPOSAL	DECISION	DATE
93/51579	Two storey side extension and erection of detached garage and rear conservatory	Approved, with conditions	02/02/1995
94/51790	Two storey side extension and erection of detached garage and rear conservatory (amendment to approval c/c/93/51579)	Approved, with conditions	08/12/1993

PUBLIC CONSULTATION

6. Direct notification was carried out to eight surrounding properties. One letter of objection has been received from the residents of the neighbouring property at 44 Rugby Road.

44 Rugby Road objects to the proposal on grounds of;

- Loss of privacy to rear bedroom window

OTHER CONSULTATION

7. None undertaken

RELEVANT PLANNING POLICY

8. Adopted Dudley 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:

- The impact on amenity of adjacent residents, and
- Whether or not the design of the extension is acceptable

11. The proposed rear dormer would be located to the rear of the property. It is considered that the scale of the proposed dormer is modest and will ensure they do not visually dominate the roof space. The design is deemed acceptable with the character of the original property. It is considered that the proposal is consistent with the requirements of PGN 17 in relation to scale and design.

12. The proposed dormer is to be installed to allow for increased internal space associated with a loft conversion. It is considered that the proposed dormer would not result in overlooking or loss of privacy anymore than the existing rear habitable room windows, as there is a minimum separation distance of 30m between the dormer and the rear facing habitable room windows of surrounding properties. These factors ensure the proposed development would have no adverse impact on residential amenity and therefore the proposal is consistent with the requirements of PGN 17 – House extension design guide.

13. The new pitched roof over the existing dwelling relates satisfactorily to the original property. The scale and design would be in keeping with the existing house and as such it is not considered that there would be any adverse impact upon the appearance of the dwelling or the visual amenity of the locality. Furthermore, there is the presence of the exact same extension at number 12 Gerald Road. This adheres with the principles of policy DD4 of the adopted UDP.

CONCLUSION

14. It is considered that the proposed extension would relate satisfactorily to the existing dwelling, protecting visual and residential amenity. The proposed development therefore complies with Policy DD4 - Development in Residential Areas of the Adopted UDP (2005) and Planning Guidance Note 17 - House Extension Design Guide. For the reasons outlined, approval is recommended subject to the following conditions.

RECOMMENDATION

15. It is recommended that this application is approved subject to conditions

Reason for Determination of Planning Permission

It is considered that the proposed extension would relate satisfactorily to the existing dwelling, protecting visual and residential amenity. The proposed development therefore complies with Policy DD4 - Development in Residential Areas of the Adopted UDP (2005) and Planning Guidance Note 17 - House Extension Design Guide.

The above is intended as a summary of the reasons of 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 plans numbered 000:01 and 000:02, 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.