

PLANNING APPLICATION NUMBER:P14/0008

Type of approval sought	Full Planning Permission
Ward	Halesowen North
Applicant	Mr R. Singh
Location:	14, BRANDON ROAD, HALESOWEN, B62 9QD
Proposal	ONE AND TWO STOREY REAR EXTENSION AND NEW ROOF TO EXISTING GARAGE
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The application site measures 359m² and the property is a semi-detached pitched roof dwelling built in the 1930s. The house has been extended to the side by way of a single storey lean to garage and a flat roofed rear extension with front porch canopy. The house is set back 15m from the highway to the front and there is a driveway to the front of the house with garden to the rear.
2. No. 15 Brandon Road is attached to the host property and located to the North East with No. 13 Brandon Road located to the South West. No. 13 is also set 8m further forward within the street. Nos. 28, 30 and 32 Brandon Road are located on the opposite side of the road at least 27m to the front of the application property and units 2 and 3 Fairfield Road are located over 50m to the North West.
3. The property is located within a predominantly residential area with semi-detached and terraced houses in evidence within the street.

PROPOSAL

4. This proposal seeks approval for a one and two storey rear extension with single storey side wrap-around addition. This development would provide a kitchen with

garage and W.C. at ground floor with extensions to two existing bedrooms at first floor.

5. The single storey side extension would replace the existing extension and would line through with the front elevation and would measure 2.55m in maximum width. The mono-pitched roof above would measure 3.5m in maximum height. The side addition would measure 12.8m in maximum length, projecting approximately 4.5m beyond the existing rear elevation.
6. The one and two storey rear addition would measure 4.5m in maximum projection and 3m where adjacent to No. 15 Brandon Road. At first floor the addition would project a maximum of 3m and 1.15m where adjacent to No. 15 Brandon Road. The rear addition would be 8m in maximum width.

HISTORY

7. This property has three previous relevant applications.

APPLICATION	PROPOSAL	DECISION	DATE
P13/0530	Two storey side/rear extension and single storey front extension. Erection of outbuilding to rear garden.	Refused	18.06.13
P13/1369/PNA	Prior notification for erection of a single storey rear extension with a projection of 6m from rear wall 2.6m to eaves	Prior Approval Required	06.11.13
P13/1370	Erection of outbuilding in rear garden (Resubmission of Refused application P13/0560)	Approved with conditions	10.12.13

P13/0530 was refused on the following grounds:

- The two storey side and rear extension would have a significant detrimental impact on the outlook experienced by the occupiers of No. 13 Brandon Road due to the 11.1m

long two storey wall located directly along the boundary with this property. This proposal would also create an overbearing feature which would significantly impact on outlook for the occupiers due to the 10m breach of the 45 degree code guidelines and the proposal would be contrary to Policy DD4 of the saved UDP, PGN17 and PGN12.

- The proposed single storey front extension would not be subservient to the original property at 1.8m projection, particularly as it features no design punctuation and projects across the entire front of the house. This type of development would not be characteristic of the property type or the street scene and the proposal would create an incongruous addition to the house which would have an adverse impact on the appearance of the property, semi-detached pair and street scene. The proposal would therefore be contrary to Policy DD4 of the saved UDP and PGN17 – House Extension Design Guide.

PUBLIC CONSULTATION

- Direct notification was carried out to five surrounding properties to advertise the proposal. Two written representations have been received; the latest date for receipt of comments was 3rd February 2014.
- The objections are based on the following materials considerations:
 - The impact on outlook from the occupiers of No. 15 Brandon Road;
 - The impact on outlook for the occupiers of No. 13 Brandon Road due to the long brick wall;
 - The loss of daylight to the rear facing windows on No. 15 Brandon Road;
 - The size and proportions of the extensions would not be in-keeping with the property or surrounding dwellings;
 - Overlooking of No. 15 Brandon Road and impact on privacy.
- In addition a letter of objection has been received from a Ward Councillor raising the following issues:
 - Whilst the two-storey extension has now been reduced in depth Permission has been granted for a detached out-building in the garden at No.14.

- The proposal would result in the view of a long wall for the occupiers of No.13.
- The view from No.15 would also not be improved.

Non material planning considerations such as the smell of cooking and the inconvenience of the building works have also been mentioned.

OTHER CONSULTATION

None required.

RELEVANT PLANNING POLICY

Saved Unitary Development Plan Policies

- DD1 Urban Design
- DD4 Development in Residential Areas

Supplementary Planning Documents / Guidance

- Parking Standards SPD
- PGN 17. House extension design guide

ASSESSMENT

8. 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.

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

Design

10. 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.
11. The proposed single storey side addition would be acceptable in principle on this semi-detached house. The proposal would replace the existing garage and would be only 0.75m higher than the existing and no wider. The mono-pitched roof would relate to the main pitched roof of the property and would be of a modest size and in-keeping design. The side addition would be subservient to the original property and would not be a dominant or out of place feature. The property is set well back from the highway to the front and the side addition would not have a detrimental impact on the visual appearance of this property and would also not unbalance the semi-detached pair.
12. The one and two storey rear additions would wrap-around the property, adjoining to the proposed side addition. The development would be fairly large in scale, however taking into account the existing foot-print, what could be erected under permitted development rights on this property and the size of the plot it is not considered that the proposal would be excessive in size. The first floor additions would also be located only to the rear of the original part of the house which would reduce the overall visual impact. The existing property already features a wrap-around single storey addition and the additional footprint would not be excessive.
13. Although an out-building was approved under application P13/1370 the overall additions would be acceptable in size and scale in terms of the host building and the plot size, particularly considering the available permitted development rights. The out-building would be located at the other end of the garden from the proposed extensions and would not link with the proposed additions to the house itself.
14. Therefore, on balance, it is not considered that it would be justifiable to refuse the planning application on the design of the additions as they would not result in a

detrimental impact on the appearance of the street scene or the character of the area. 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

15. The application property is set 8m further back than No. 13 and is also positioned at a slightly higher ground level. The proposed side addition, which would project directly along the boundary, would breach the 45 Degree Code guidelines to the nearest window on No. 13. However, the single storey side addition would only be 0.75m higher than the existing garage and the section of the development breaches the 45 Degree Code would constitute permitted development in its own right.
16. Taking into account these factors it is considered that the single storey addition would not result in a detrimental impact on outlook for the occupiers of No.13. The orientation of the property would also be favourable and the addition would not impact on daylight provision for the occupiers of No. 13. Although the section of the side/rear kitchen extension which is adjacent to the boundary with No. 13 would not constitute permitted development, this part of the proposal would be a significant distance from the rear elevation of No. 13 (10.5m) and as a single storey addition this part of the proposal would not be considered to result in a detrimental impact on daylight provision or outlook for the occupiers. The already approved out-building would also be a sufficient distance away to ensure there would be no further impact on amenity for the occupiers. There are no proposed ground or first floor windows which would impact on privacy for the occupiers.
17. The single storey side addition would not be visible to the occupiers of No. 15 Brandon Road. The single storey rear extension, where adjacent to No. 15, would project 3m at ground floor level. This part of the development would therefore constitute permitted development and there would be a fallback position with regards to this part of the development, despite the breach of the 45 degree code guidelines.

18. Although the rear extension would extend a maximum of 4.5m in projection, the design of the extension has been staggered so that the maximum projection is 2.2 away from the boundary with No.15 which would reduce any impact it would have on amenity.
19. The first floor addition would project only 1.15m from the rear elevation where it adjoins the boundary with No.15. This modest addition would not breach the 45 degree code guidelines and would not create an overbearing addition when viewed from this house. Whilst the overall projection increases to 3m this part of the extension has also been staggered so that it would be positioned 2.8m from the boundary with No. 15 which would reduce any impact that it could have on amenity.
20. Taking into account what could be built under permitted development rights, as well as the stagger in the extensions and subsequent screening provided, as well as the orientation of the houses, it is considered that on balance, the rear additions would not impact adversely enough on the occupiers to warrant refusal of the application on the grounds of residential amenity.
21. The already approved out-building would also be a sufficient distance away to ensure there would be no further impact on amenity for the occupiers of No. 15 when assessed in conjunction with the proposed additions.
22. There would be no proposed windows which would impact on privacy as there are no side facing windows proposed. The rear facing windows would be of a traditional relationship with the neighbouring properties which is no different from the existing situation and would therefore have no further impact on privacy.
23. The properties to the front on Brandon Road would be at least 30m from the proposed extensions and at this distance there would be no impact on residential amenity for the occupiers. The industrial units to the rear would be at least 70m from the proposed extensions. At this distance, and due to the units to the rear being industrial in nature, there would be no impact on amenity for the occupiers. All other properties would be a sufficient distance from the proposal or not in direct line of

sight so there would be no adverse impact on residential amenity for these occupiers.

24. It is considered that there would not be demonstrable harm to the occupiers of neighbouring properties as a result of the proposal. On balance, 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

25. The proposal would not increase the parking requirement of the property as no additional bedrooms are proposed. The existing garage is sub-standard in size but at least four spaces would remain on the frontage. There would be no additional overspill of car parking and no impact on highway safety as a result of the proposal and the development would therefore comply with the Parking Standards SPD (2012) and Policy DD4 of the saved Unitary Development Plan (2005).

CONCLUSION

26. It is considered that the proposed one and two-storey rear and single-storey side extension would not have an adverse impact on the visual amenity of the area, despite the proposed size and wrap-around design.

27. The proposals would not impact significantly on the residential amenity of the occupiers of No. 13 Brandon Road taking into account the permitted development rights available for the side addition and the fairly modest height of the extension. The proposed rear additions would feature a stagger and have been reduced in size where adjacent to No. 15 Brandon Road. Taking into account the permitted development rights and the size and design of the extension it is not considered that there would be a significant impact on amenity for the occupiers of No 15 Brandon Road.

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

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 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.
3. The development hereby approved shall be carried out in accordance with the details shown on plan labelled '14 Brandon Rd'

14 BRANDON RD
HALESOWEN.

METROPOLITAN BOROUGH
DIRECTORATE OF THE
ENVIRONMENT
AND COUNTRY PLANNING ACTS
COMMISSION GRANTED BY

COUNCIL ON 13 NOV 2013

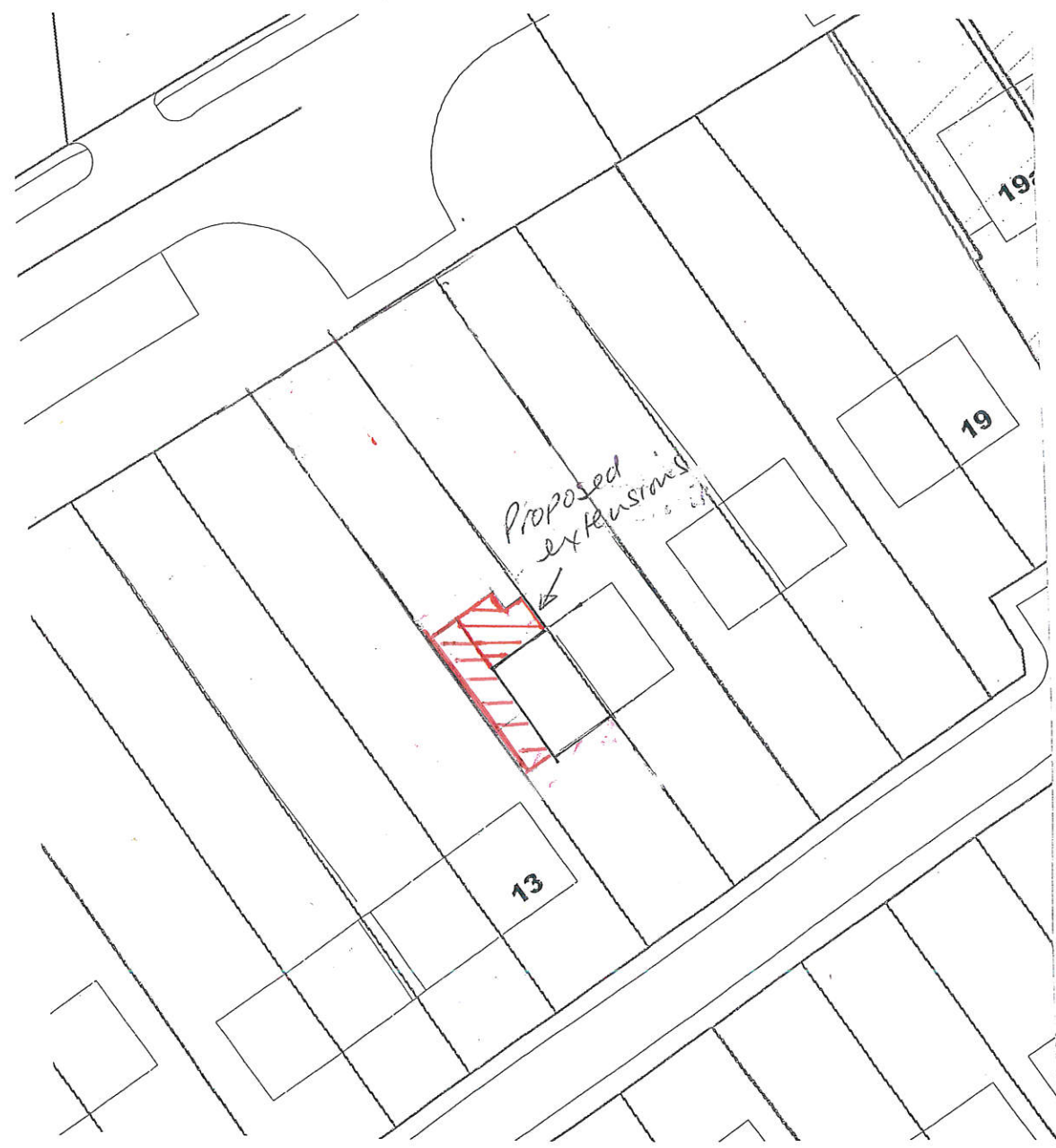
-6 JAN 2014

TO CONDITIONS

METROPOLITAN BOROUGH
DIRECTORATE OF THE
ENVIRONMENT
AND COUNTRY PLANNING ACTS
COMMISSION GRANTED BY

COUNCIL ON 15 DEC 2013

TO CONDITIONS



1:500

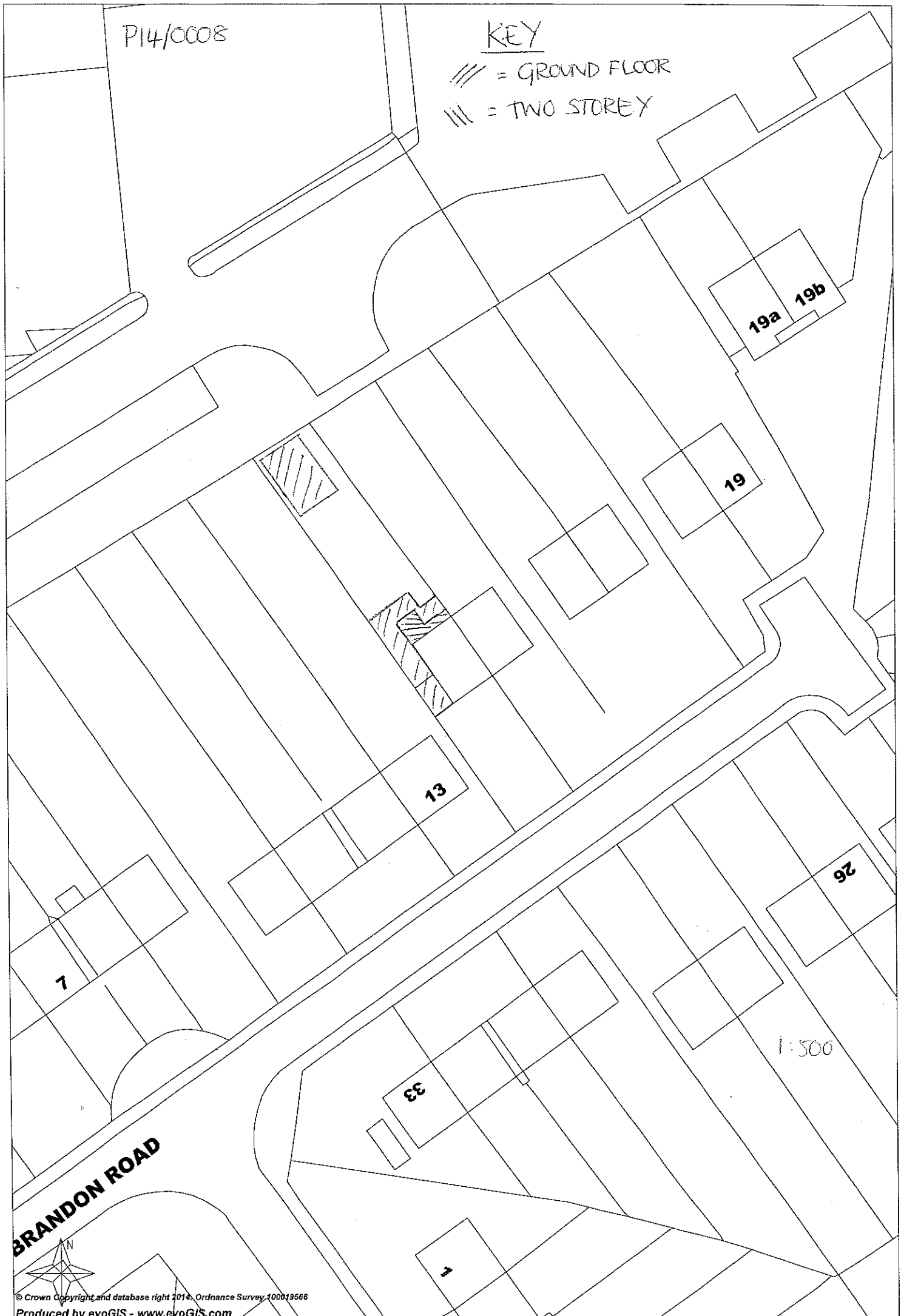


1:1250

P14/0008

KEY

- /// = GROUND FLOOR
- |||| = TWO STOREY



19a 19b

19

13

26

7

33

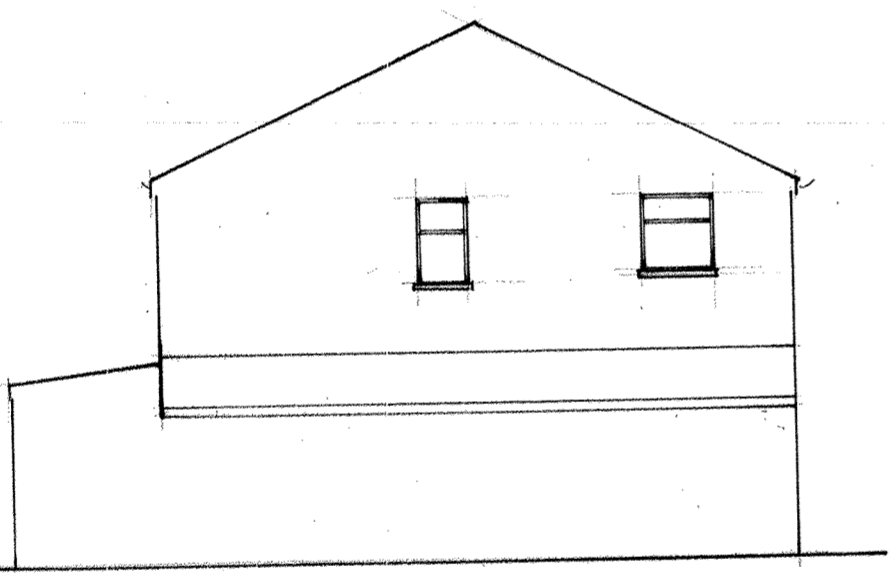
1:500

BRANDON ROAD

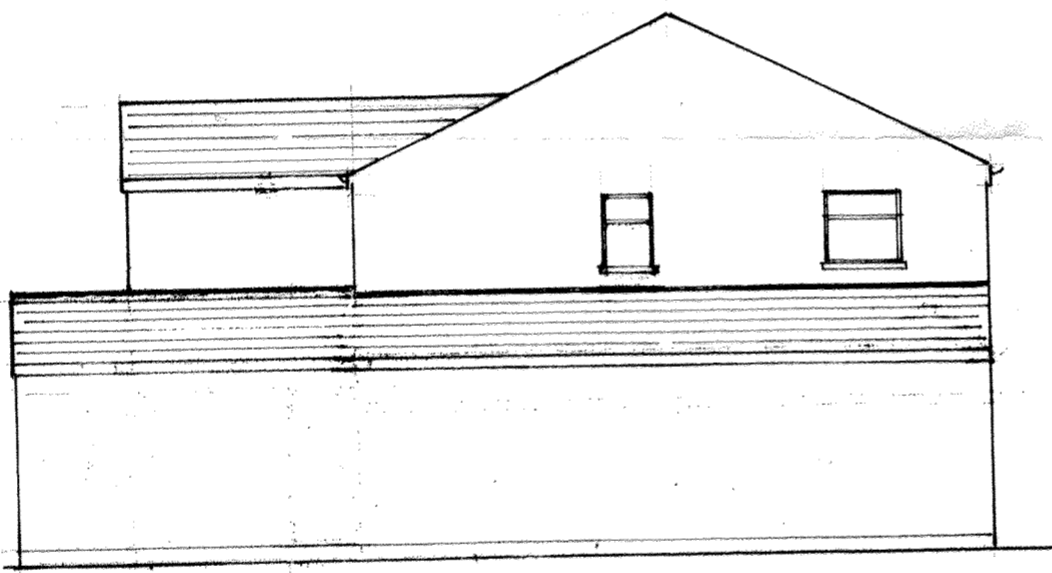


6 JAN 2014

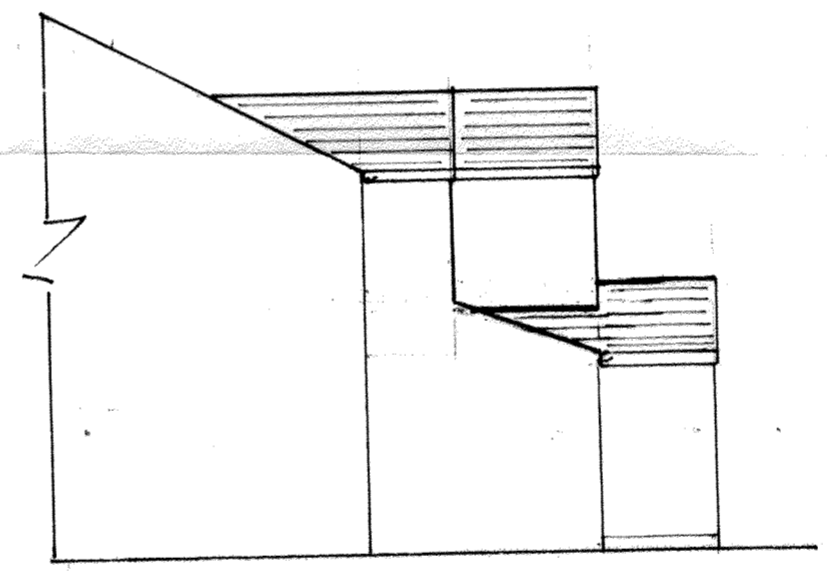
14 BRANDON RD
HALESOWEN
SCALE 1:100



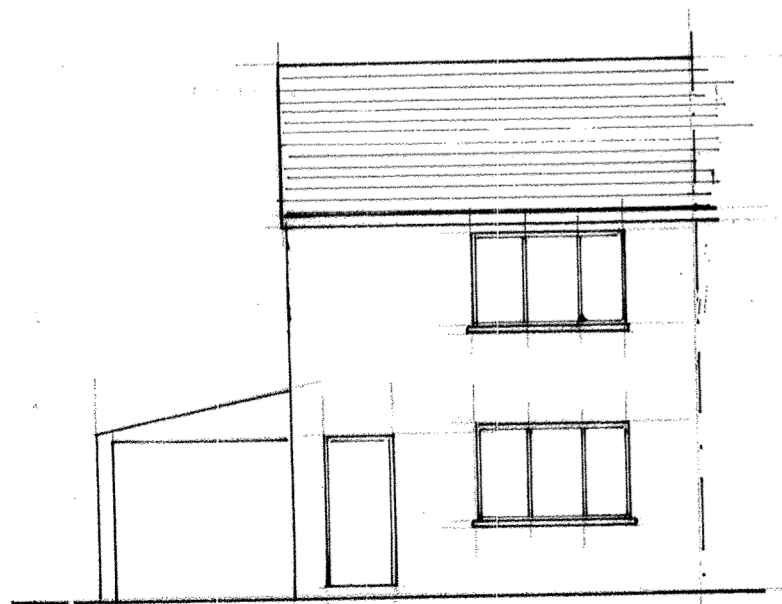
EXISTING LHS ELEVATION



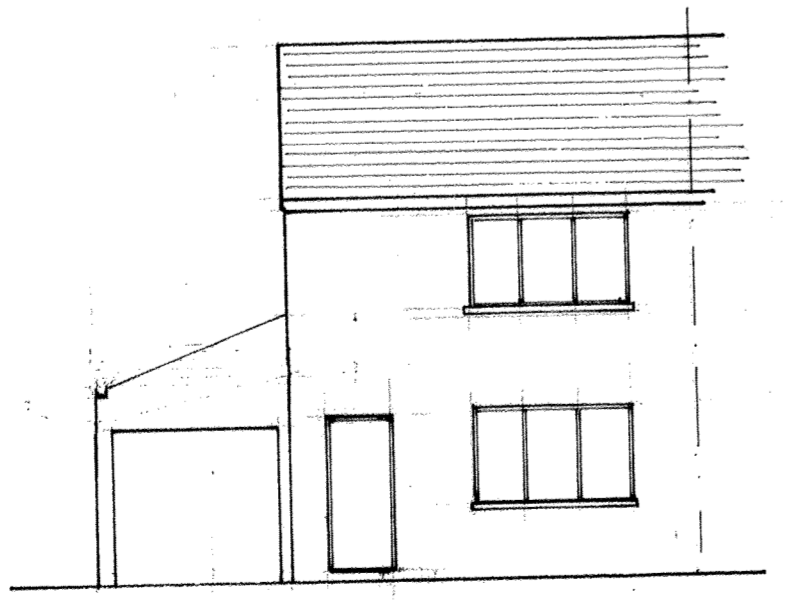
PROPOSED LHS ELEVATION



PROPOSED RHS ELEVATION



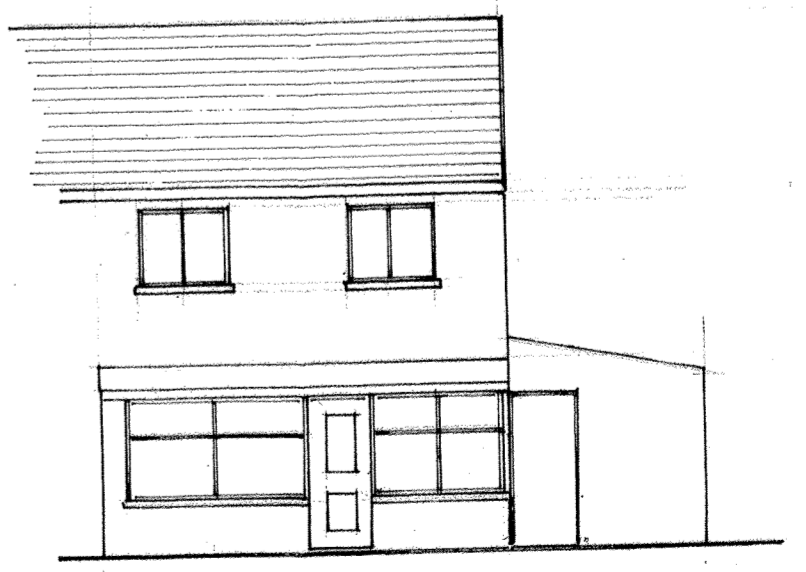
EXISTING FRONT ELEVATION



PROPOSED FRONT ELEVATION



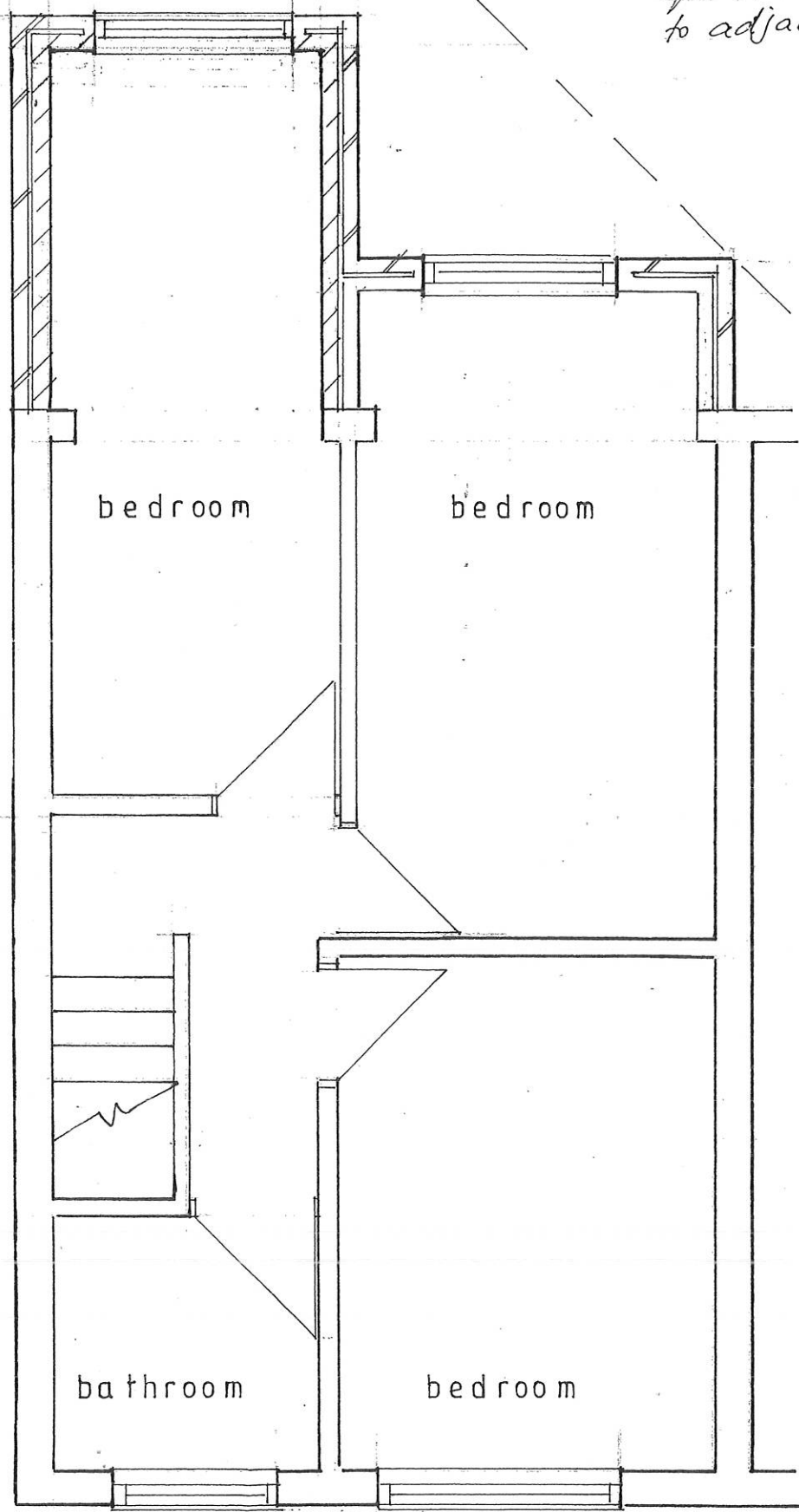
PROPOSED REAR ELEVATION



EXISTING REAR ELEVATION

45° degree line from
quarter point of window
to adjacent property.

3000



- 6 JAN 2014

14 BRANDON RD
HALESOWEN
1:50

proposed f. floor

14 BRANDON RD

HALESOWEN

6 JAN 2014

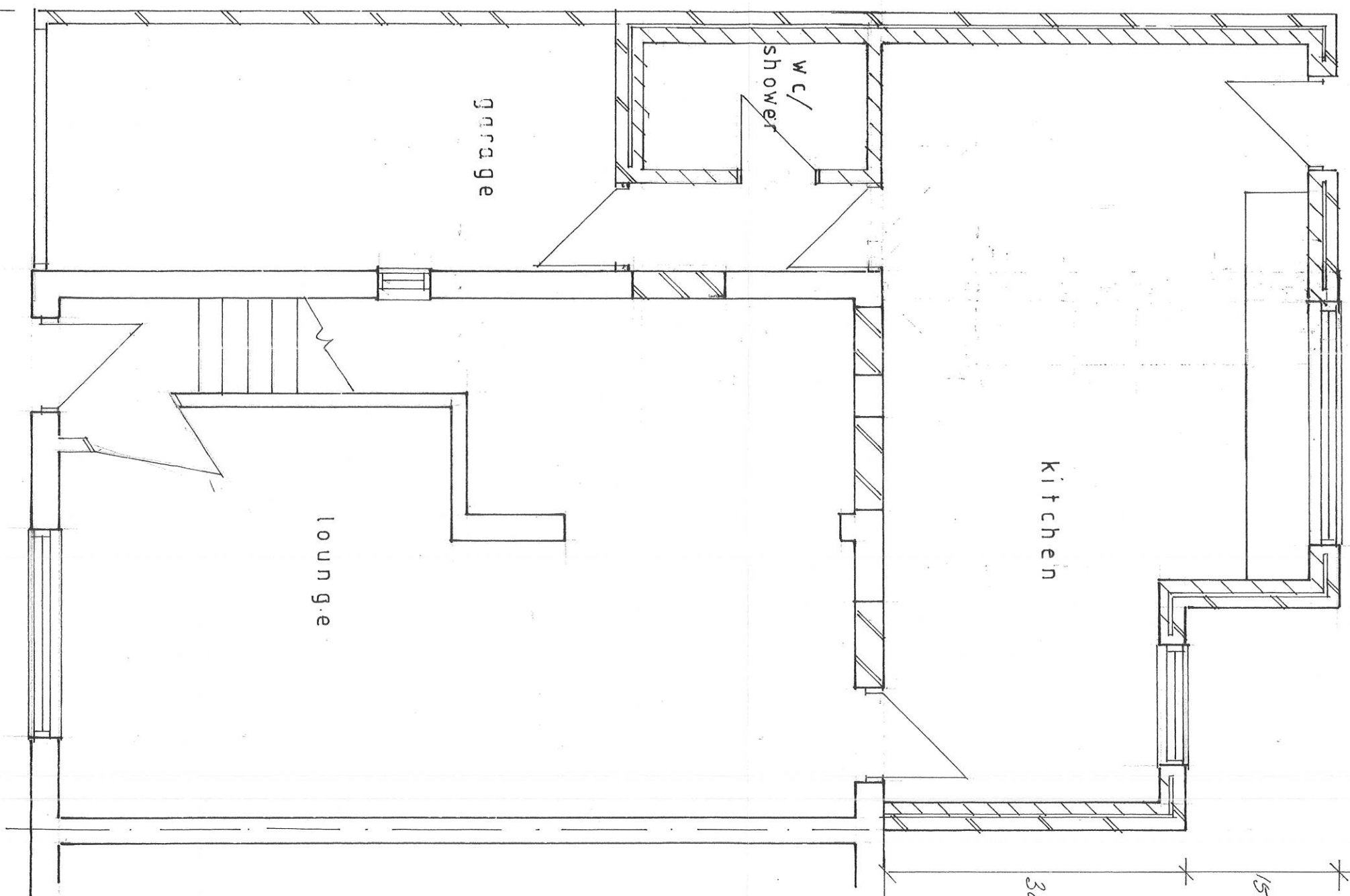
SCALE 1:50

5850

2200

1580

3000



proposed g.floor plan