

PLANNING APPLICATION NUMBER: P14/0466

Type of approval sought	Full Planning Permission
Ward	Norton
Applicant	Mr G. Grainger
Location:	30, WORCESTER LANE, STOURBRIDGE, DY8 2PE
Proposal	SINGLE STOREY FRONT AND SIDE/REAR EXTENSIONS AND FIRST FLOOR SIDE EXTENSION
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The application site measures 648m² and the property is a detached pitched roof dwelling built in the 1960s. The property benefits from a single storey flat roofed front and side projection with rear conservatory and glazed verandah. The property benefits from a driveway to the front and a rear garden.
2. No. 28 Worcester Lane is positioned to the North whilst No. 32 Worcester Lane is positioned to the South. Abutting the rear of the site is No. 19 Appleton Avenue. To the front are Nos. 53A and 55 Worcester Lane at over 43m distance.
3. The surrounding area is predominantly residential with the majority of this street consisting of detached dwellings of a similar age but varying design to the application property.

PROPOSAL

4. This application is on the Development Control Committee agenda as the applicant is related to an employee of the Directorate of the Urban Environment.

5. This proposal seeks approval for a first floor side extension and a one and two storey rear addition and front extension. This development would provide an enlarged verandah and porch at ground floor with a fifth bedroom at first floor.
6. The existing verandah would be enlarged by 0.75m in width and 1.85m in length so the total brick built verandah would measure 1.85m in length and 4.5m in width. The verandah would also be brick-built.
7. The first floor side addition would line through with the original front and rear elevations and would measure 4.5m in width, 6.75m in length with a 7.25m high pitched roof above. Part of the side addition would be built above the proposed verandah extension.
8. The single storey front addition would project 1.75m to the front of the existing living room and would measure 3.75m in width with a 3.15m high flat roof above.

HISTORY

9. This property has one previous relevant application.

APPLICATION	PROPOSAL	DECISION	DATE
SB/67/269	Extension to existing house to form a new playroom and sun lounge	Approved	21.07.67

PUBLIC CONSULTATION

Direct notification was carried out to five surrounding properties to advertise the proposal.

No written representations commenting on the scheme have been received; the latest date for receipt of comment was 16th April 2014.

OTHER CONSULTATION

None required.

RELEVANT PLANNING POLICY

Saved Unitary Development Plan Policies (UDP) (2005)

- DD1 Urban Design
- DD4 Development in Residential Areas

Supplementary Planning Documents / Guidance

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

ASSESSMENT

10. 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.
11. The key issues are
 - Design
 - Neighbour Amenity
 - Access and Parking

Design

12. 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. The 1960s property currently features a flat roofed front and side projection with rear conservatory.
13. The proposed brick-built ground floor rear verandah addition would be very modest in size and scale and would not be considerably larger than the existing verandah. The modest additional foot-print and brick-built nature of the proposal would help to integrate the development with the original house. This part of the addition would not be visible from the street and would have no adverse impact on visual amenity. This rear addition would also link with the proposed first floor side addition.
14. The proposed first floor side extension would be of an acceptable width in terms of the host property and would not appear as overly large or dominant. A first floor gap would remain to the northern side and the property would still appear as a detached house and would ensure that there would be no terracing effect with No. 32 Worcester Lane. The general design would also replicate that of the host property and would be in-keeping with the dwellinghouse. The roof type, height and slope as well as the fenestration would match with that of the original house and the side addition would therefore be considered as an in-keeping and subservient addition to the host property.
15. The application property already features flat roof projections to the front of the house. The front projection would be very modest in size and would not project as far to the front as the existing garage projection. The proposed flat roof would match with the existing flat roofed additions and the fenestration would be acceptable. The proposed front addition would therefore have no adverse visual impact on the host property or street scene.
16. The overall size and scale of the proposals would not be excessive considering the overall footprint of the property. The proposed scheme would have no adverse visual impact on the host property or street scene as the overall design would be

acceptable on this age of property. The additions would integrate with the host dwelling and surrounding area.

17. In these respects the proposal would comply with Policy DD4 – Development in Residential Areas of the saved UDP (2005) and PGN 17 – House Extension Design Guide.

Neighbour Amenity

18. There would be no impact on residential amenity for the occupiers of No. 28 Worcester Lane resulting from the side / rear extensions as these additions would be screened from the occupiers and they would be over 19m from the boundary with this house. The front addition would also be very modest in size and 6m from the house. Due to the modest size and position the proposals would not impact on daylight provision or outlook for the occupiers. The proposal would have no impact on privacy for the occupiers as the only facing window would be a ground floor side facing window would not impact on privacy as this is for a non-habitable room and at single storey level.
19. The additions would have no adverse impact on the residential amenity experience by the occupiers of No. 30 Worcester Lane. Whilst the extension would project 2.8m past the rear elevation of No. 30 it would be at least 2.5m from the side elevation of that property and due to the orientation of the houses would have no adverse impact on daylight provision or outlook for the occupiers. There would be no breach of the 45 degree code guidelines to the nearest habitable room windows (the lounge at ground floor and a bedroom at first floor) and therefore no impact on amenity for the occupiers. Despite the projection past the rear elevation and proximity to the boundary the two storey wall would not appear over-bearing to the occupiers due to the set off the boundary. There are no side facing windows on No. 32 which would be impacted.
20. The front additions would not be visible to the occupiers of No. 30 so would have no impact on amenity. There are also no proposed windows as part of the scheme which would impact on privacy.

21. The additions would be at least 43m from the properties to the front on Worcester Lane. At this distance there would be no adverse impact on outlook, daylight provision or outlook for the occupiers.
22. The proposal would be at least 17m from the side of No. 19 Appleton Avenue and no closer than the existing house. At this separation distance the proposal would have no adverse impact on residential amenity for the occupiers.
23. It is considered that there would be no demonstrable harm to the occupiers of neighbouring properties as a result of the proposed extensions. The development would therefore comply with Policy DD4 – Development in Residential Areas, PGN 12 – The 45 Degree Code - or PGN 17 – House Extension Design Guide.

Access and parking

24. The proposal would not result in the loss of any parking spaces and at least three spaces would remain on the frontage following the development and no additional spaces would be required and the development would comply with the Parking Standards SPD (2012) and Policy DD4 of the saved Unitary Development Plan (2005).

CONCLUSION

25. It is considered that the proposed extensions would be acceptable due to the overall size and in-keeping design. The proposals would not have an adverse impact on the visual appearance of the host property or street scene.
26. The extensions would not have an adverse impact on the residential amenity experienced by the occupiers of neighbouring properties.
27. The proposal would have no adverse impact on parking provision and there would be no impact on highway safety as a result of the proposal.

28. 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

29. It is recommended that the application is APPROVED subject to the following conditions:

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.

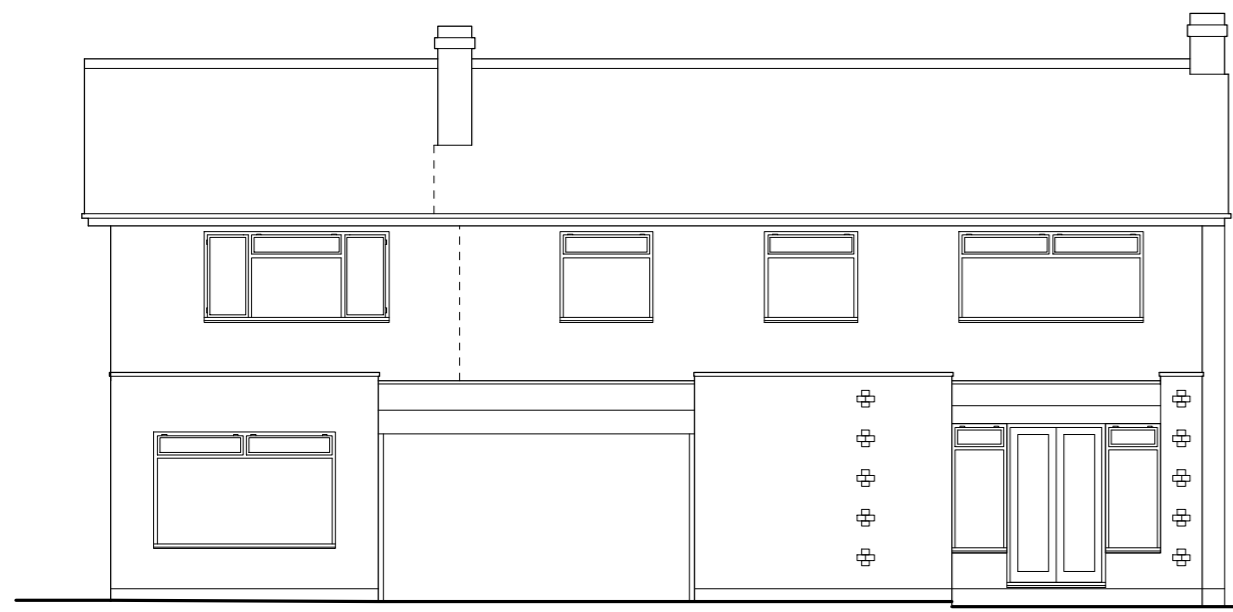
Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority.

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

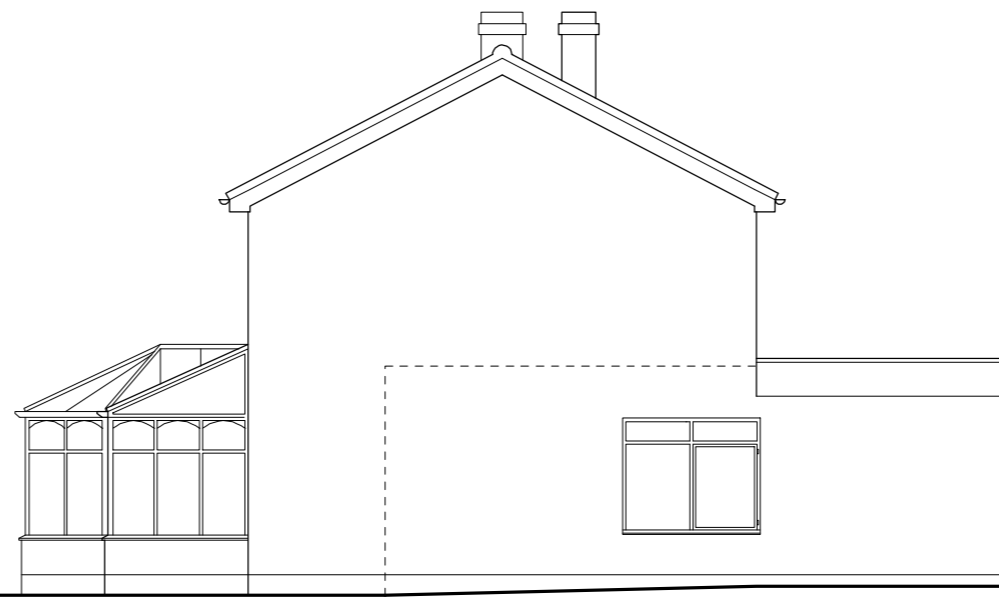
Conditions and/or reasons:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby approved shall be carried out in accordance with the details shown on plan labelled '14:22:02'
3. 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.

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.



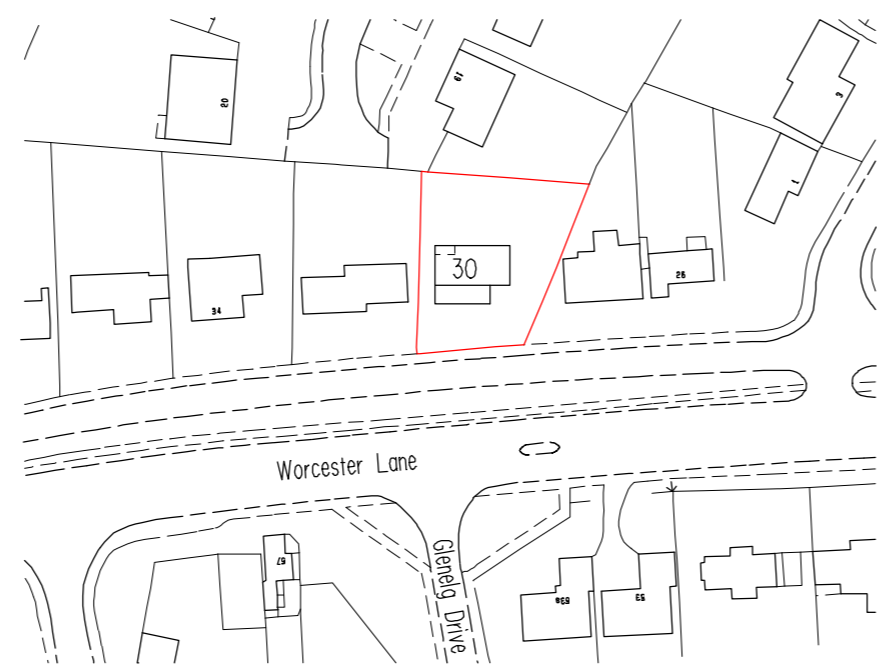
Front elevation



Side elevation



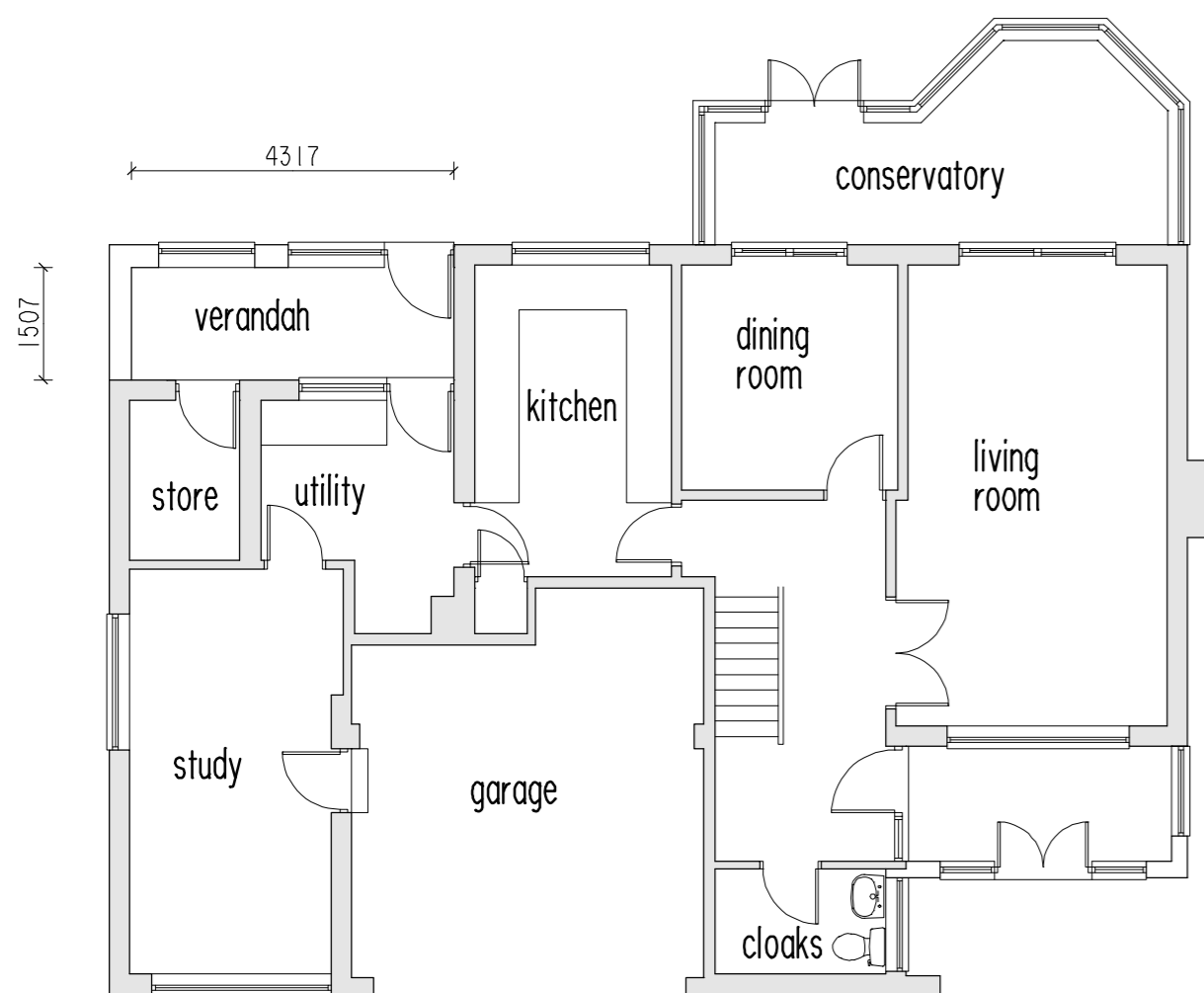
Rear elevation



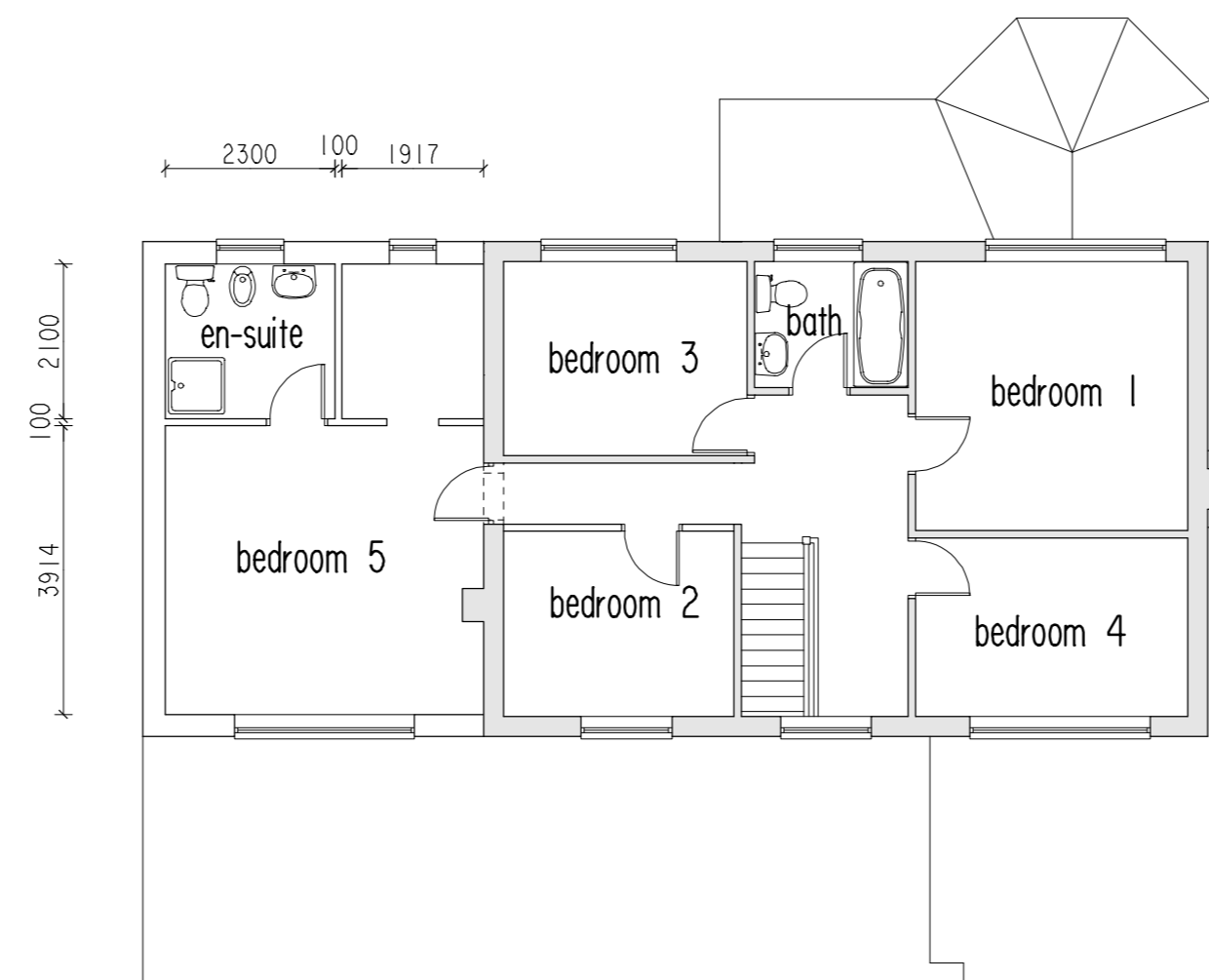
Location plan



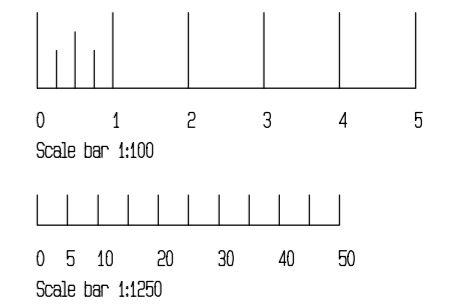
Side elevation



Ground floor plan



First floor plan



Mr. G. GRAINGER
PROPOSED EXTENSION
30 WORCESTER LANE
PEDMORE, STOURBRIDGE
PROPOSALS
14:22:02

Scale 1:100 1:1250
Date March 2014

MFL Design

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