

## **PLANNING APPLICATION NUMBER:P21/1386**

|                         |  |
|-------------------------|--|
| Type of approval sought | Full Planning Permission   |
| Ward                    | Pedmore and Stourbridge East   |
| Agent                   | Mr J. Allsop, EP Architecture  |
| Case Officer            | Simrun Hanif   |
| Location:               | <b>14, IRON BRIDGE WALK, PEDMORE, STOURBRIDGE, DY9 0SF</b>                       |
| Proposal                | <b>FIRST FLOOR REAR EXTENSION AND REAR DORMER TO FACILITATE LOFT CONVERSION.</b> |
| Recommendation Summary: | <b>APPROVE SUBJECT TO CONDITIONS</b>   |

### **SITE AND SURROUNDINGS**

1. The application site relates to a detached dwelling set within a 750 sqm plot and located in a residential cul-de-sac comprising of large, detached dwellings of varying style. The application site features a two-storey front projection gable and a dormer window to the front elevation. The dwelling is characterised with brick work to the elevations with render and timber beams depicting a Mock Tudor design feature to the front elevation. The application site benefits from an integrated garage and a large, paved frontage that can accommodate up to several parked vehicles. The application dwelling benefits from a single storey rear extension and an outbuilding located in the rear garden. To the rear of the site is located the rear garden of No 2 Wigorn Lane.
2. No 12 Iron Bridge Walk is located to the east of the application site, it is very similar in scale and character to the application site and also features a front gable and Mock Tudor design detailing. No 12 benefits from a single storey rear extension and

a single storey side extension. No 12 is set slightly back and at an angle away from the application and at a slightly elevation position.

3. No 16 is located to the west of the application site and is of a different character and style to the application site. It is a “L” shaped dwelling and comprises of a hipped roof profile with a large two storey side and rear extension and a two-storey front projection. The property benefits from brickwork to the elevations.
4. Iron Bridge Walk is predominately a residential street that is predominantly occupied by two storey dwellings. The wider street scene is predominantly brick, although there are instances of render and Mock Tudor fenestration within the street. There is a mix of uniquely designed dwellings alongside small numbers of similarly designed properties. To the rear of the application site is a mixture of two storey dwellings and single storey bungalows.

## PROPOSAL

5. It is proposed to erect a first-floor rear extension and a loft conversion.
6. The first-floor rear extension would measure 3.4m deep and span the full width of the original dwelling. The roof profile would feature two gable features to the rear and a dormer that measure 1.6m wide, to facilitate two additional bedrooms in the loft space and increase the room sizes on the first floor.
7. Amended plans have been sought throughout the progression of the application to omit the roof height increase and redesign the roof profile. The height of the proposed first floor rear extension would measure 8.35m in line with the existing roof ridge of the host dwelling with two rear gable features.

## PLANNING HISTORY

| <b>APPLICATION No.</b> | <b>PROPOSAL</b>                | <b>DECISION</b> | <b>DATE</b> |
|------------------------|--------------------------------|-----------------|-------------|
| P14/0238               | Lawful Development Certificate | Certificate     | 03-04-2014  |

|          |   |                     |            |
|----------|---|---------------------|------------|
|          | for proposed single storey rear extensions and new front porch  | Granted             |            |
| P18/1293 | Lawful Development Certificate for proposed single storey outbuilding in rear garden under Schedule 2, Part 1, Class E of the General Permitted Development Order (England) (2015) (as amended) | Certificate Granted | 05-11-2018 |

## PUBLIC CONSULTATION

8. The application was advertised by way of neighbour notification letters sent to five nearby properties. Nine letters of representations were received from seven addresses, and the following material issues were raised:

- Loss of light
- Scale/disproportionate
- Design/character
- Overbearing/dominating
- Loss of privacy

The following Non-material issues were raised-

- Construction noise, deliveries, parking
- HMO
- Use of outbuilding

Following amended plans being received, a further 10-day neighbour consultation period was carried out and 12 letters of representations were received from 6 addresses including 1 new address, and the following material issues were raised:

- Overshadowing
- Overlooking
- Excessive scale

- Loss of privacy
- Design/character
- Dormers would dominate roofline
- Parking

The following Non-material issues were raised-

- Use of outbuilding
- Number of occupants
- HMO
- Restrictive covenants on the estate

## RELEVANT PLANNING POLICY

National Planning Policy Framework 2021(NPPF)

Black Country Core Strategy (2011)

- ENV 3 Design Quality

Dudley Borough Development Strategy (2017)

- L1 Housing Development, extensions and alterations to existing dwellings
- S8 Local Character and Distinctiveness

Supplementary Planning Documents / Guidance

- PGN 12 The 45 Degree Code
- PGN 17. House Extension Design Guide
- Parking Standards SPD (2017)

## ASSESSMENT

9. The proposed development will be assessed with regards to its design, scale and appearance and whether it would reflect the character of the existing dwelling and the character of the area. Along with any potential impact on the amenity of neighbours.

Key Issues:

- Design, Character and Appearance
- Neighbour Amenity

- Access and Parking

### Design, Character and Appearance

10. Dudley Borough Development Strategy (2017) Policy L1, reads that “*extensions to residential dwellings will be allowed providing they do not adversely affect the character of the area or residential amenity*”. The proposed first floor rear extension is considered appropriate in projection and design, having been substantially reduced following an amendment to the application. The extension will assimilate well with the host dwelling with an appropriate roof pitch and design and window alignment. No part of the proposed development will be visible from the street scene as it is sited wholly to the rear of the dwelling. Whilst it is noted that a number of windows are proposed on the roof and front gable of the property, these are modest in size and design and will not significantly impact upon the property and its relationship with the wider streetscene.
11. Planning Guidance Note No.17 states that “*house extensions and alterations- relate to the character of the original house in terms of scale, materials and design details*” An objector commented that the proposed addition is out of scale and out of character with the surrounding properties, however it is noted that the surrounding dwellings vary in scale and design and the proposed development would not be harmful to the street scene. The proposed first floor rear extension projects out a modest 3.4m from the original rear wall and the amendments to the roof profile would result in a more sympathetic addition.
12. Dudley Borough Development Strategy Policy L1 states that extensions to residential dwellings will be allowed provided they do not adversely affect the character of the area or residential amenity. On assessment of the application is considered that all elements of the scheme outlined above would relate satisfactorily in design terms and there would be no demonstrable harm to the street scene or character and appearance of the area proposal therefore complies with Dudley Borough Development strategy Policy L1 – Housing Development, Extensions and Alterations to Existing Dwellings.

13. Comments have been raised regarding the accuracy of the site and location plan provided with regards to the neighbouring dwelling No 12, that show a single storey rear extension that the dwelling does not have. Whilst it is noted that the plans show an outline for a structure closest to the boundary with No 14, the structure is a pergola which is seen as a permanent structure and therefore included on the plans that are provided by Ordnance Survey.

#### Neighbour Amenity

14. The addition of the first-floor rear extension is not considered to result in a detrimental impact to neighbouring dwellings. Due to the position of the application site in relation to No 12, which is set at an angle away from No 12, there is a separation distance of between 2.25m-2.75m from the proposed extension and common boundary. Moreover the 45 degree line has been taken from the  $\frac{1}{4}$  point of the first floor rear window and there is no contravention of the 45 Degree Code. It is subsequently considered that the proposed development would not create detrimental harm in terms of outlook, receipt of light or privacy. Whilst the objectors raise concern that the windows within the rear elevation at second floor would lead to a loss of privacy to their rear garden, these windows would look out onto the rear garden of the application property, and it is not considered that this would give rise to undue overlooking of neighbouring gardens.
15. With regards to No 16, there is an existing two storey side/rear extension that projects out considerably further than the proposed extension. It is also noted there are two side facing windows at first floor, however these are obscure glazed and serve non-habitable rooms. It is also noted that No 16 sits at a lower land level to the application site, however given the position of the existing two storey side/rear extension to No 16 and the main garden area located to far west, it is considered that the proposed development would not create detrimental harm in terms of outlook, loss of light or privacy.

16. It is noted that several objections from the rear neighbouring properties have been received regarding the impact that the extension would have on the loss of privacy and overlooking to neighbouring dwellings and rear garden areas. However, the separation distance between the proposed windows within the rear elevation and the rear facing habitable room windows of the properties along Wigorn Lane are in excess of 28m, which complies with the minimum requirement contained in PGN 17 - House Extension Design Guide. Given the depth of the garden would remain at approximately 16metres exceeding the minimum garden length of 13metres as guided by the New Housing Development SPD (2013) it is not considered that the presences of the rear facing windows at first floor or within the roof would result in a significant loss of privacy to the rear gardens. Refusal of permission is not, therefore, deemed sustainable on this basis.
17. It is noted that alongside the velux windows proposed on the front elevation of the dwelling, an additional window is proposed on the front projecting gable of the dwelling. Given the separation distance of the application property to the opposing dwelling, 6 Iron Bridge Walk exceeding 30metres it is not considered that the siting of this window would result in any loss of privacy.
18. It is, therefore, considered that there would be no demonstrable harm to the occupiers of neighbouring properties which adjoin the site in terms of light, outlook or privacy. In this respect the proposal complies with Policy L1 of the Dudley Borough Development Strategy and PGN 17 – House Extension Design Guide.

#### Access and Parking

19. There would be increase in the number of bedrooms to 7, which would require provision of 4 parking spaces in accordance with the Parking Standards SPD (2017). Adequate off-street parking would be maintained within the curtilage of the application site and would still be in accordance with the Councils Parking Standard SPD (2017). There are no highway safety concerns.

20. Officers note that objections have been raised regarding the current parking layout of the site, objections indicate that no planning permission has been sought for the creation of the parking area within the frontage of the site. Officers acknowledge the concerns, however, as no hard surfacing details are included within the application officers cannot give any consideration to the appropriateness of the existing hardstanding. If the hardstanding does not accord with the requirements of the Town and Country Planning (General Permitted Development) Order 2015 then this may be liable to enforcement action.

#### Other Considerations

21. Objections have been raised with regards to the potential conversion of the property into an HMO, however the application has been submitted for a domestic extension with no indication of an HMO conversion. As such, the only matter for consideration in the assessment of this application is the impact of the extensions proposed. No consideration can be given to the any potential future use of the property as a 'House in Multiple Occupation'.
22. Further comments have been raised with regards to the use and permission of the outbuilding located in the rear garden. The outbuilding benefits from a Lawful Development Certificate granted under P18/1293.

## CONCLUSION

23. The proposed development would be of appropriate design, scale and appearance that would not have an adverse impact upon the character of the area and would not be detrimental to residential amenity. The proposed development would not raise any significant highway safety concerns. The proposal complies with policies contained within ENV3 of the Black Country Core Strategy (2011), Policies S6, S8 and L1 of the Dudley Borough Development Strategy (2017) and Planning Guidance Note 17 (The House Extension Design Guide) and Planning Guidance Note 12 (PGN 12) - 45 Degree Code.



## RECOMMENDATION

It is recommended that the application is APPROVED, subject to conditions;

Conditions and/or reasons:

1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with Section 91 of the Town & Country Planning Act 1990, as amended by Section 51 of the Planning & Compulsory Purchase Act 2004.

2) The development hereby permitted shall be carried out in accordance with the following approved plans: Proposed loft plan and elevations, location plan and block plan DRG NO 21143-03C, Proposed ground and first floor plans DRG NO - 21143-02A

REASON: For the avoidance of doubt and in the interests of proper planning.

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.

REASON: To ensure the satisfactory appearance of the development in accordance with BCCS Policy ENV2 - Historic Character and Local Distinctiveness and Borough Development Strategy 2017 Policy S6 Urban Design and Policy L1 Housing Development, extensions and alterations to existing dwellings/ Policy D2 Incompatible Land Uses (in part)

**Approved Drawings**

These drawings have been prepared solely for Planning and Building Regulations purposes. The approved design must be agreed on site with the Local Building Inspector before works are undertaken.

**Part 'B' Fire Safety**

New walls and ceilings to provide 30min separate to adjoining areas. F230 fire door with self-closing device and fire-rated with heat activated seals in conjunction with flexible-edge seals installed between garage and dwelling.

All new ceilings to be 1.25m plasterboard with skim finish to give 30min fire protection.

All new steelwork to be encased in 2 layers of 125mm plasterboard to give 30 min fire protection.

A Fire Detection and Alarm System designed and installed in accordance with BS 5839 part 2/2014 comprising ceiling mounted standard mains 4.5m from habitable rooms and min 300mm off adjacent walls and light fittings. Permanently wired to a separate fused circuit at the distribution board. Alarms to be linked together in a battery back up supply. Provide a 1hour detection to kitchen.

New F230 fire doors to have a minimum 32mm rubber air gap finishing if required.

**Part 'F' Ventilation**

Kitchens and Utility Rooms to be ventilated to provide Min 60 m<sup>3</sup>/hr and bedrooms to be ventilated to provide Min 30 m<sup>3</sup>/hr with 20mm mesh screens.

Bathrooms, Ensuites and WC to be ventilated to provide Min 60 m<sup>3</sup>/hr. Mechanical extraction, operating an intermittent timer and controlled by a 20mm mesh screen.

**Part 'G' Drainage**

Internal rooms to be ventilated to 3 air changes/hr, unless kitchen or bathroom are provided by an intermittent timer and controlled by a 20mm mesh screen. Opened up by 9mm for the light switch and 20mm for the 20 minutes after room has been in use.

**Internal**

Showers, bath and sink waste pipes are to be fitted with 40mm Min dia waste pipes. Wash hand basins to be fitted with 32mm Min dia waste pipes. All waste pipes to be fixed with 32mm Min dia 'W' Where 'Min' dia' wastes exceed 3m in length, or 3mm dia wastes exceed 1.7m in length, anti-siphon traps must be fitted. 40mm and 32mm dia' wastes shall be installed at a gradient of 1:100. All waste pipes to be installed at a gradient of 1:100. All new gipsers, baths, sinks and wash basins be fitted with 75mm deep seal traps. Any new SVP to terminate not less than 900mm above any window within 3m of the pipe.

**Below Ground**

New drainage to conform with part F of the Building Regulations (New drainage to conform with part F of the Building Regulations otherwise stated) Harpoint Siphonless, laid in straight and even beds of Min 140 for foul and 180 for surface water, with flexible water joints. Clay. No bedding consisting of 100mm regular granular material to BS 3801:1985 and Min cover of selected fill free from stones larger than 40mm, lumps of clay over 100mm, timber, frozen material or other vegetable matter. Where rigid pipes shall be surrounded with concrete with a thickness of at least the dia of the pipe.

**Below-grade Buildings**

Drains under buildings to be surrounded with a Min 100mm granular material. Drains within 300mm of the underside of the floor slab should be surrounded in 150mm Min of concrete. Where drains run through a wall or under foundations, Min 100mm clearance around pipes to openings. Openings in walls need to be masked either side with rigid sheet material.

**Part 'C' Construction**

New Manholes are to be constructed in 215mm Class B engineering brickwork to BS 3921, laid in English bond in 1:3 cement:sand concrete. Covers to be heavy duty to BS 697. Inspection chambers less than 900mm deep to be in proprietary polypropylene construction. Inspection chambers in accordance with manufacturers instructions. Covers to be medium duty to BS 897.

**Part 'N' Glazing**

Windows to match existing, fitted with trickle vents to give 8000mm sq ventilation area or 4000mm sq. The windows shall be as scheduled or as otherwise described on the drawings. All windows to be fitted with trickle vents. U-value of 1.6W/m<sup>2</sup>K. New Glazing to be max 25% of floor area. If above this ratio calculations for whole house glazing to be supplied. Doors between house and conservatories to be external grade with a U Value of 1.6W/m<sup>2</sup>K.

**Part 'U' Conservation of Fuel and Power**

1. No Energy efficient light fitting which will only take a lamp having a luminous efficiency greater than 40 lumens per watt must be provided. New Conducing boiler to have a SEDBUK value of 91% or more.

**Part 'V' Disabled Access**

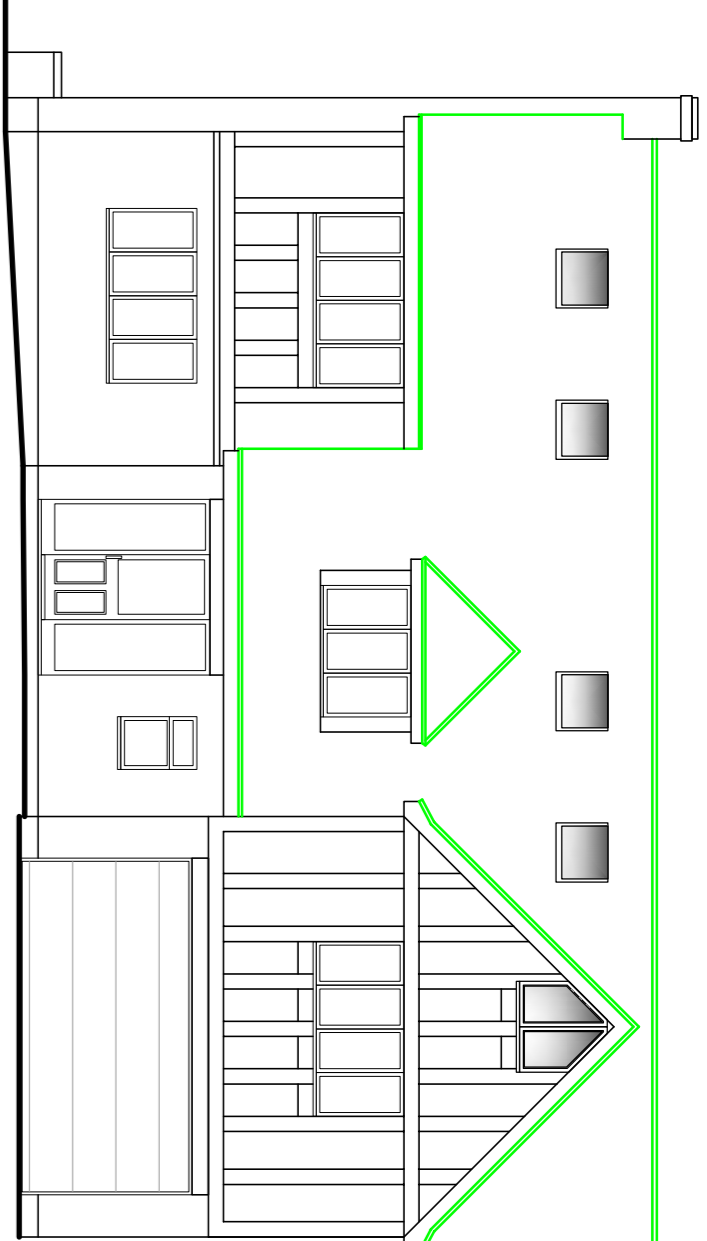
Switched Socket Outlets to be 450mm above Finished Floor Level as outlined in Approved Document M2 diagram 22.

**Part 'E' Electrical Installations**

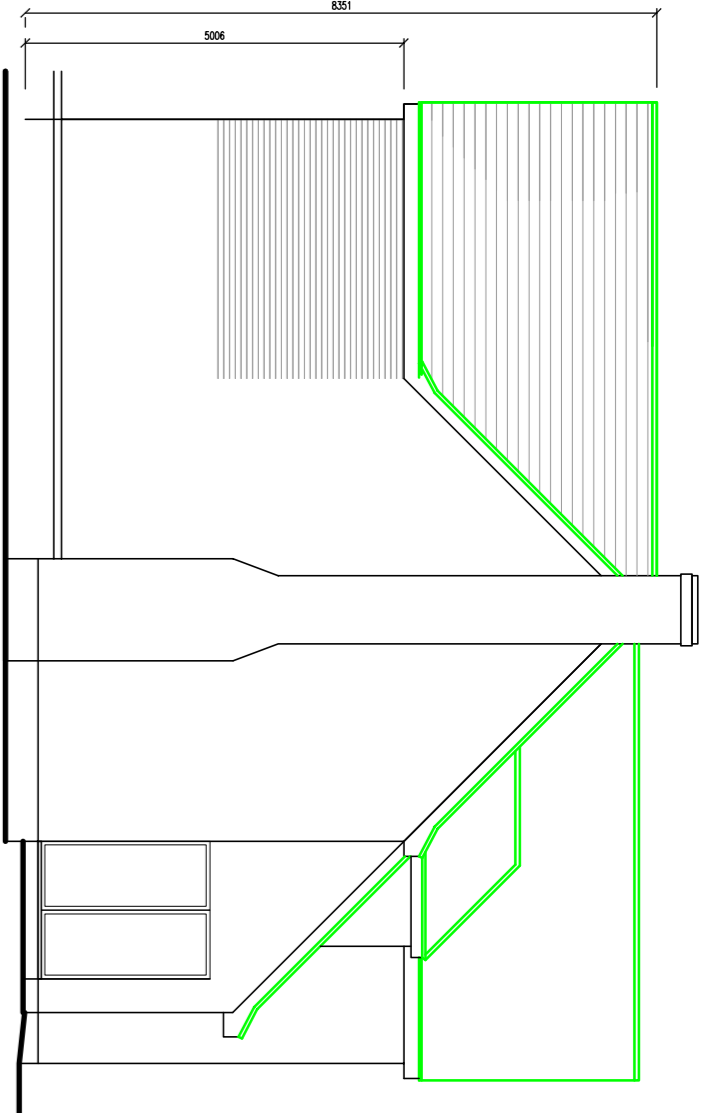
Engage a registered electrician to install, inspect and test in accordance with BS 7671:2018 (I.E. Wiring Regulations 17th Edition). The works are to be undertaken by an installer registered under a suitable electrical self-certification scheme, with completion of a compliance certificate produced to Building Control on completion of the works.

**Before works begin**

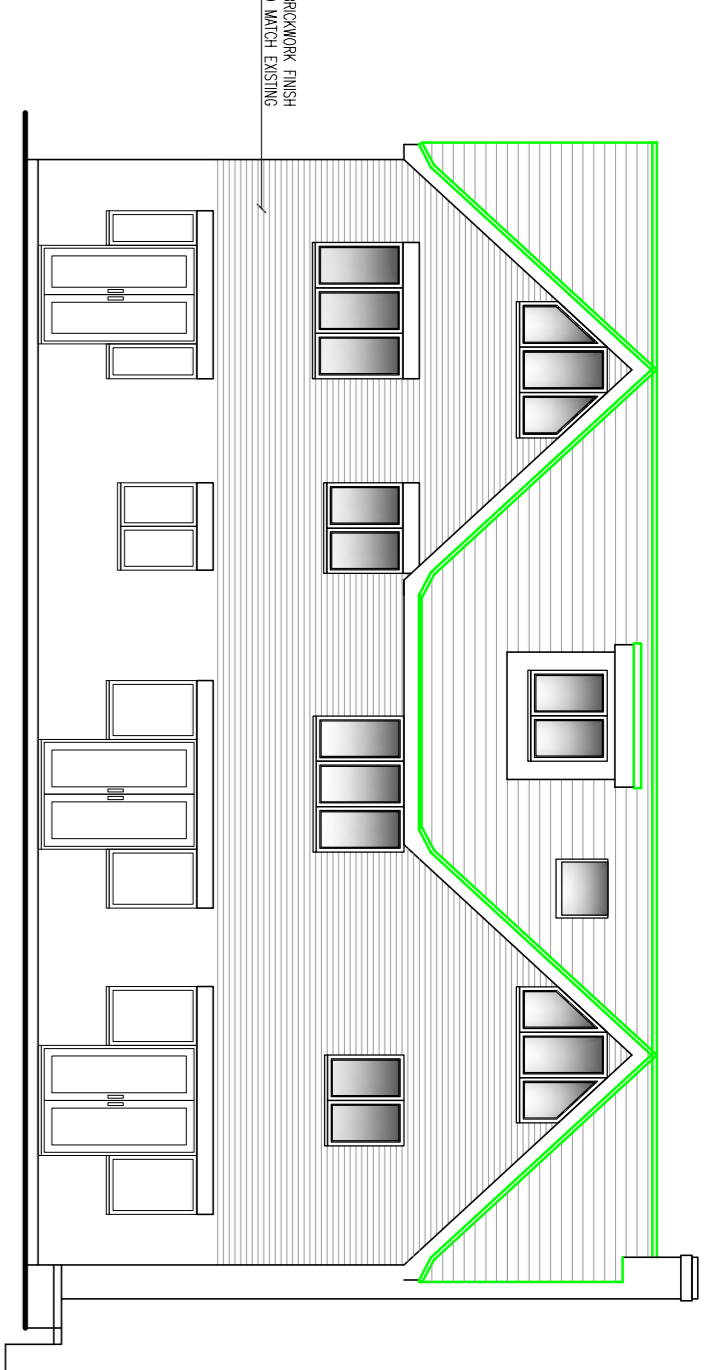
Contractors must verify all dimensions on site before commencing works on site. Any discrepancies must be reported to EP Architecture before works are undertaken or materials are ordered.



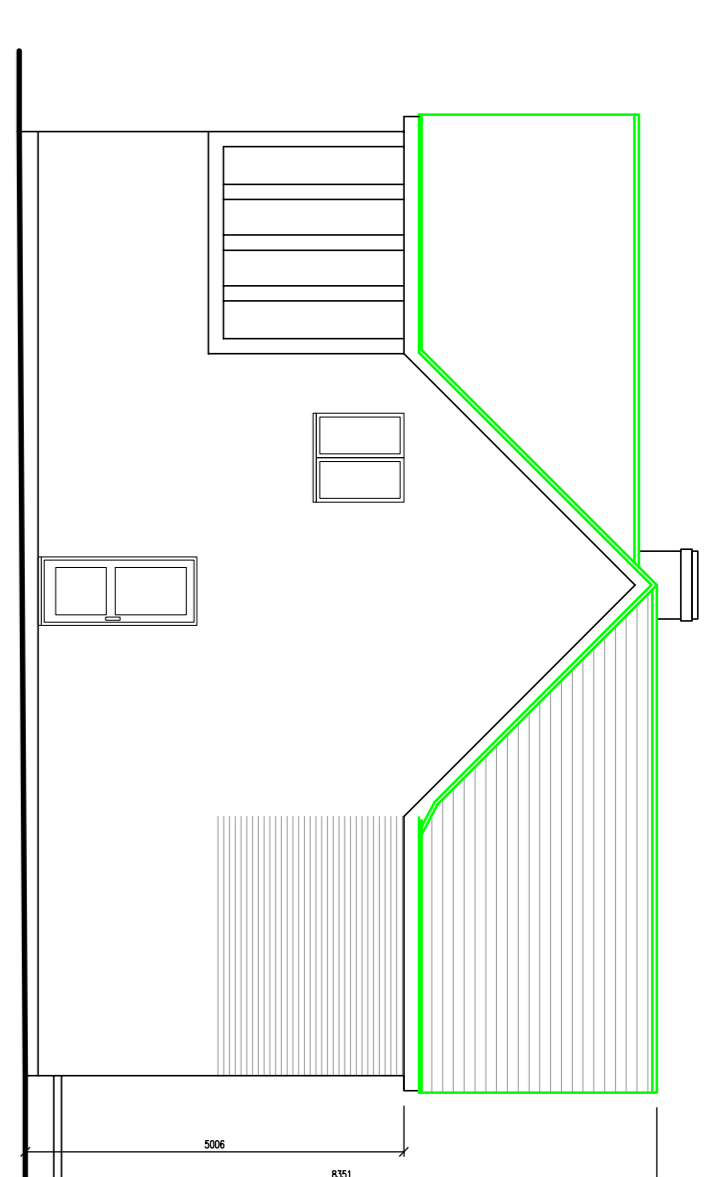
Proposed Front Elevation



Proposed Side Elevation

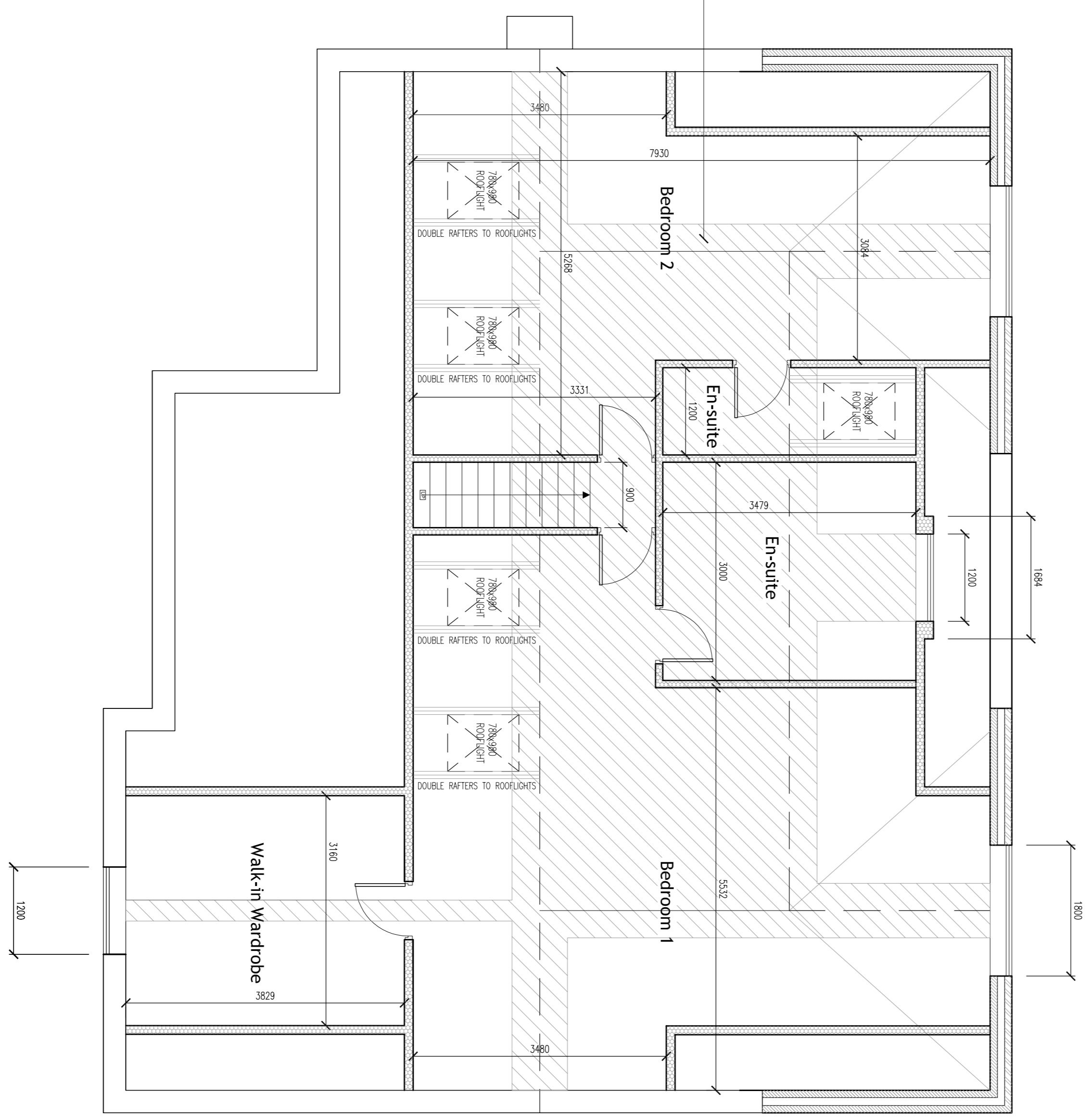


Proposed Rear Elevation



Proposed Side Elevation

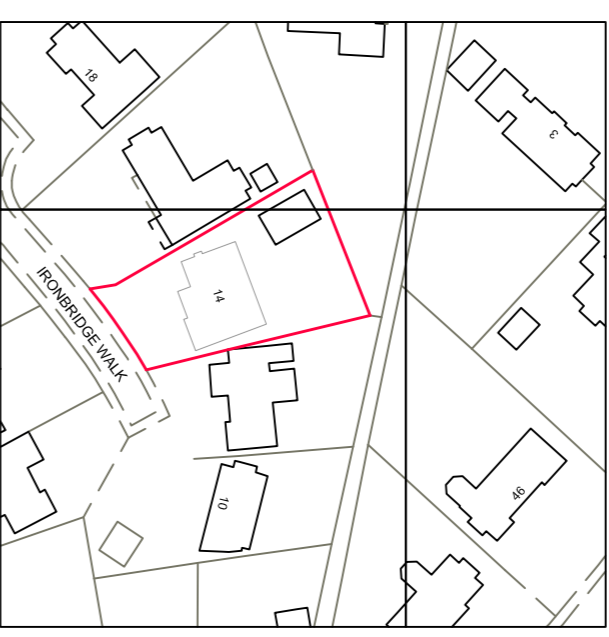
HATCHED AREA INDICATES OVER 2M HEADROOM



Proposed Loft Plan



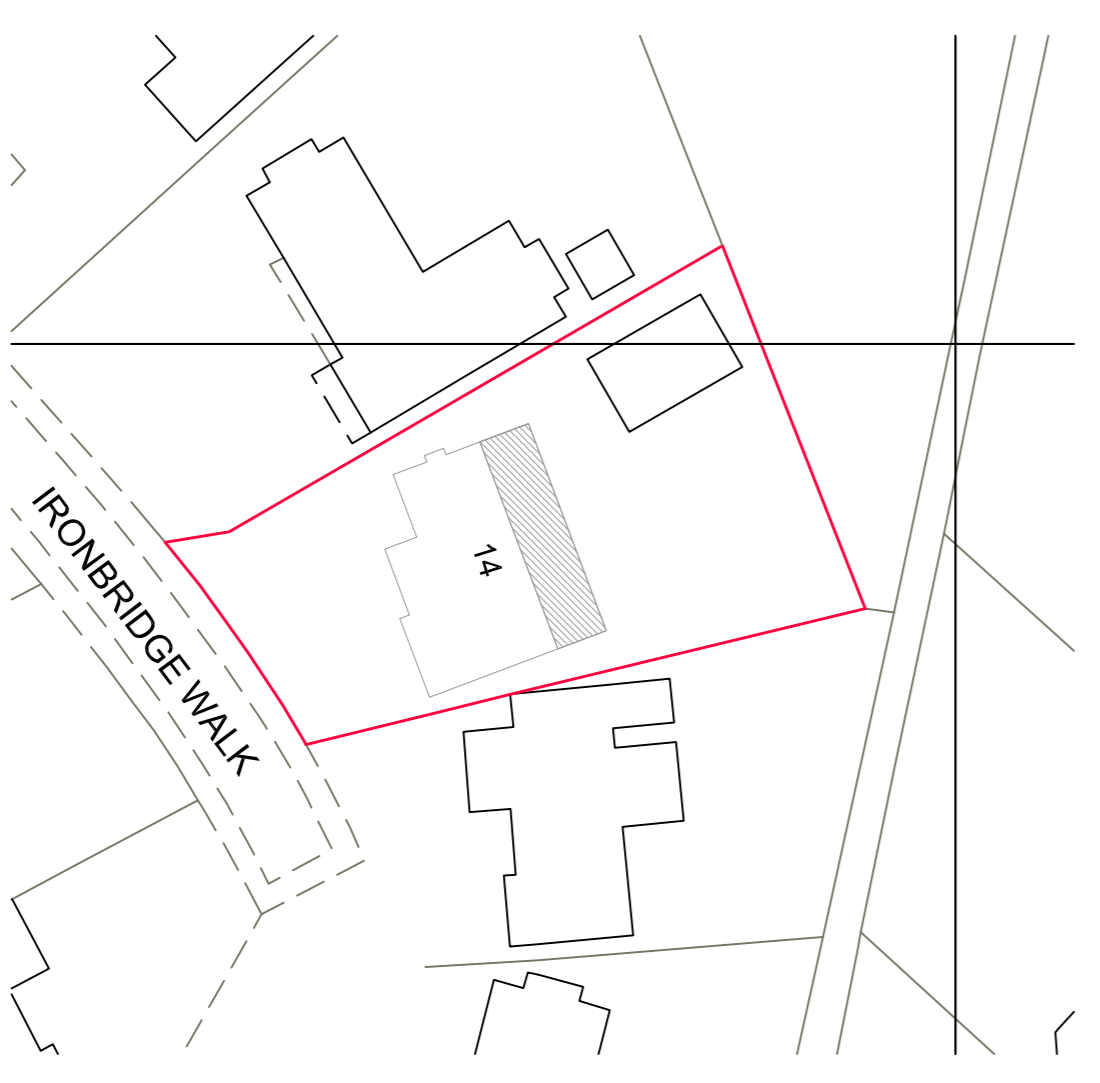
Existing Site Location Plan 1:1250



Site Location Plan 1:1250



Block Plan 1:500



NOTE: These drawings are subject to inspection by a Qualified Structural Engineer to identify any structural deficiencies that may be required. Beam and Trimmer locations that are already marked on the drawings are suggested locations only.



46, Sainsbury St,  
Kiddminster,  
Weston-under-Lime, DT10 2JY  
Telephone 01562 630767

**Project**  
Proposed Extension & Loft Conversion  
14 Ironbridge Walk,  
Redmore, Stourbridge,  
DY9 0SFJ  
**Drawing**  
Proposed Floor Plans & Elevations

scale 1:50/1:100 date 30/06/21 drawn 05

Job no 21143-03C

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**Approved Drawings**

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**Part 3<sup>rd</sup> Fire Safety**

New walls and ceilings to provide 30min separate to adjoining areas. FD30 fire door with self-closing device and fitted with heat activated seals in conjunction with flexible-edge seals installed between garage and dwelling.

All new ceilings to be 12.5mm plasterboard with skim finish to give 30min fire protection.

All new steelwork to be encased in 2 layers of 12.5mm plasterboard to give 30 min fire protection.

A Fire Detection and Alarm System designed and installed in accordance with BS 5839 part 2:2004 comprising ceiling mounted standard mains 4.5m from habitable rooms and min 300mm off adjacent walls and light fittings. Permanently wired to a separate fused circuit at the distribution board. Alarms to be linked together in a standby back-up supply. Provide a hard screen to kitchen.

New FD30 fire doors to have a minimum 32mm rebates and fireman's rams to be supplied to the existing door frame/bulldozing if required.

**Part 7<sup>th</sup> Ventilation**

Kitchens and Utility Rooms to be ventilated to provide Mfr 60 with 20 minutes extraction.

Bedrooms, Ensuites and WC to be ventilated to provide Mfr 60 with 20 minutes extraction.

Internal rooms to be ventilated to 3 air changes/hr, unless kitchen or bathroom. Extraction opening an intermittent timer and controlled by Mfr 1:40 for food and 1:80 for surface water, with flexible water joints.

Chimneys - Class 4 Building consisting of 750mm regular brickwork to BS 3921:1985 and Mfr cover of selected fill fire from stones larger than 40mm, lumps of clay over 100mm, timber, frozen material or other vegetable matter. Where rigid pipes are used, they shall be protected with a minimum of 25mm of mineral wool insulation and 25mm of fire resistant material. All new gipsors, belts, sinks and wash basins be fitted with 75mm deep seal traps. Any new SVP to terminate not less than 900mm above any window within 3m of the pipe.

**Below Ground**

New drainage to conform with part 10 of the Building Regulations. New drainage to be installed in accordance with BS 5250:2009 (otherwise stated) Harpoint Superstore, Ltd in straight and even falls of Mfr 1:40 for food and 1:80 for surface water, with flexible water joints.

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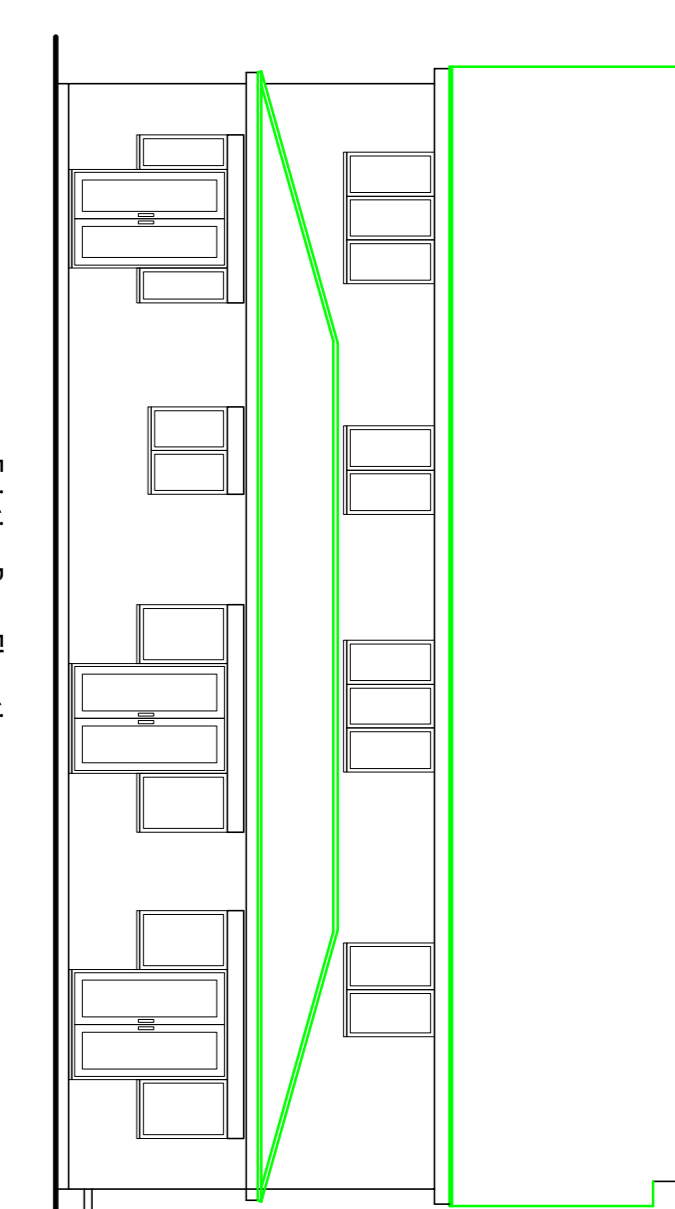
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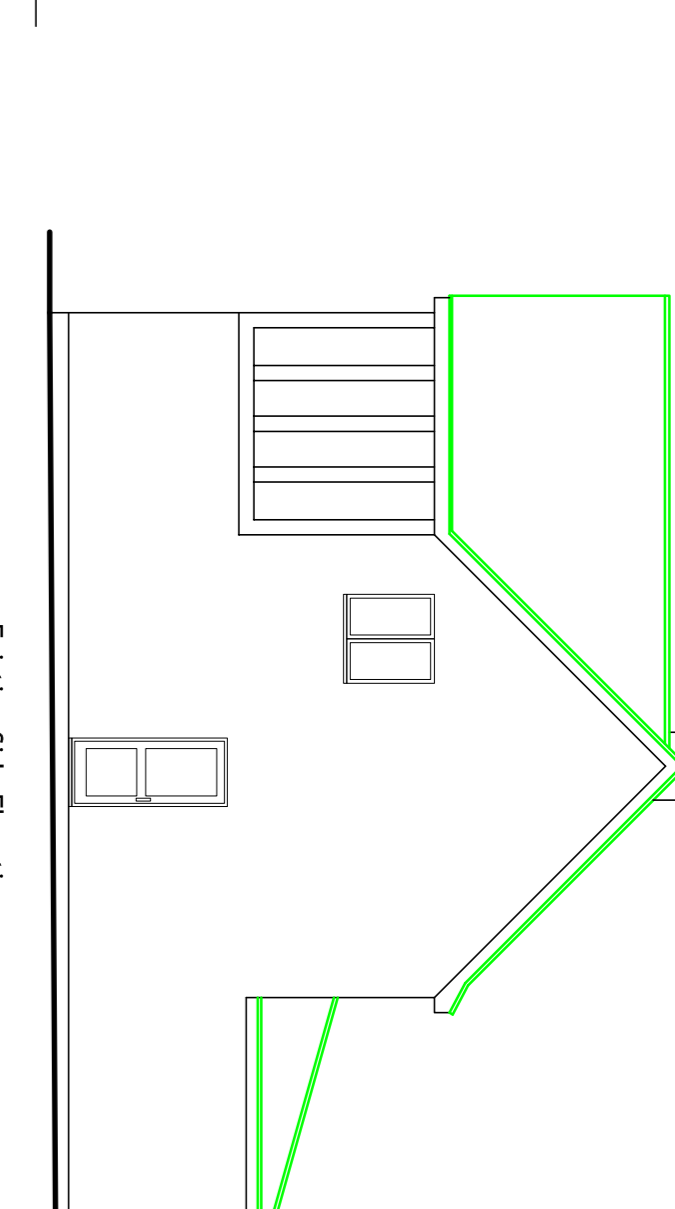
Chimneys - Class 4 Building consisting of 750mm regular brickwork to BS 3921:1985 and Mfr cover of selected fill fire from stones larger than 40mm, lumps of clay over 100mm, timber, frozen material or other vegetable matter. Where rigid pipes are used, they shall be protected with a minimum of 25mm of mineral wool insulation and 25mm of fire resistant material. All new gipsors, belts, sinks and wash basins be fitted with 75mm deep seal traps. Any new SVP to terminate not less than 900mm above any window within 3m of the pipe.

**Below Ground**

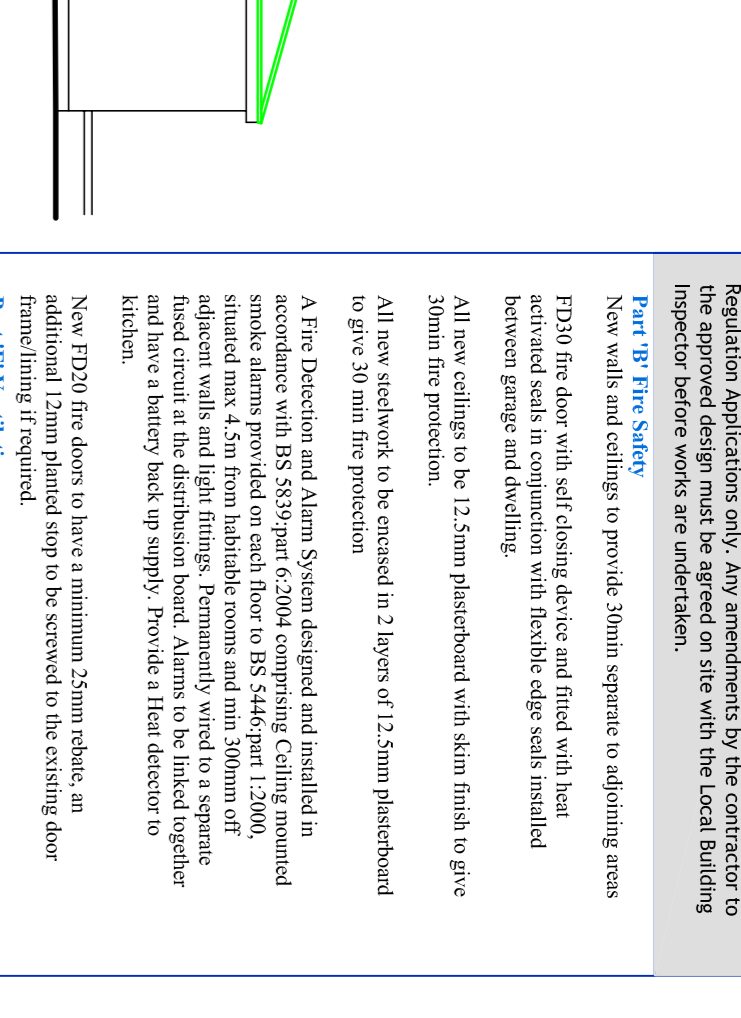
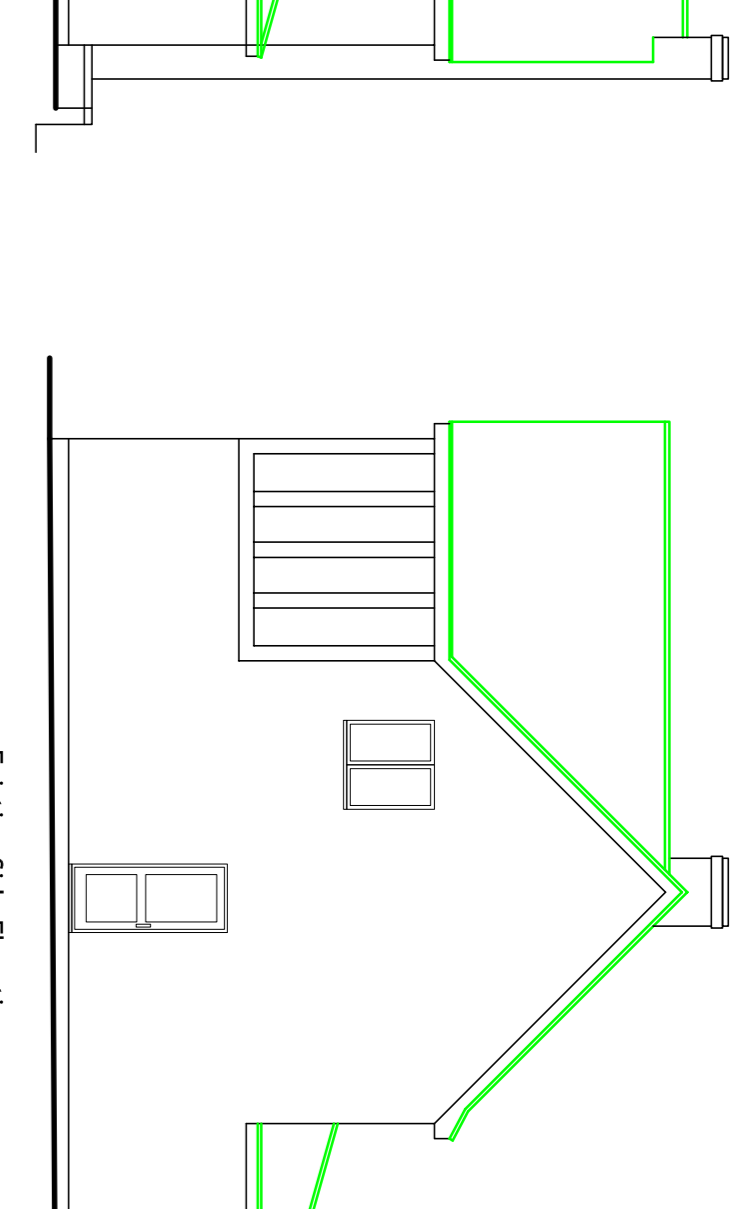
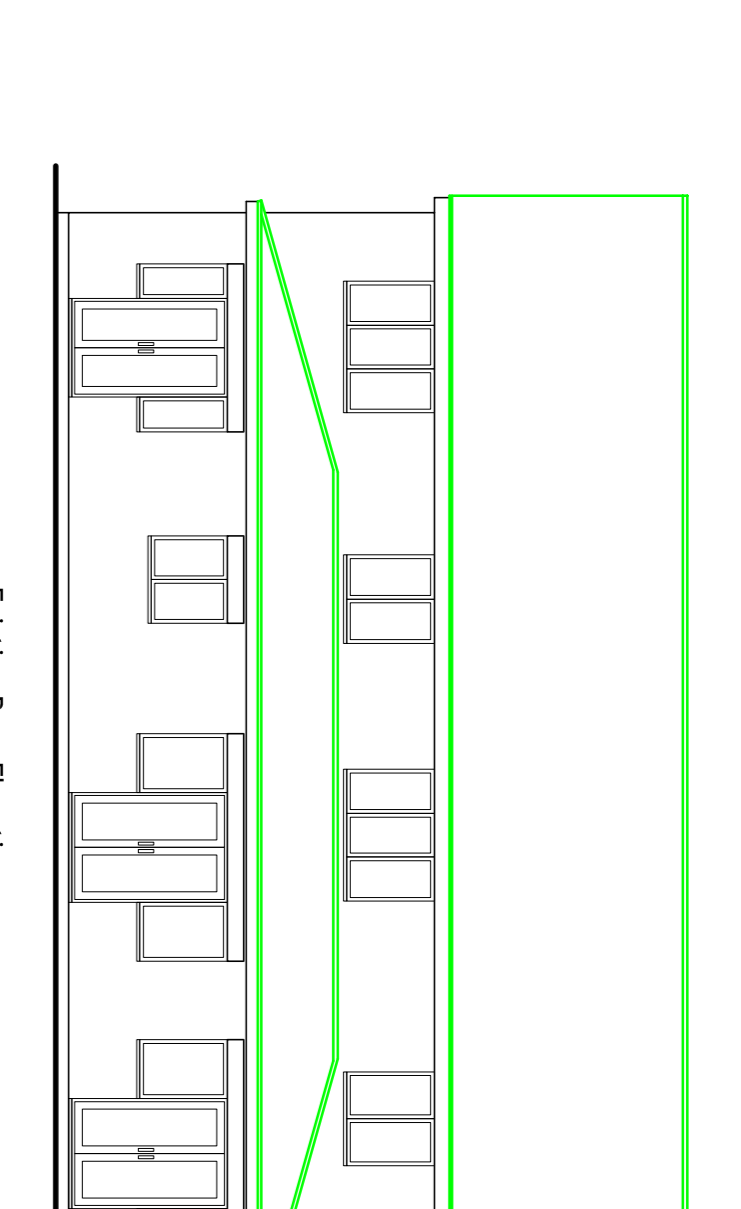
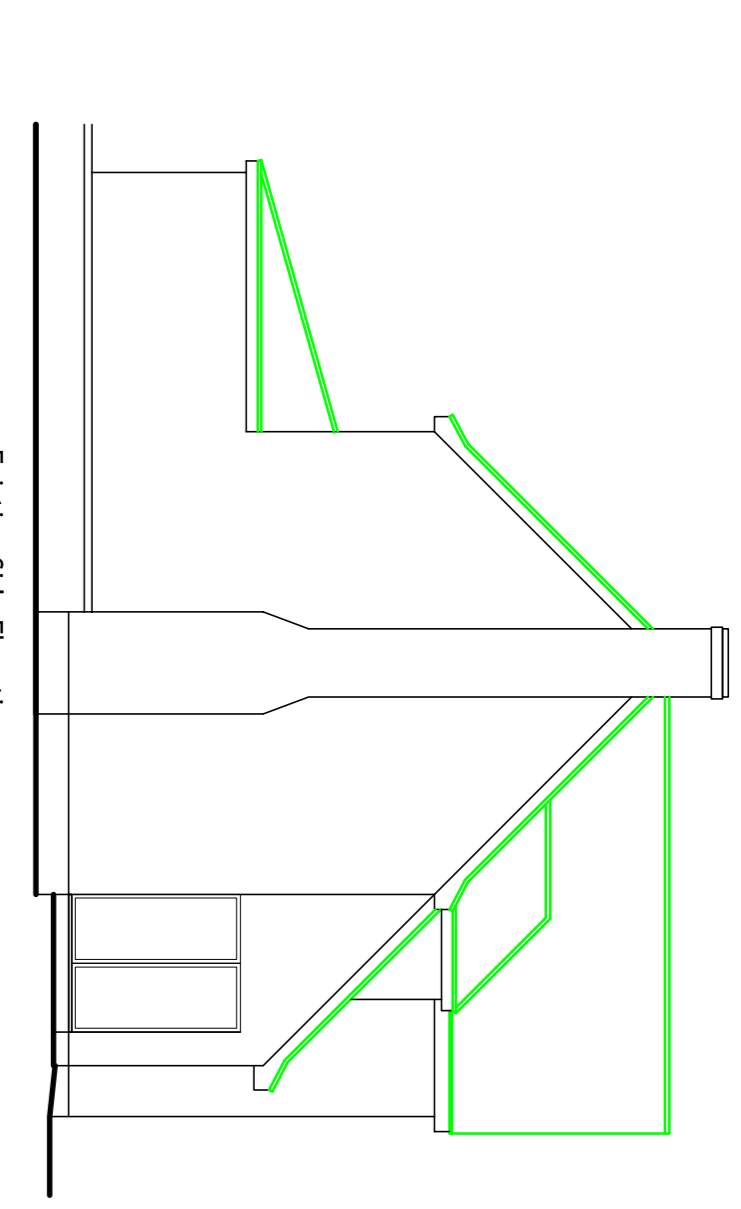
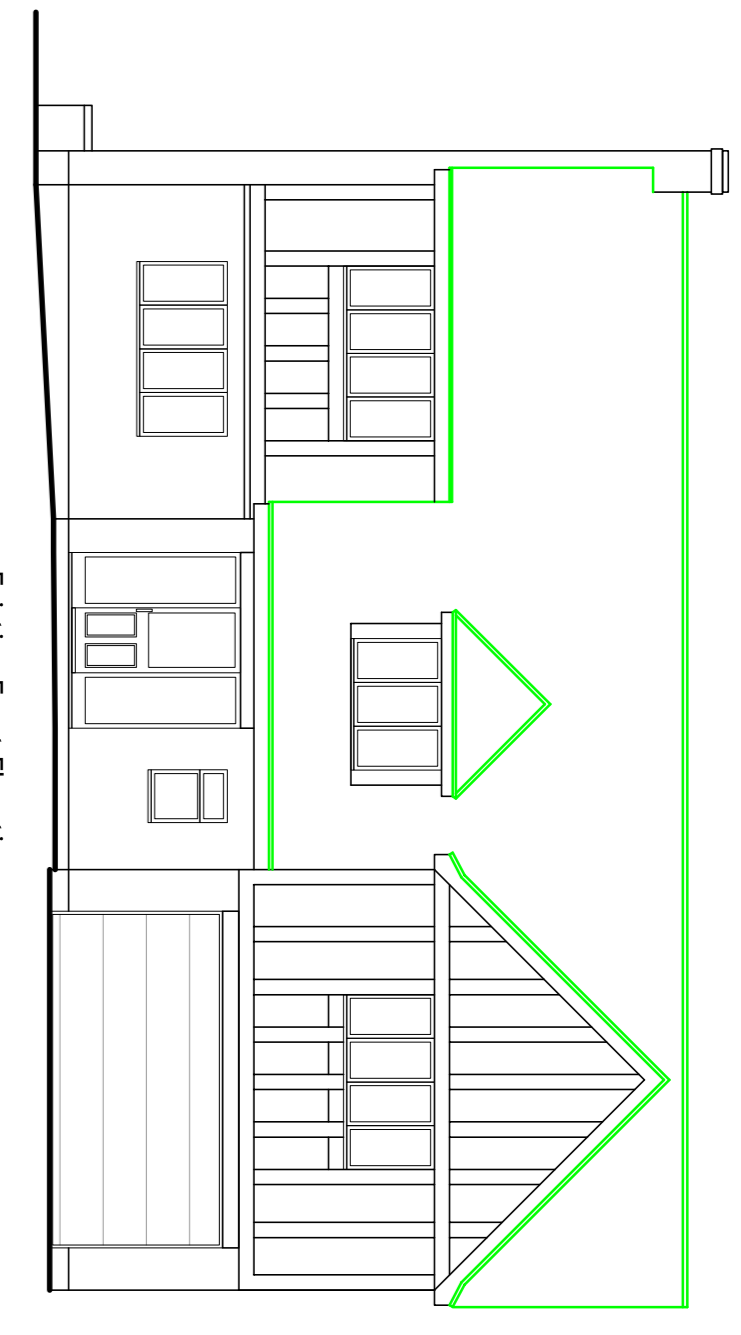
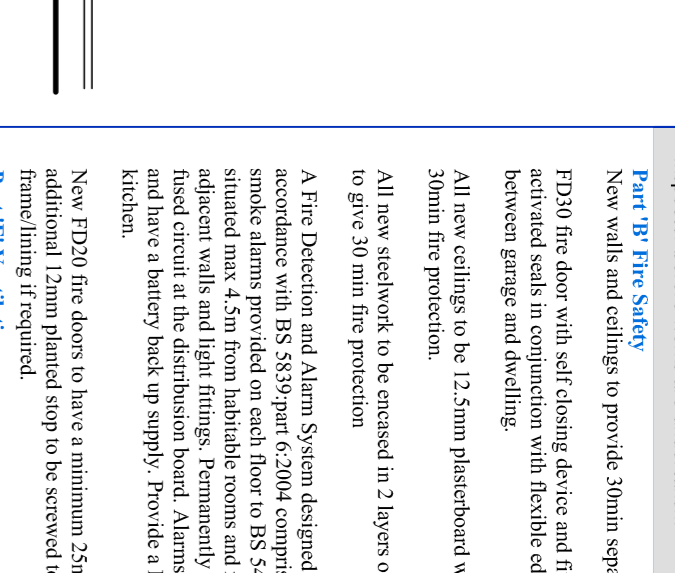
Existing Front Elevation



Existing Side Elevation



Existing Rear Elevation



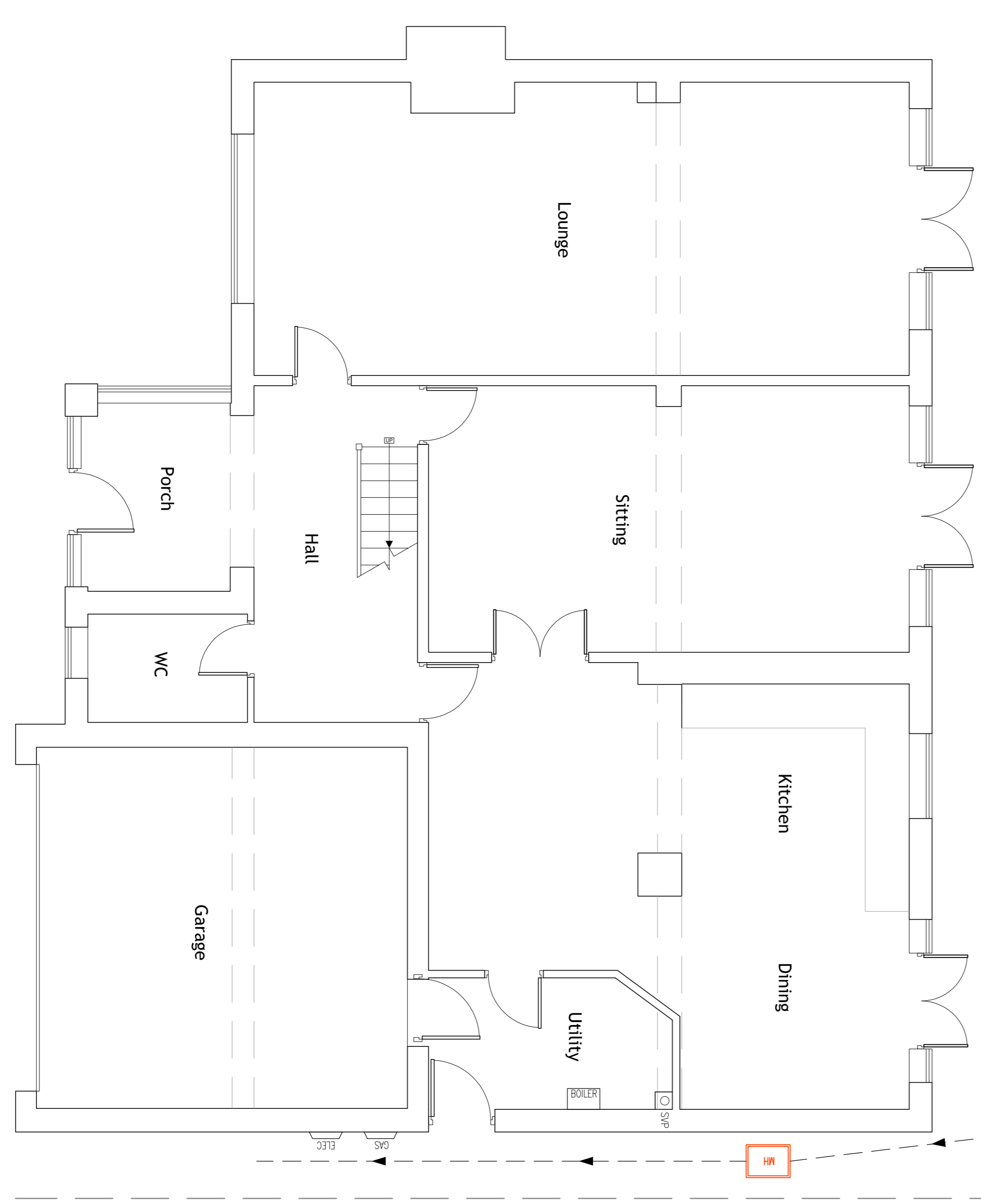
Existing Front Elevation

Existing Side Elevation

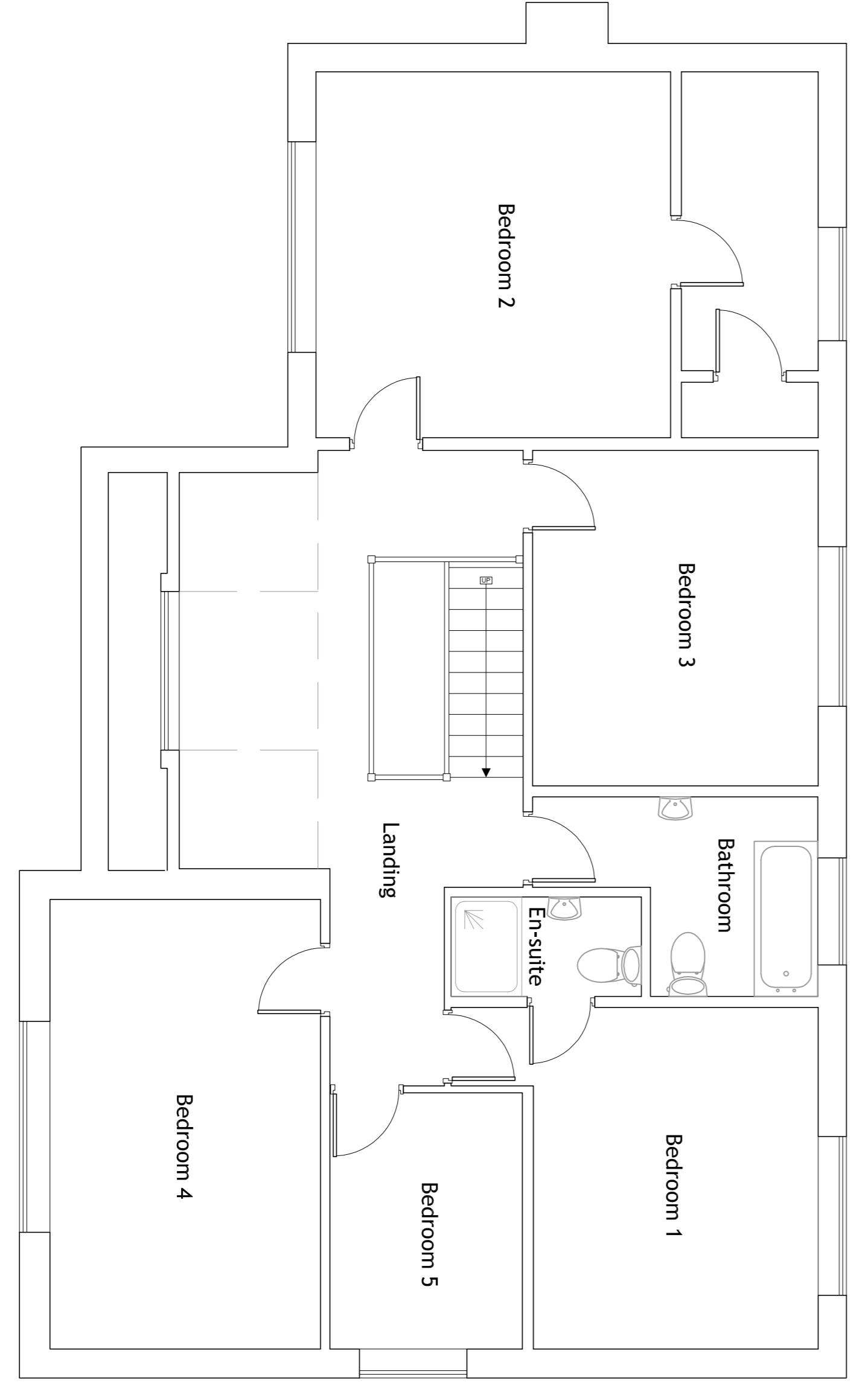
Existing Rear Elevation

Existing Side Elevation

Existing Front Elevations



Existing Ground Floor Plan



Existing First Floor Plan

NOTE:  
These drawings are subject to inspection by a qualified structural engineer to identify structural locations that may be required. Beam and trimer locations that are already marked on the drawings are suggested locations only.



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Project  
Proposed Extension & Loft Conversion  
14 Ironbridge Walk,  
Redmore, Stourbridge,  
DY19 0SFJ  
Drawing

Existing Floor Plans & Elevations  
Scale 1:50/1:100 date 30/06/21 drawn 05  
Job no 21143-01B  
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