

## **PLANNING APPLICATION NUMBER:P06/0210**

Type of approval sought	Full Planning Permission
Ward	Brierley Hill
Applicant	N. Singh
Location:	<b>57, ADDISON ROAD, BRIERLEY HILL, DY5 3RR</b>
Proposal	<b>FIRST FLOOR EXTENSION TO SIDE AND REAR TO CREATE BEDROOMS, EN-SUITES AND BATHROOM.</b>
Recommendation Summary:	<b>APPROVE SUBJECT TO CONDITIONS</b>

### **SITE AND SURROUNDINGS**

1. The site is a mixed use plot consisting of a part two storey, part single storey detached building with ground floor retail convenience store at the front and ancillary residential accommodation to the rear and at first floor level. There is a small frontage area and large rear garden.
2. To the north side are houses and to the south side, a group of three detached bungalows. Opposite is an area of open space with houses beyond.

### **PROPOSAL**

3. Planning permission is sought for a first floor side and rear extensions to create 3 additional bedrooms (one en-suite) and an additional bathroom.

### **HISTORY**

- 4.

<b>APPLICATION No.</b>	<b>PROPOSAL</b>	<b>DECISION</b>	<b>DATE</b>
Cc/78/398	Extension to living room	Approved	20-04-78

## **PUBLIC CONSULTATION**

5. 7 neighbours consulted – one response has been received from a representative of the occupiers of No 55 Addison Road (the bungalow to the south side) – raising concerns regarding a potential loss of sunlight noting that No 57 is forward and taller than No55, the plans aren't as bad as first thought, so the extension will not be visible from inside No55 but the extension would cause a loss of sunlight.

## **OTHER CONSULTATION**

6. None required.

## **RELEVANT PLANNING POLICY**

### **7 Unitary Development Plan**

Policy DD4 – Development in Residential Areas.

### **8 Guidance Notes**

PGN12 – The 45 Degree Code

PGN17 – House Extension Design Code.

Adopted UDP – Detailed guidance – Residential Development

## **ASSESSMENT**

- 9 The proposed extension is to the side and rear of the building with the front elevation flush with the existing and the roof ridge level with the existing on the two storey part of the original building. The main building has some design detailing on the front elevation which importantly, it is proposed to replicate on the front elevation of the extension. The building is unique within this area which is predominantly semi-

detached houses (except for the recent bungalow development referred to above). The resultant building would assimilate satisfactorily into the streetscene and it is not considered that there would be any adverse impact upon the visual amenity of the area.

- 10 The side extension would extend back level with the rear elevation of the existing building. The proposed rear extension would be above an existing flat roof lounge extension and would be set in some 5.5m from the side elevation that fronts towards No 55, the neighbouring bungalow. The bungalow has no principal windows facing towards the site and the extension would not be readily visible from inside of this dwelling, as acknowledged by the resident's representative in their letter (referred to in paragraph 5 above). With regard to the representations received, the application site (and the proposed extensions) is to the north of No 55 and it is not considered that the proposed extensions would have any material impact upon sunlighting to this dwelling, due to this orientation as to warrant a refusal of the application.
  
- 11 There would be no change to on-site parking provision as the existing garage and frontage area would be retained.

## CONCLUSION

- 12 It is considered that the proposed extension would relate satisfactorily to the existing dwelling, protecting visual and residential amenity, in accordance with policy DD4 of the adopted Dudley UDP and relevant supplementary planning guidance.

## RECOMMENDATION

- 13 Approve subject to conditions

### **Reason for Approval**

The decision to grant planning permission has been taken with regard to the policies and proposals in the adopted Dudley UDP (2005) and to all other relevant material considerations.

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. Prior to commencement of the development hereby approved the details of the materials to be used on the external elevations shall be submitted to and approved in writing by the local planning authority and the development shall be carried out in accordance with these details unless otherwise agreed in writing with the Local Planning Authority.
3. For the avoidance of doubt, this permission relates to drawing numbers 01 and 02 dated December 2005 and shall be implemented in strict accordance with these plans unless otherwise agreed in writing with the LPA.