

PLANNING APPLICATION NUMBER:P13/1755

Type of approval sought	Full Planning Permission
Ward	Cradley and Wollescote
Applicant	Mr T. Ahmed
Location:	56B, BELMONT ROAD, LYE, STOURBRIDGE, DY9 8AY
Proposal	SINGLE AND TWO STOREY REAR EXTENSION (FOLLOWING DEMOLITION OF EXISTING EXTENSION). CONVERSION OF GARAGE TO HABITABLE ROOM WITH BOW WINDOW AND SINGLE STOREY FRONT EXTENSION. REPLACE EXISTING FLAT ROOF TO FRONT ELEVATION WITH PITCHED ROOF. ERECTION OF SINGLE STOREY SEMI-DETACHED OUTBUILDING IN REAR GARDEN. (RESUBMISSION OF WITHDRAWN APPLICATION P13/0955)
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The application site measures 300m² and the property is a semi-detached pitched roof dwelling built in the 1960s. The house features a single storey front flat roofed addition. The house is set back 9m from the highway to the front and there is a driveway to the front of the house with garden to the rear.
2. No. 55 Belmont Road adjoins the application property and is located to the west. No. 56A Belmont Road is situated to the east and features kitchen and living room windows within the side elevation facing the application property. No. 3 Monument Avenue abuts the rear of the site whilst Nos. 16 and 17 Belmont Street and No.1 King Street are over 21m to the north and across the highway
3. The property is located within a predominantly residential area with a mix of ages, property types and designs in evidence within the street. There is a terrace opposite which is a locally listed building.

PROPOSAL

4. This proposal seeks approval for a one and two storey rear extension with single storey front roof addition and detached out-building. This development would provide an extended kitchen and living room at ground floor and two extended bedrooms at first floor.
5. The one and two storey rear extension would measure 4.5m in maximum projection at ground floor and 1.8m at first floor. The proposal would be the same width as the house and would feature a 7.45m high pitched roof above. The ground floor projection would feature a 3.7m high flat roof.
6. The front extension would project 2.45m past the original front elevation, but would be in line with the existing garage. The roof above would be 3.5m in total height and would feature a mono-pitched roof.
7. The garage would also be converted into habitable living space. This part of the proposal would constitute permitted development.
8. A detached out-building would also be positioned at the end of the garden measuring (12.5m from the proposed rear addition) measuring 7.5m in length, 5.1m in width with a 4.4m high pitched roof.

HISTORY

9. This property has one previous relevant application.

APP NO.	PROPOSAL	DECISION	DATE
P13/0955	Single and two storey rear extensions. Conversion of garage into habitable room with bow window. Replace existing roof.	Withdrawn	05.09.2013

PUBLIC CONSULTATION

- Direct notification was carried out to six surrounding properties to advertise the proposal. One written representation objecting to the scheme has been received; the latest date for receipt of comments was 19th December 2013.

- The objection is based on the following materials considerations:
 - The front pitched roof would impact on daylight to side facing windows (kitchen and living room);
 - The rear extension would impact on daylight to the rear facing lounge window;
 - The height and size of the rear extensions would be excessive considering the bungalows to the side
 - The entire proposals would be overly large in size and in close proximity to No.56A.

OTHER CONSULTATION

Historic Environment: No objections.

RELEVANT PLANNING POLICY

Saved Unitary Development Plan Policies (UDP) (2005)

- DD1 Urban Design
- DD4 Development in Residential Areas
- HE5 – Buildings of Local Historic Importance

Supplementary Planning Documents / Guidance

- Parking Standards SPD (2012)
- 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.

13. In principle, a one and two storey rear addition may be found acceptable on this semi-detached house providing it is modest in size and of an in-keeping and subservient design. The rear additions would not be visible from the street scene and would not impact on the character of the area.

14. The proposed one and two storey rear addition would project across the entire rear elevation but would be acceptable in scale considering the original property size. The additional footprint and first floor rear additions would be fairly modest.

15. The proposed single storey front extension would be considered as subservient to the original property at this 2.45m projection, particularly as this projection is no further than the existing garage. The addition of the mono-pitched roof would not be considered as excessive in size. The mono-pitched design would also match with the main roof of the house. Although the addition would project across the entire front of the house it would not be excessive and would not result in over-development. The addition would not be significantly different from the existing built form and would not warrant refusal. The front elevation already features a front addition with flat roof and the proposed roof would match the main roof of the house whilst the alterations would be in-keeping with the 1960s property. This type of development would be an acceptable addition to this 1960s property. As a pair of

semi-detached houses set in an individual position within the street the modest front addition would be acceptable and would not be an incongruous addition to the house and would have an adverse impact on the appearance of the property.

16. The out-building itself would be fairly significant in terms of footprint and height. However, this footprint of addition could be achieved under permitted development rights. The height, at 3.5m, would still be fairly large considering the proximity to the boundary and the existing additions on-site. However, it would feature a hipped roof to reduce the visual impact and would therefore be found acceptable in terms of size and design in comparison to the house and plot size, taking into account what can be achieved under permitted development rights.
17. As such, the proposal would not have an adverse impact on the visual amenity of the host property and street scene. 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.

Impact on the locally listed building

18. The rear additions would not be visible from the locally listed building and would not impact on the visual amenity of this historic property. Although the front extension would be visible from this building as the host property is of a 1960s construction it is not considered that the modest and modern additions would have an adverse impact on the appearance of the locally listed building. The Historic Environment team also have no objections to the proposal which would be in accordance with Policy HE5 of the saved UDP (2005).

Neighbour Amenity

19. There would not be an impact on outlook or daylight provision for the occupiers of No. 56A Belmont Road. The proposed two storey wall would only measure 1.8m in length whilst the ground floor would measure 4.7m in length. At this length there would be no significant impact on amenity for the neighbouring occupiers as there would be no breach of the 45 degree code guidelines. Taking into account permitted

development rights, the orientation of the properties and the window position on No. 56B the proposal would have no significant impact on daylight or outlook. At 1.8m projection the addition would not appear as overbearing to the occupiers. There are no proposed windows which would impact on privacy for the occupiers.

20. The out-building would be over 14m from the rear of No. 56A Belmont Road and would not impact on amenity for the occupiers due to this separation distance and the overall size.
21. The two storey rear extension would project 1.8m past the original rear elevation of No. 55 Belmont Road at first floor and 4.7m at ground floor. The extension proposed for No.56B would breach the 45 degree code guidelines to the nearest window on the rear of No.55. However, there is a current application in for a similar development on this property and if that extension is constructed then the extension proposed for 56B would no longer breach the guidelines.
22. As such, it is considered necessary to attach a condition to this proposal to ensure that the development at No.56B does not commence until the extension at No.55 has also commenced. Circular 11/95 (Use of Conditions in Planning Permission) states that the imposition of a negatively worded condition which would prohibit development until a specified action has been taken should only be imposed if there are at least reasonable prospects of the action in question being performed within the time-limit imposed by the permission. Given that the occupier of No.55 has voluntarily submitted a planning application for an extension at their own property it is considered that there is a reasonable prospect of work commencing on that extension within the three year time constraint.
23. The out-building would be 2m from the side boundary of No. 3 Monument Avenue. Taking into account the fairly modest size, separation distance and what can be achieved under permitted development rights this part of the proposal would not impact on amenity for the occupiers. The proposed rear additions would be a sufficient distance from the rear facing windows on No. 3 and not in line of sight to ensure no impact on daylight provision or outlook. The proposed rear facing

windows of the extension would be at least 17.5m (at first floor) and 15m at ground floor from the boundary and as such, there would be no impact on privacy for the occupiers.

24. The proposals would be no closer to the properties to the front on Kings Road and Belmont Road. Despite the proposed front roof addition at 21m separation distance, and considering the orientation of the houses, there would be no adverse impact on residential amenity for the occupiers. The rear additions and out-building would not be visible to these properties.
25. It is considered that there would not be demonstrable harm to the occupiers of any neighbouring properties subject to a condition restricting the development if work is not carried out to No. 55 Belmont Road in line with the application P13/1754. 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

26. The proposal would not increase the parking requirement of the property as there would no additional bedrooms or habitable rooms on-site. Although the development would result in the loss of the garage this space was sub-standard in size and at least three 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. The development would therefore comply with the Parking Standards SPD (2012) and Policy DD4 of the saved Unitary Development Plan (2005).

CONCLUSION

27. It is considered that the proposed one and two storey rear extension would not have an adverse impact on the residential amenity experienced by the occupiers of neighbouring properties subject to a condition requiring the development to only proceed if the development at No. 55 Belmont Road (P13/1754) proceeds.

28. The overall design and size of the additions would be acceptable considering the size of the original house. The proposal would impact on the visual amenity of the property and semi-detached pairing.
29. The proposal would benefit from sufficient parking on-site.
30. As such, the development would contravene 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

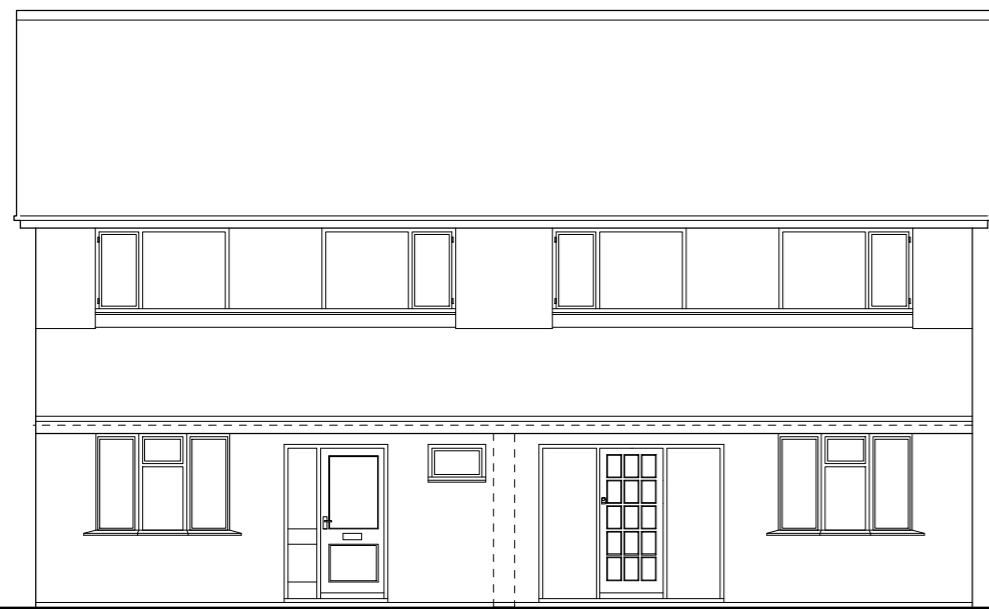
The proposed development lies within an area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority.

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:

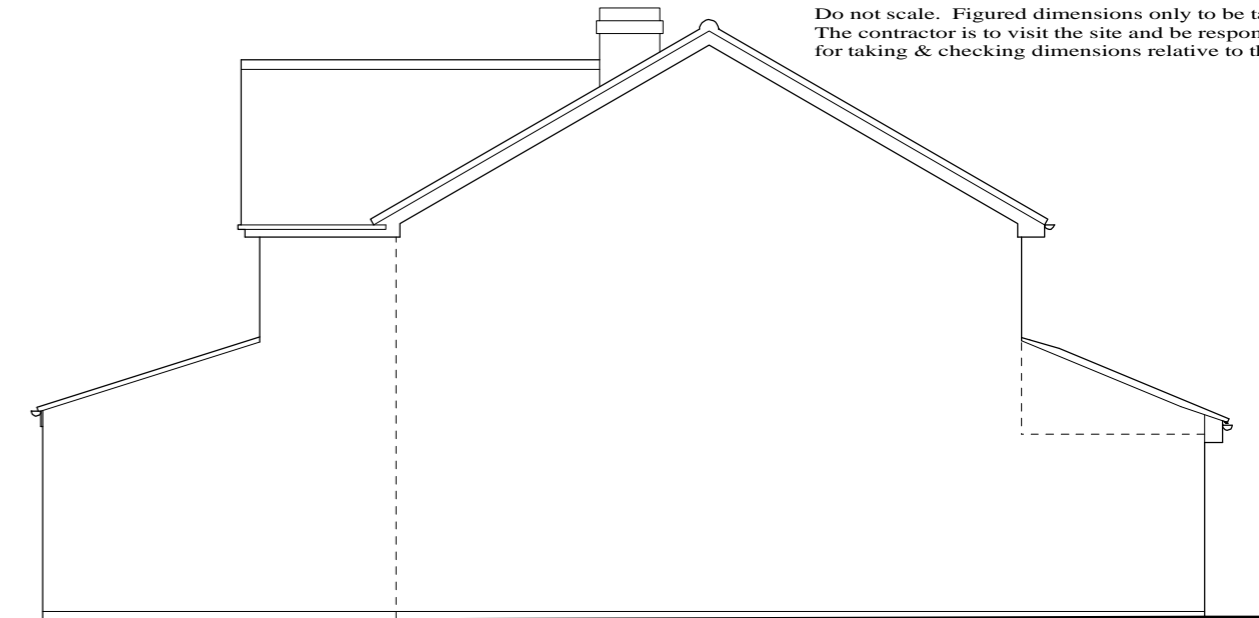
1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The materials to be used in the approved development shall match in appearance, colour and texture those of the existing building unless otherwise agreed in writing with the Local Planning Authority.
3. The development hereby approved shall be carried out in accordance with the details shown on plan labelled '13:7:06'
4. The one and two storey rear extension hereby approved shall not commence until the construction of the one and two storey rear extension to No. 55 Belmont Road, approved under application P13/1754, has commenced.



Front elevation

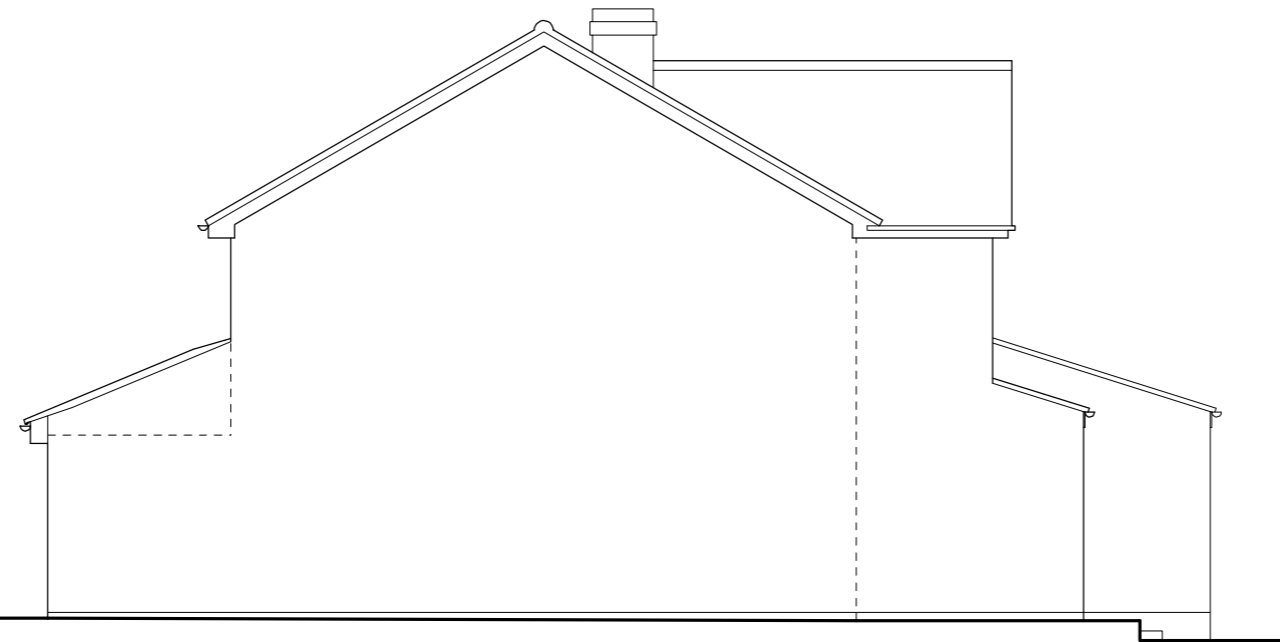
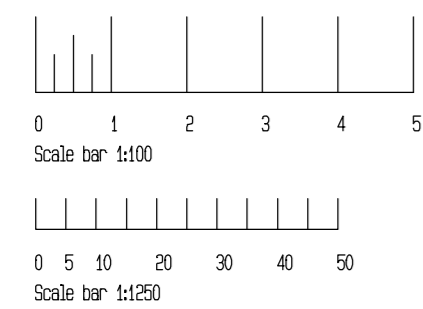


Rear elevation

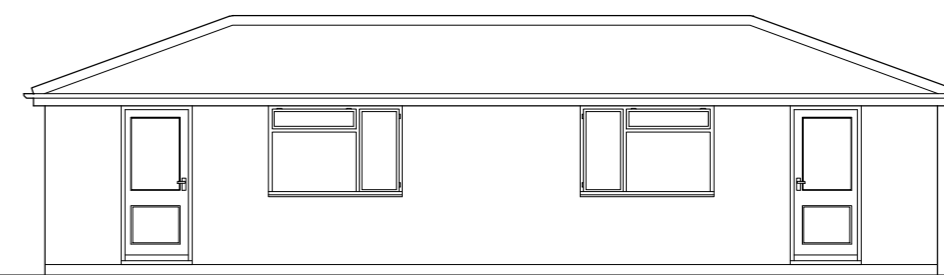


Side elevation

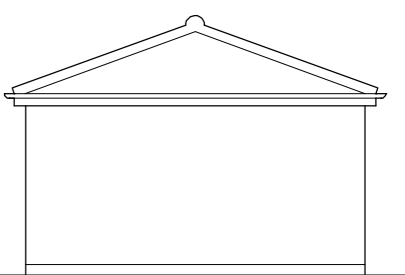
Do not scale. Figured dimensions only to be taken from drawing. The contractor is to visit the site and be responsible for taking & checking dimensions relative to this work.



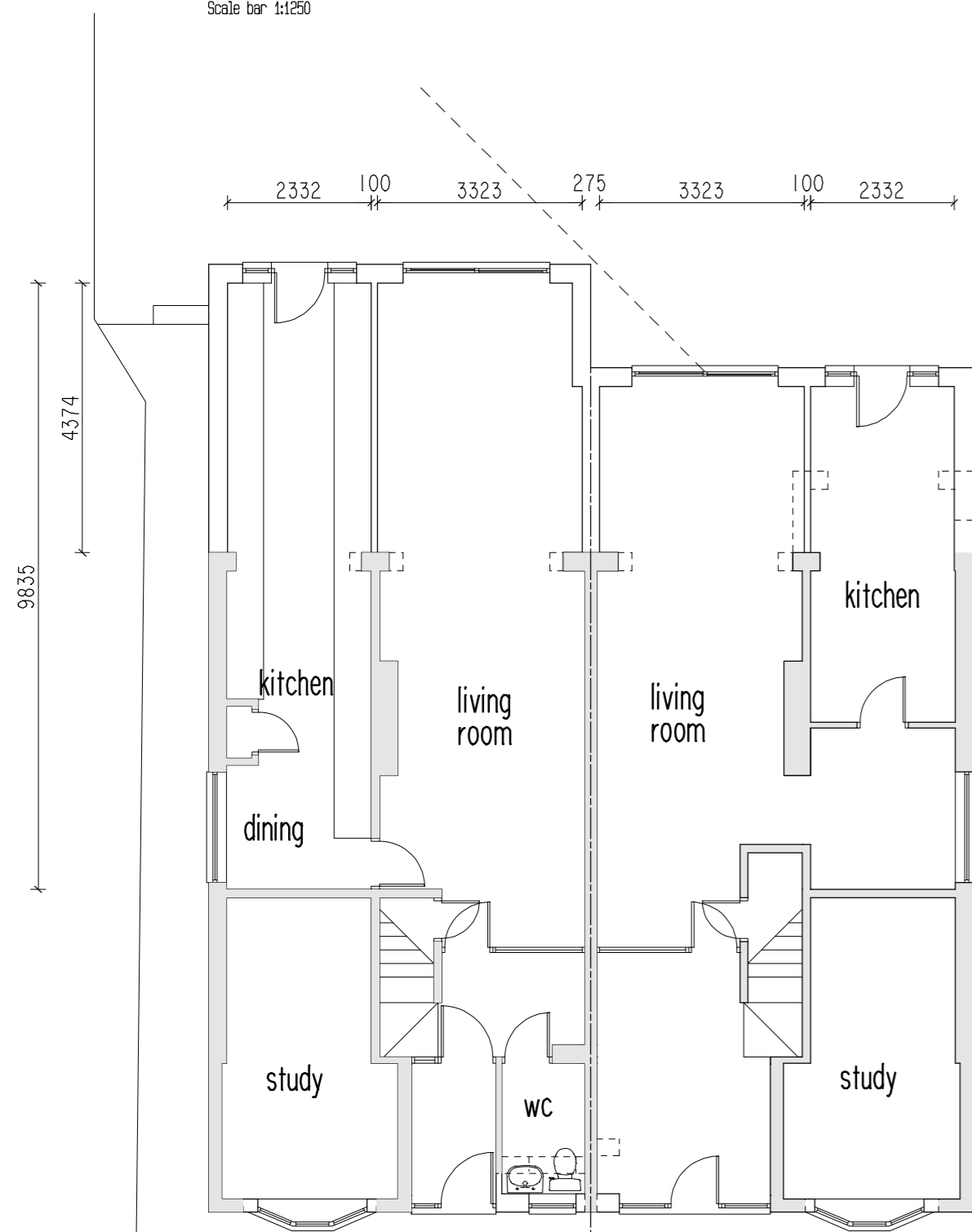
Side elevation



Front elevation

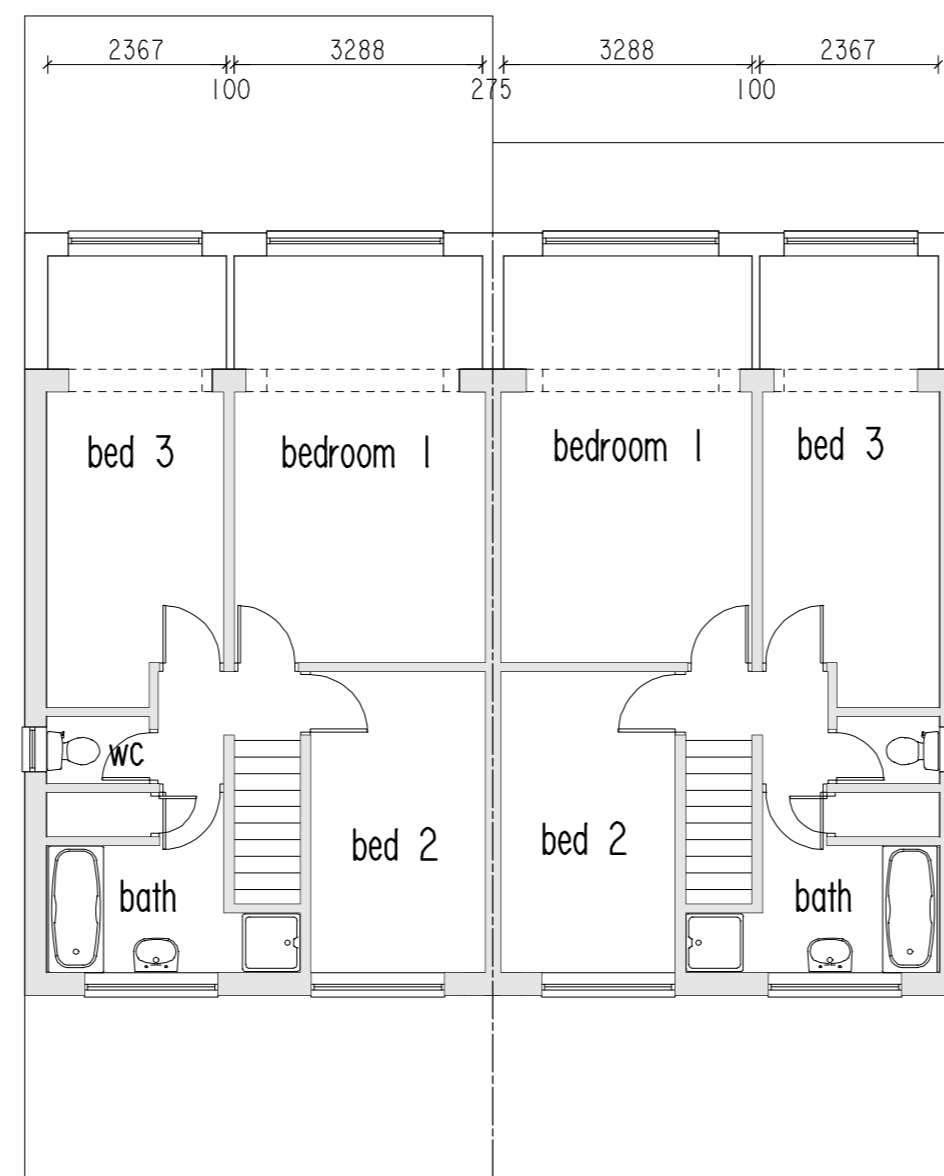


Side elevation



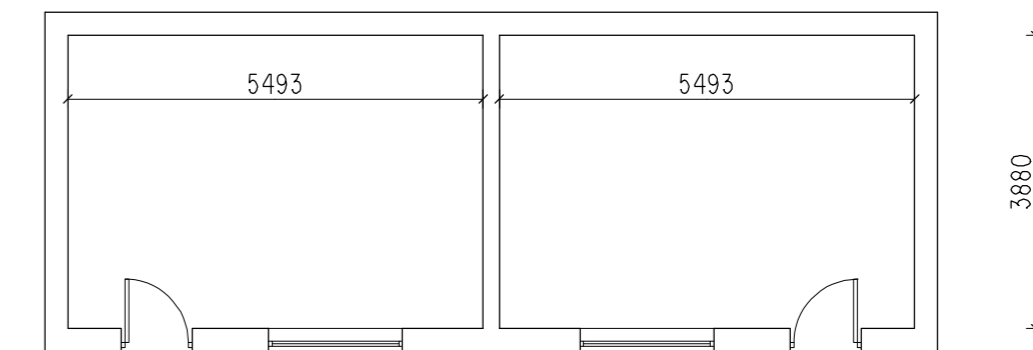
56B
Ground floor plans

55

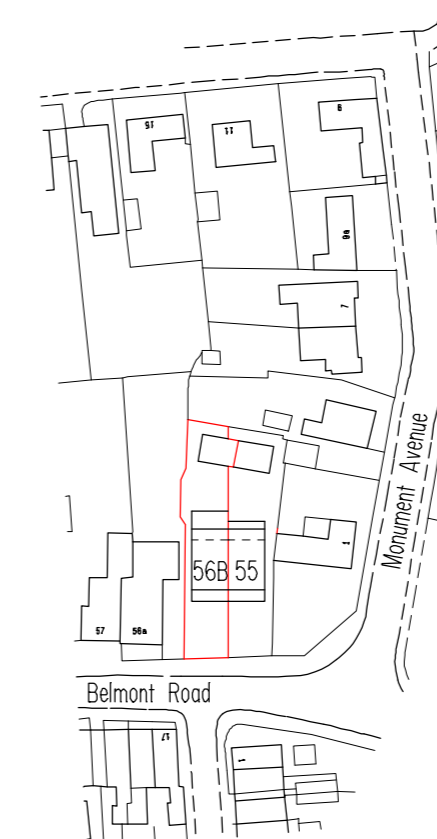


56B
First floor plans

55



Floor plan
OUTBUILDING



Location plan



T. AHMED
PROPOSED EXTENSIONS and
OUTBUILDING
56B BELMONT ROAD
LYE
PROPOSALS 2
13:37:06

Scale 1:100 1:1250
Date October 2013

MFL Design

Architectural Design Service
5 Glynn Crescent,
Halesowen,
West Midlands,
B63 2PZ
Tel. 01384 561334

