

PLANNING APPLICATION NUMBER:P07/0105

Type of approval sought	Full Planning Permission
Ward	Netherton, Woodside & St. Andrew's
Applicant	Mr M Amin
Location:	41, WOODSIDE ROAD, DUDLEY, WEST MIDLANDS, DY2 0UE
Proposal	SINGLE AND TWO STOREY EXTENSIONS TO SIDE AND REAR TO CREATE GROUND FLOOR EN-SUITE BEDROOM, WC AND UTILITY WITH BEDROOMS ABOVE.
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The application site is a hipped-roofed semi-detached property set in a generous plot within a cul-de-sac in a well established residential area.
2. Surrounding properties are the same age and design many of which have been altered.
3. There is an existing single storey rear kitchen and dining room extension. There are also outbuildings along the boundary with no. 43 Woodside Road.
4. At the time of writing this report there is a two storey side and single storey rear extension currently under construction at no. 43 Woodside Road which gained approval on 31st October 2006 under reference no. P06/1751

PROPOSAL

5. It is proposed to demolish the outbuildings and erect a two storey and single storey side/rear extension to provide a ground floor en-suite bedroom, additional wc and

rear utility with bedrooms above. The ground floor en-suite bedroom is for the benefit of a disabled person.

6. The extension would be a maximum of 3.3m in width, 11.6m in length and 3.6m in height. The first floor would be set back by 0.75m from the front elevation and would finish level with the original rear elevation. The single storey element would project 1.2m from the existing rear elevation.
7. Part of the extension will encroach on land owned by the occupiers of no. 43 Woodside Road and notice has been served.

HISTORY

8. None relevant

PUBLIC CONSULTATION

9. Direct notification was carried out to eleven surrounding properties and one letter of objection has been received from the occupiers of no. 45 Woodside Road. They object on the grounds of loss of daylight, outlook and overlooking from the proposed extension.

OTHER CONSULTATION

10. None necessary

RELEVANT PLANNING POLICY

11. Adopted UDP (2005)
Policy DD4 – Development in Residential Areas

12 Supplementary Planning Guidance

Planning Guidance Note 17 – House Extension Design Guide

Draft Supplementary Planning Document – Parking Standards

ASSESSMENT

13. Policy DD4 of the Adopted 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 proposed extension would be in keeping with the scale and design of the house and, therefore, would not adversely affect the character of the area. In this respect, it would therefore be in accordance with Policy DD4 – Development in Residential Areas of the Adopted UDP.
14. In line with the approved plans, the extension to no 43 Woodside Road will have a first floor bedroom window and a ground floor bathroom window in the rear elevation facing the proposed extension. Due to the angle of the property in relation to no. 43 Woodside Road, the 45 Degree Code Guidelines cannot be applied. Although the extension would affect the outlook from the new bedroom it would not be significantly worse than the current arrangement. As the bedroom is an extension to no. 43 and the proposed extension at no. 41 would not adversely affect bedrooms in the ‘original’ rear elevation of this property, refusal on the grounds of outlook would not be justified. There would be little effect on daylight due to the orientations of the properties and the occupiers of no. 43 Woodside Road also raise no objection to the proposal.
15. There would be no adverse effect on the occupiers of no. 45 Woodside Road. The proposed extension would not be in direct alignment with windows in the rear elevation of this property and it is considered too far away to affect ‘immediate outlook’. Again, due to the orientation of the properties and the distance, there would be no adverse effect on the amount of natural light received by the occupiers of no. 45 Woodside Road. The only window in the side elevation of the proposed extension which would face towards no. 45 is a ground floor bathroom window. The

objection on the grounds of loss of privacy due to overlooking is therefore not justified.

16. Although the proposed extension would result in a total provision of six bedrooms, the driveway is fully block paved and up to 3 vehicles could be parked clear of the highway. The proposal therefore meets the parking requirements as set out in the Draft SPD – Parking Standards which states that a minimum of three spaces should be provided for a dwellinghouse of four bedrooms or more.
17. As the proposal would involve demolishing the existing outbuildings and the plans do not indicate any boundary treatment, it is necessary to impose a condition ensuring the use of obscure glass in the side facing ground floor bathroom window in order to protect neighbouring amenity. It is also considered necessary to impose a condition which removes the permitted development right to install windows in the side elevation of the proposed extension.
18. Properties to the rear are considered too far away to suffer any adverse effects as a result of the proposal.

CONCLUSION

19. It is considered that the proposed extension would relate satisfactorily to the existing dwelling, protecting visual and residential amenity. Although there would be an adverse effect on the outlook from the bedroom window in the extension at no. 43 Woodside Road, as windows in the 'original' house would remain unaffected, this coupled with the orientation of the property and the lack of objection render the proposal acceptable. There would be no adverse effect upon the street scene and there is sufficient parking available. The proposal, therefore, complies with the following Council policies and guidance; Policy DD4 – Development in Residential Areas – Adopted Dudley UDP, PGN 17 – House Extension Design Guide and Draft Supplementary Planning Document – Parking Standards.

RECOMMENDATION

20. It is recommended that this application is approved subject to conditions:

Grant of Planning Permission

It is considered that the proposed extension would relate satisfactorily to the existing dwelling, protecting visual and residential amenity. Although there would be an adverse effect on the outlook from the bedroom window in the extension at no. 43 Woodside Road, as windows in the 'original' house would remain unaffected, this coupled with the orientation of the property and the lack of objection render the proposal acceptable. There would be no adverse effect upon the street scene and there is sufficient parking available. The proposal, therefore, complies with the following Council policies and guidance; Policy DD4 – Development in Residential Areas – Adopted Dudley UDP, PGN 17 – House Extension Design Guide and Draft Supplementary Planning Document – Parking Standards.

This informative is only intended as a summary of the reasons for the grant of planning permission. For further details on the decision please see the application report.

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.
3. The window to be installed in the side elevation of the development hereby approved shall be fitted with obscuring glass. The obscuring glass shall be maintained in the said windows throughout the life of the development.
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or succeeding Orders, no side facing windows shall be installed in any part of this development without the prior approval of a planning application.

