

PLANNING APPLICATION NUMBER: P11/0097

Type of approval sought	Full Planning Permission
Ward	PEDMORE & STOURBRIDGE EAST
Applicant	Mr Andrew Phillips
Location:	12, WOLLESCOTE ROAD, STOURBRIDGE, DY9 7JJ
Proposal	SINGLE STOREY REAR EXTENSION, SINGLE STOREY FRONT EXTENSION TO EXTEND GARAGE WITH CANOPY TO FRONT ELEVATION AND FIRST FLOOR SIDE EXTENSION.
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The application site measures 539m² and the property is a detached pitched roof dwelling built in the 1960s. The house features a pitched roof with a front facing gable and benefits from an existing single storey garage extension on the western side. The previous garage has been converted into habitable living space. There is a bay window with porch on the front elevation with a flat roof above. The house is located on the corner of two roads, Wollescote Road and The Brambles, and the property is located primarily on the western side of the plot. There is a driveway to the front with garden area to the side and rear.

2. No. 14 Wollescote Road is a detached house located to the west and is located at a lower ground level. There is an existing single storey rear extension on this property. The side boundary of no. 17 The Brambles abuts the rear boundary of the application site and this property is also at a lower ground level. To the east and across the highway are nos. 1 and 2 The Brambles facing towards the application site as well as no. 10 Wollescote Road. Across the highway to the south are no. 1 Woodthorpe Drive and no. 33 Wollescote Road at over 45m distance.

3. The surrounding area is an established residential area with the majority of this street consisting of detached dwellings of varying designs. Other detached dwellings with front facing gables have been extended to the side with a one and two storey extension, for example no. 20 Wollescote Road.

PROPOSAL

4. This proposal seeks approval for a first floor extension with single storey side addition and front garage addition with canopy. These extensions would provide a utility with garage extension at ground floor with a bedroom with en-suite bathroom at first floor.
5. The first floor side extension on the western elevation would be 2.6m in width stretching 7.9m in length lining through with the original front and rear elevations. The roof above would be pitched with a side facing gable and measuring 7.7m in height.
6. The ground floor side extension would be on the western side of the property and situated to the rear of the existing garage. It would measure 2.7m in width and 4m in length with a flat roof above measuring 2.6m in height.
7. Certificate B has now been signed as part of the development (the guttering) would overhang the adjacent property, no. 14 Wollescote Road.
8. The front extension would project to the front of the existing side garage. It would project a further 1.3m in length and would feature a pitched roof with front facing gable measuring 3.85m in height and projecting across 3.7m of the overall side garage extension.
9. There would also be a front canopy above an existing flat roof addition with porch stretching across the entire front elevation. It would project 1.8m to the front of the original property and 3.8m in height with a mono-pitched roof. The canopy would be supported by a brick pillar located to the south-eastern side of the house.
10. The existing utility would be converted into a kitchen extension. The applicant is an employee of the Council.

HISTORY

11. This property has two previous relevant applications.

APPLICATION No.	PROPOSAL	DECISION	DATE
CC/74/1339	Erection of storm porch	Approved with conditions	21.11.1974
82/52182	Utility room, laundry and garage	Approved with conditions	20.01.1983

No. 20 Wollescote Road

APPLICATION No.	PROPOSAL	DECISION	DATE
SB/71/7	Extension over garage to provide bedroom and study	Approved with conditions	18.02.1971
CC/79/2089	Erection of porch	Approved with conditions	23.08.1979
P00/50652	Forward extension to garage (retrospective)	Approved	06.06.2000

PUBLIC CONSULTATION

- Direct notification was carried out to seven surrounding properties and one written representation commenting on the scheme has been received. The latest date for receipt of comment was 18th February 2011.
- The objection was based on the following material planning considerations:
 - Loss of daylight to side facing window and door.

Other non material planning considerations such as overhanging guttering and rainwater drainage has also been noted.

OTHER CONSULTATION

Tree Protection Officer: No comments received.

RELEVANT PLANNING POLICY

Saved Unitary Development Plan Policies

- DD1 Urban Design
- DD4 Development in Residential Areas

Supplementary Planning Documents / Guidance

- Parking Standards and Travel Plans Supplementary Planning Document
- PGN 17. House extension design guide

ASSESSMENT

12. 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.

13. The key issues are

- Design
- Neighbour Amenity
- Access and Parking

Design

14. 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. The first floor addition would appear appropriate in scale and mass to the original property and would not project excessively to the side of the original property to appear excessive or dominant. The proposed pitched roof with

gable would match the main roof of the property and would be in-keeping with the original design. The first floor side extension would also match a previous two storey side extension to nearby no. 20 Wollescote Road so would create some symmetry within this row of five properties.

15. The single storey rear extension to the garage would be appropriate in size as it would not add a significant amount of additional footprint to the existing dwelling. This part of the extension to the rear would also not be visible from the street to impact on visual amenity. The flat roof would match the existing flat roof of the garage and would be appropriate on this 1960s property as a single storey extension.
16. The ground floor projection to the front of the existing garage would be very modest in size and as a fairly large detached dwelling this single storey addition would have no impact on the visual amenity of the house or area.
17. The proposed mono-pitched roof canopy on the front elevation would relate to the main pitched roof of the host property and would not be overly large in scale. As a front extension it would not be dominant or appear as a discordant feature.
18. The fenestration detail on the extensions would broadly match the existing fenestration on the dwelling and would not appear out of place. Overall the extensions would be an appropriate addition to the property with no visual impact to the area. Therefore, 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

19. There would be no impact on residential amenity for no. 14 Wollescote Road despite the change in ground level on-site. The first floor extension would be 2.6m closer to the existing flank wall but would be located to the side of the adjacent property. The ancillary bedroom window and non habitable window at

first floor level at no. 14 would not experience any significant loss of daylight provision or outlook resulting from this aspect of the proposal.

20. Although the proposed ground floor extension to the rear of the garage would be located up to the boundary with no. 14 Wollescote Road there are no primary habitable room windows on the ground floor side elevation. There would also be no breach of the 45 degree code guidelines with regards to the rear facing windows as there is an existing single storey rear extension to no. 14. The side facing kitchen and utility window / door which would be only 1.5m to the side of the proposal are ancillary windows / windows for non-habitable rooms. Therefore, the side / rear extensions would not impact on daylight provision or outlook for the occupiers of No.14 Wollescote Road. The front extensions would be located directly adjacent to the garage at no. 14 Wollescote Road and would not breach the 45 degree code guidelines or result in a detrimental impact on amenity for the occupiers despite the slight change in ground level. There would be no side facing windows in the proposed extension to impact on privacy for the occupiers of no. 14 Wollescote Road.

21. No. 17 The Brambles is located to the rear (north) of the application site. The front additions would not be visible from this property and no part of the one or two storey extensions would be any closer than the existing respective one or two storey parts of the house. The rear facing windows would not result in an unacceptable level of overlooking of any part of this house or garden area due to the separation distance of at least 10m from the boundary. No. 17 The Brambles features two windows at ground floor level in the side elevation. However, these windows are for a non habitable garage and a third (ancillary) kitchen window. Therefore, there would be no adverse impact on the amenity experienced by the occupiers of this property.

22. The properties to the side on The Brambles (nos. 1 and 2) and no. 10 Wollescote Road would be at least 34m from the two storey aspect which would be predominantly screened by the existing property. These dwellings would also be at least 27m from the single storey front canopy. At these separation distances

there would be no impact on daylight provision or outlook for the occupiers. There would be no windows facing towards this property which would enable overlooking or impact on privacy. Therefore, there would be no impact on residential amenity for the occupiers resulting from this development.

23. The properties to the front on Wollescote Road and Woodthorpe Drive would be a sufficient separation distance from any aspect of the proposal (over 44m) which would only be marginally closer than the existing property. Therefore, there would be no impact on amenity for the occupiers of this property.

24. It is considered that there would be no demonstrable harm to neighbouring properties in terms of loss of light, outlook or privacy as a result of the proposal. The proposal therefore complies with Saved UDP 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 increase the parking requirement of the property due to the addition of a fourth bedroom. The maximum requirement of the property would therefore be three car parking spaces on the site. The garage would measure 7m in length by 2.3m in width which would be less than the required width. However, this garage would be larger than the existing and at least two car parking spaces can be provided on the frontage of the property on the existing hard-standing. Therefore, the development would comply with the Parking Standards and Travel Plans SPD and Policy DD4 of the saved Unitary Development Plan (2005).

CONCLUSION

26. It is considered that the proposed first floor and single storey side extensions with front garage and canopy additions would be in-keeping and subservient additions to the host property. The proposals would not be overly large considering the original property size and would relate well to other existing extensions within the street, for example at no. 20 Wollescote Road. Due to extensions to neighbouring

properties and adequate separation distances there would be no impact on amenity for any occupiers of surrounding properties. The Parking Standards and Travel Plans SPD would also be complied with due to the provision of at least three spaces on the site and off the highway. The proposal would therefore 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:

Reason for approval

It is considered that the proposed one and two storey side with front extensions would relate satisfactorily to the existing dwelling, protecting visual and residential amenity. There would be no demonstrable harm to neighbouring properties and no adverse effect on the street scene or character of the area.

The decision to grant planning permission has been taken with regard to the policies and proposals in the adopted Black Country Joint Core Strategy (2011), the saved UDP (2005) and to all other relevant material considerations.

The above is intended as a summary of the reasons for the grant of planning permission. For further detail on the decision please see the application report.

The development hereby permitted shall be built in accordance with the approved plan labelled drg nos. '0012/WR/1' and '0012/WR/2' unless otherwise agreed in writing by the Local Planning Authority.

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 drg nos '0012/WR/1' and '0012/WR/2'

391900

391800

700

600

50m
100m

50m



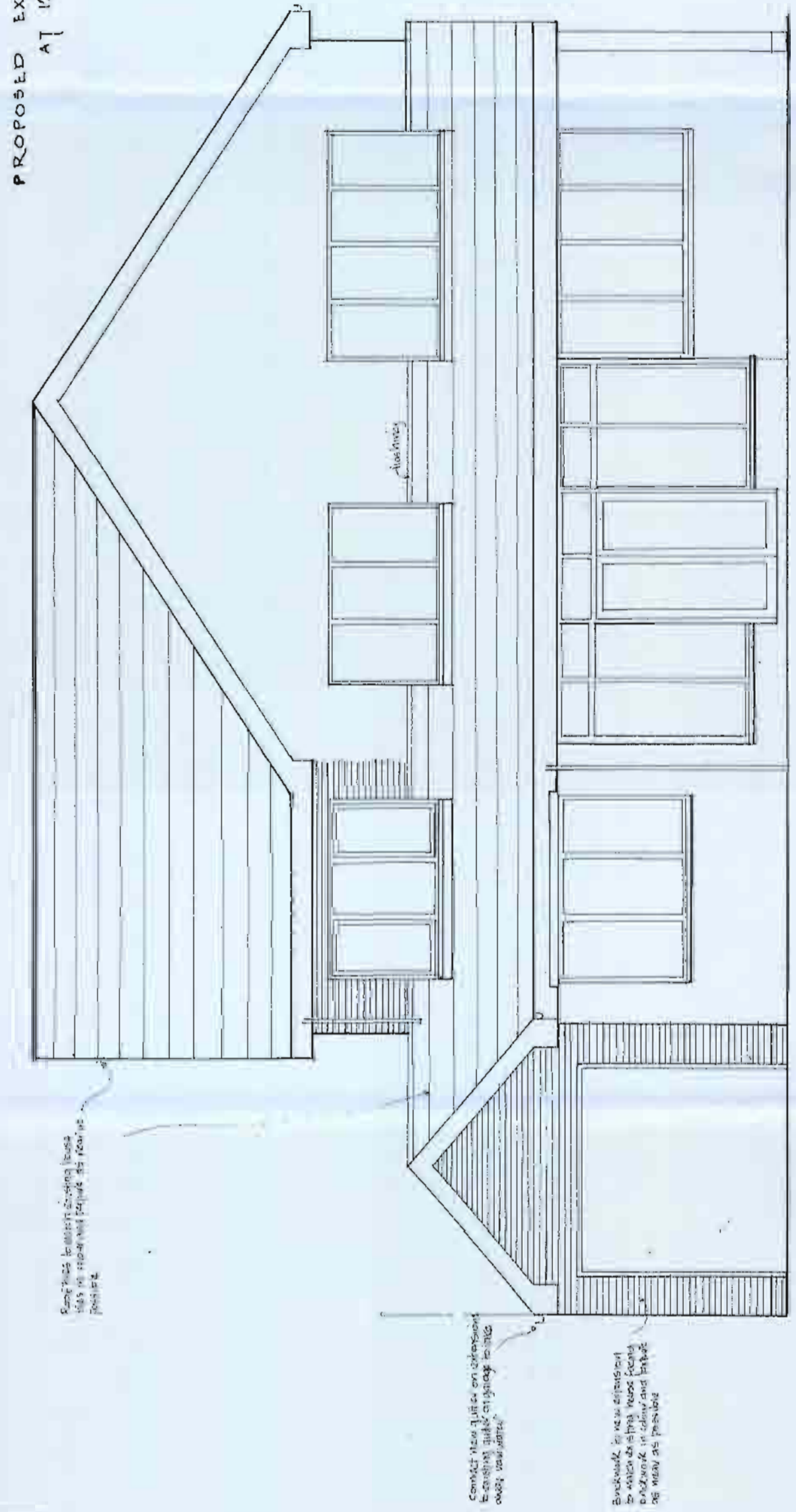
RECEIVED
 26 JAN 2011
 THE ENGINEERING DEPARTMENT
 THE UNIVERSITY OF SHEFFIELD

38

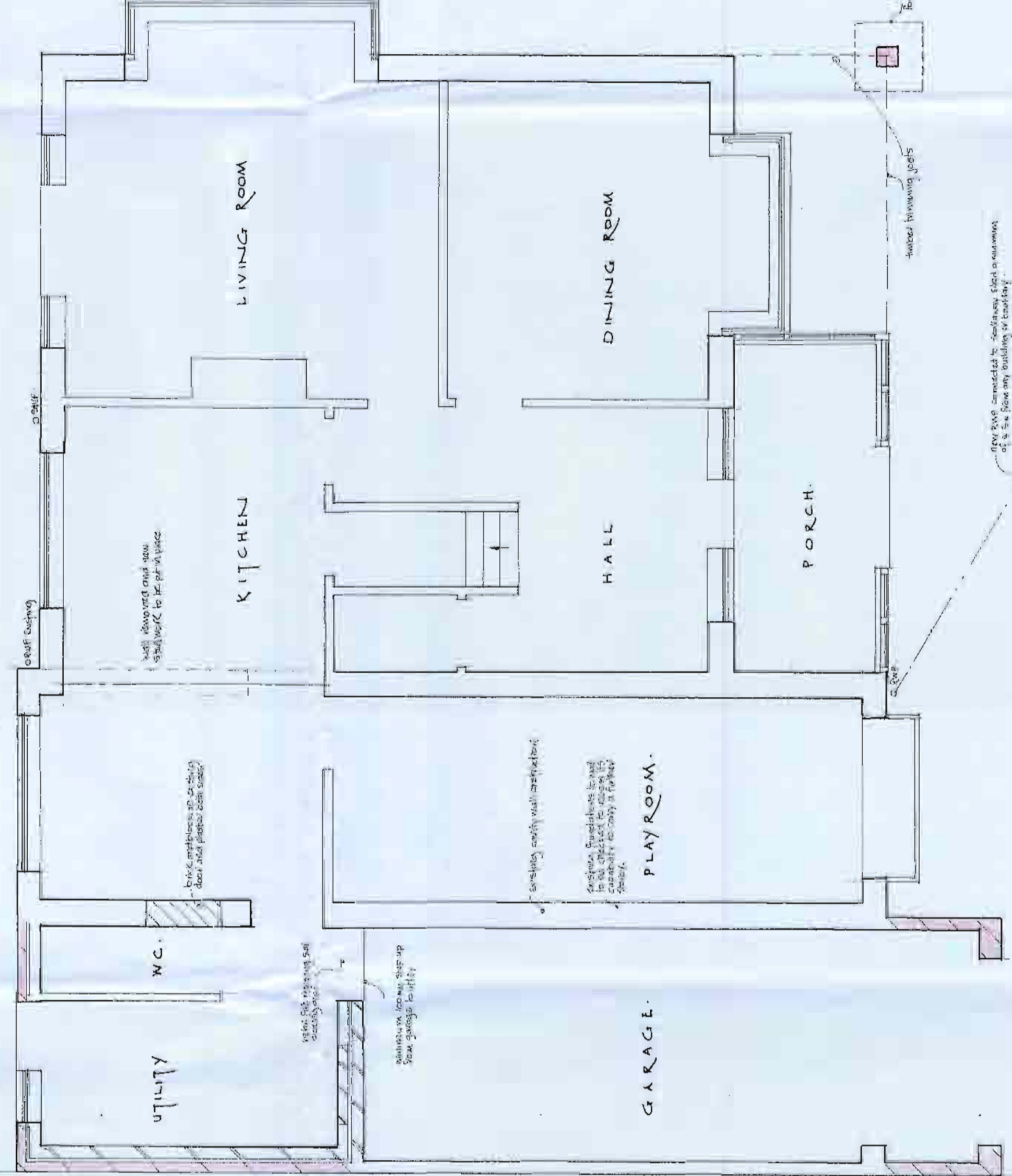
© Crown copyright 2010 LA100019566
 Produced by evoGIS - www.evoGIS.com

Geple, Cal.
Existing elevations

PROPOSED EXTENSIONS AND ALTERATIONS
AT 12, WOLLESCOPE ROAD, PEDMORE, P11/6097



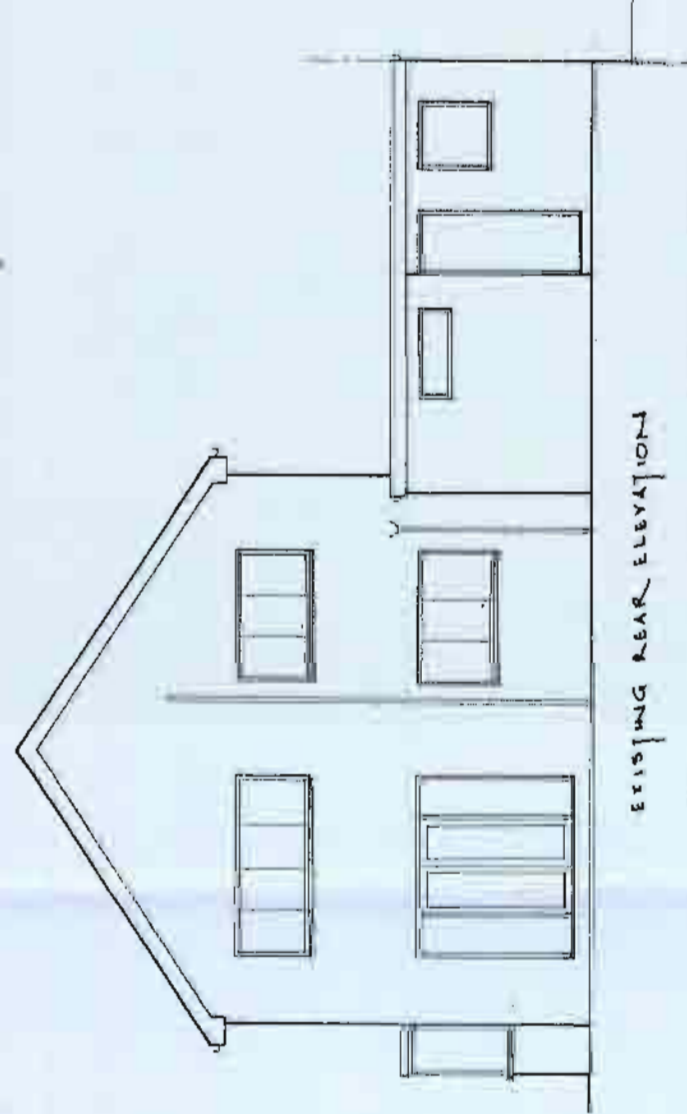
PROPOSED FRONT ELEVATION.



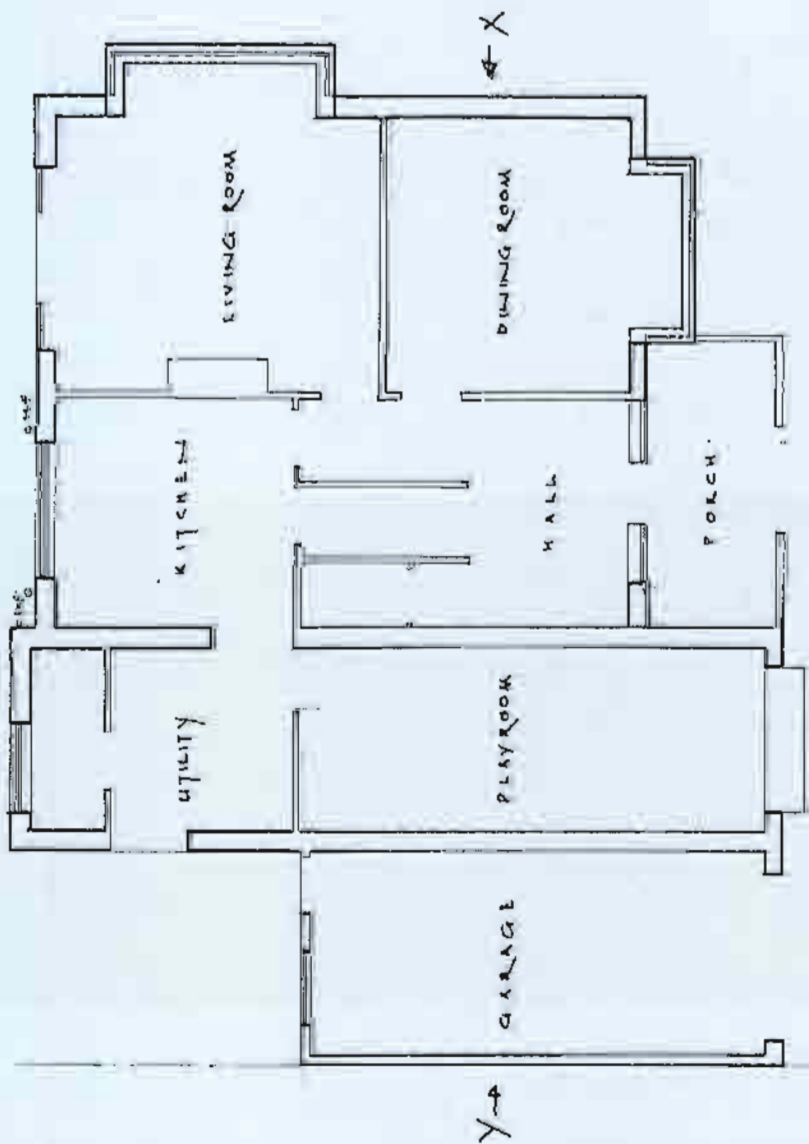
PROPOSED GROUND FLOOR PLAN.

DRAWING SCALE 1:50

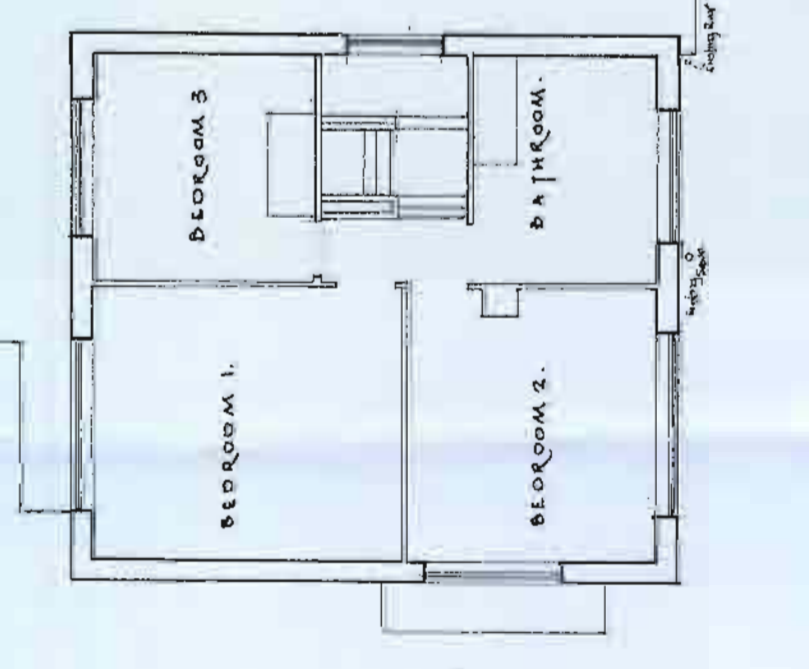
REG. NO. 0002/WR/L.



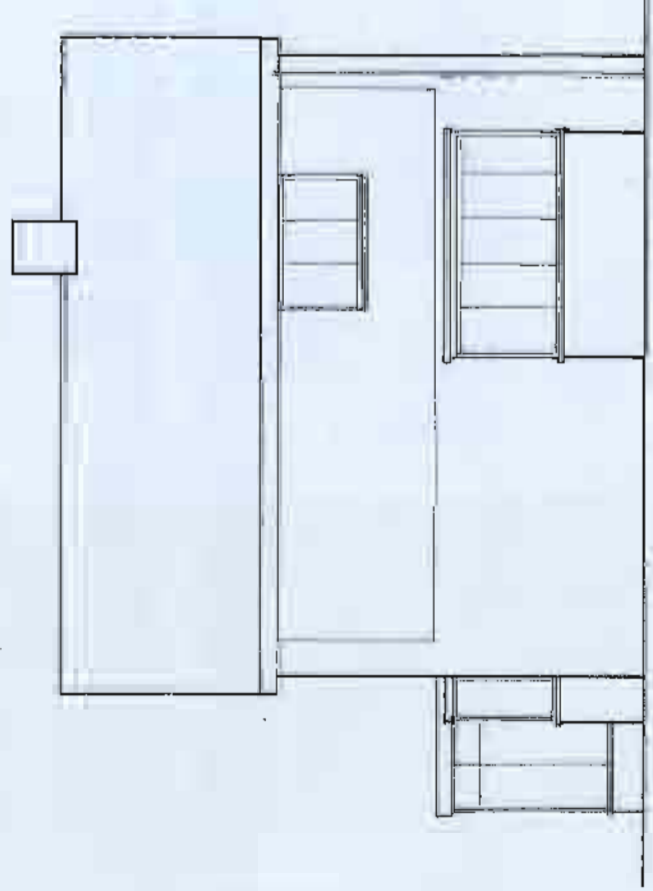
EXISTING FRONT ELEVATION



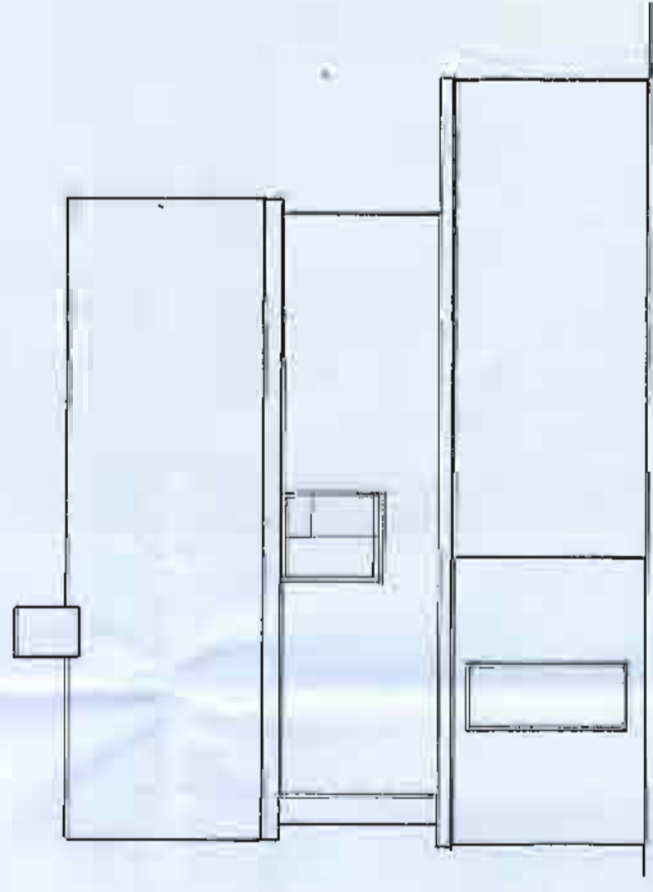
EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



EXISTING SIDE ELEVATION VIEW 'X'



EXISTING SIDE ELEVATION VIEW 'Y'

EXISTING ELEVATIONS AND PLANS.

DRAWING SCALE 1:100

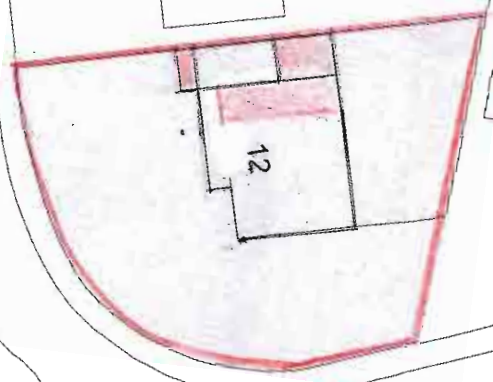
SITE PLAN 1:500



SCOTEC ROAD

+ 125.6m

WOLLESCOTE RC



40

5th copyright 2010 LA100019566
ced by evogis - www.evogis.com

391800

391850

THE BRAMBLES

391850

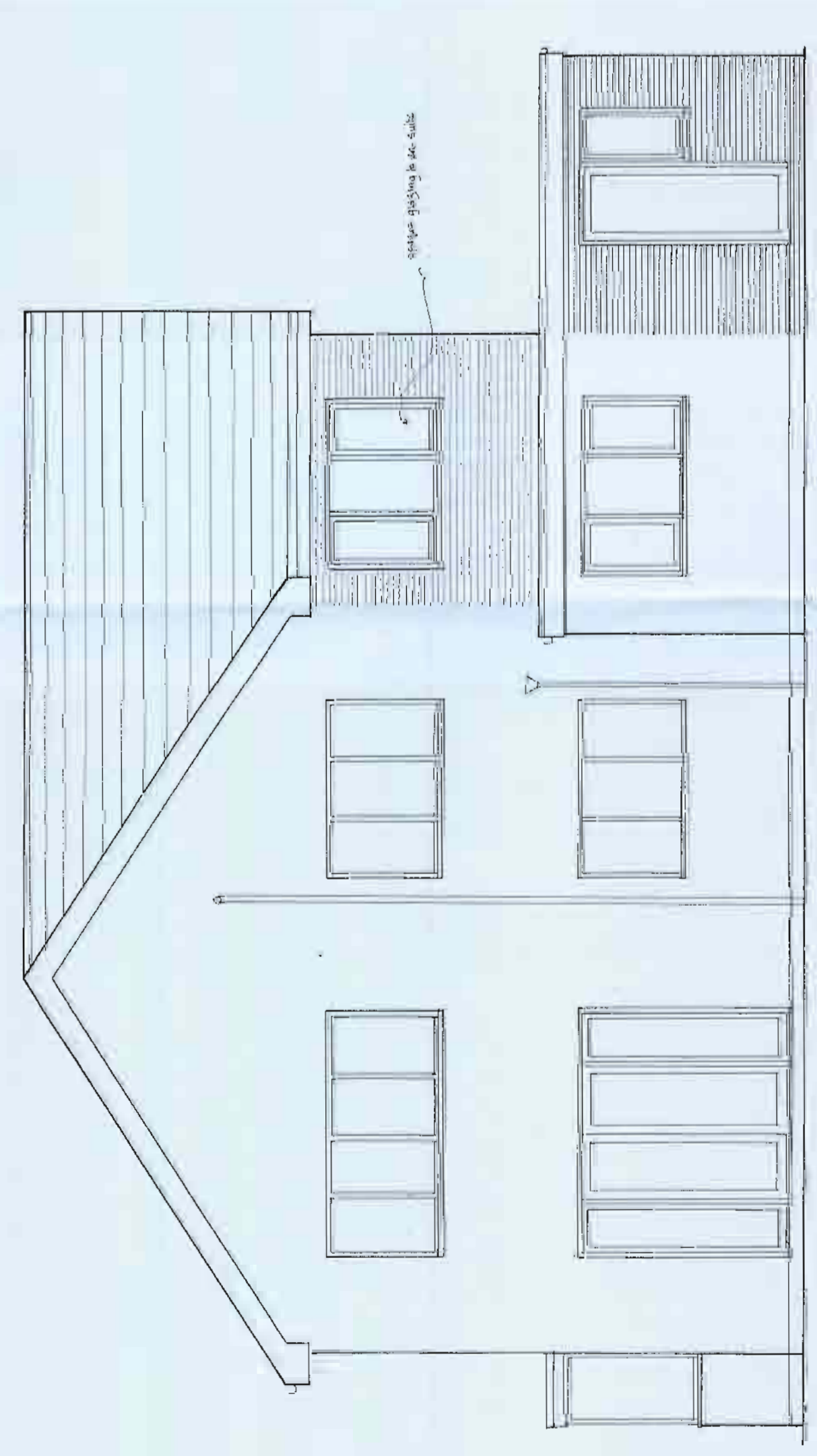
391900

283300

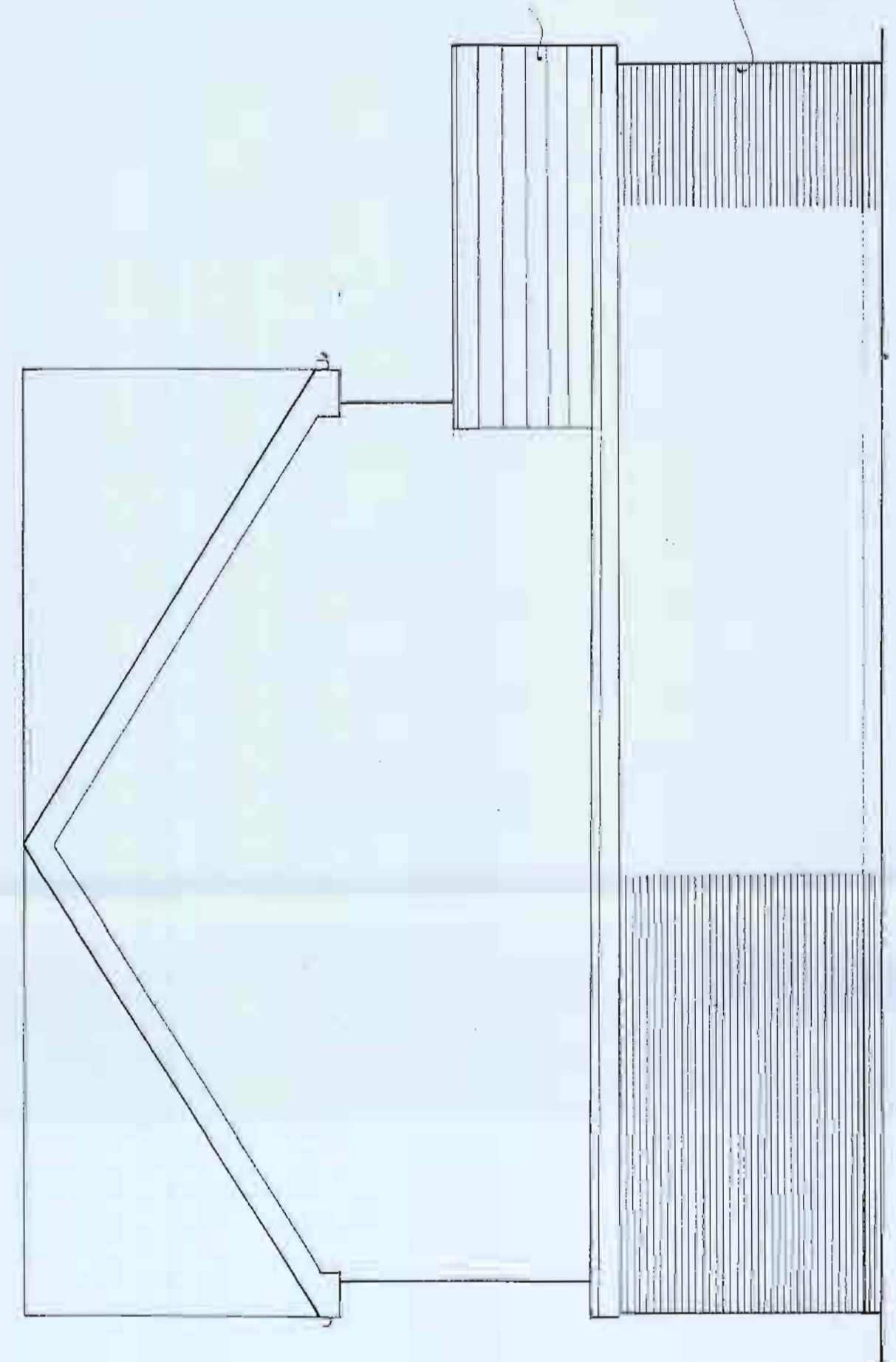
283300

Geopak (CA)
 Proposed Elevations
 P11/0007
 RECEIVED
 25 JAN 2011

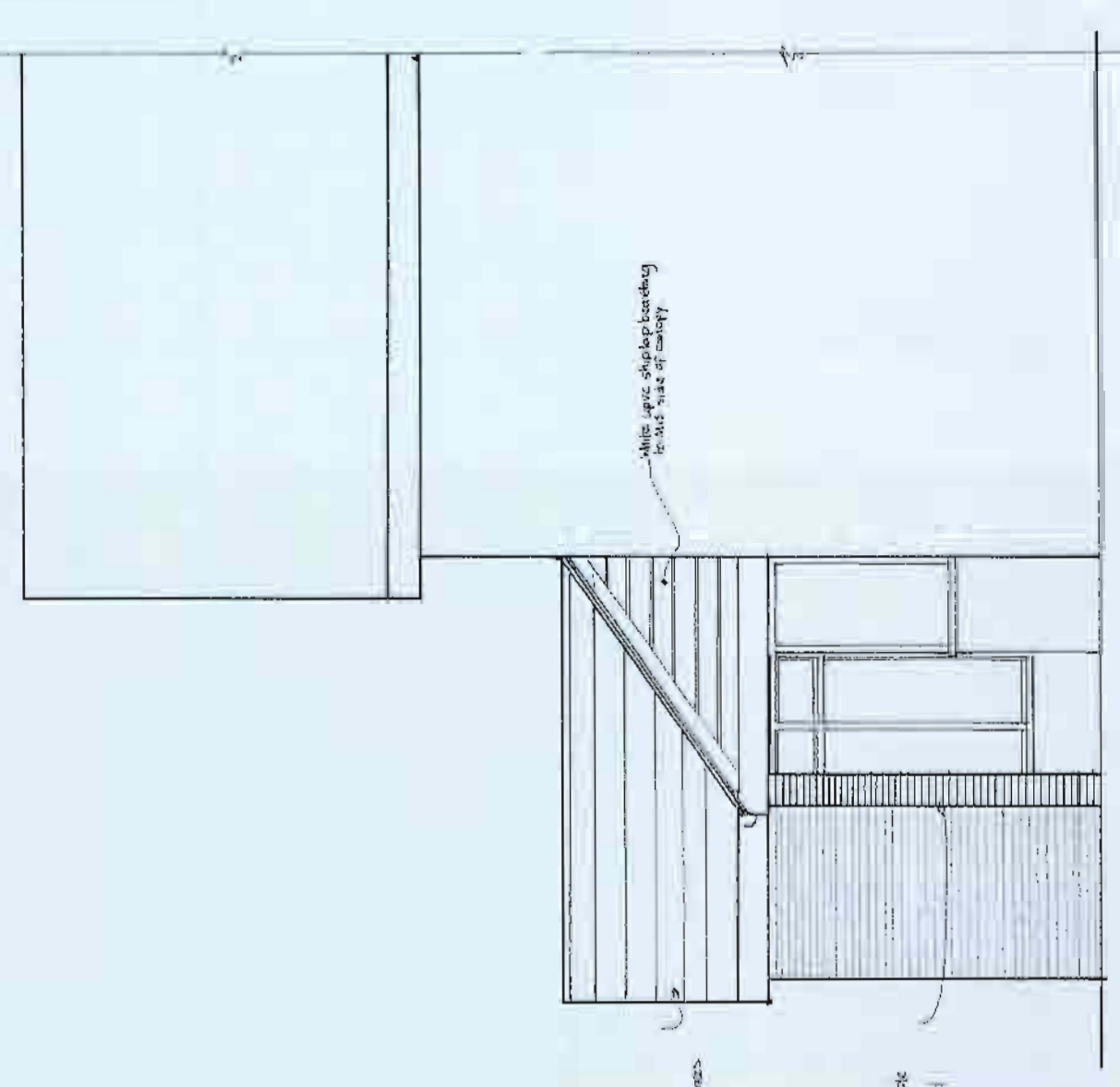
PROPOSED EXTENSIONS AND ALTERATIONS
 AT 12, WOLLESCOTE ROAD, PEDMORE, SPURBOROUGH



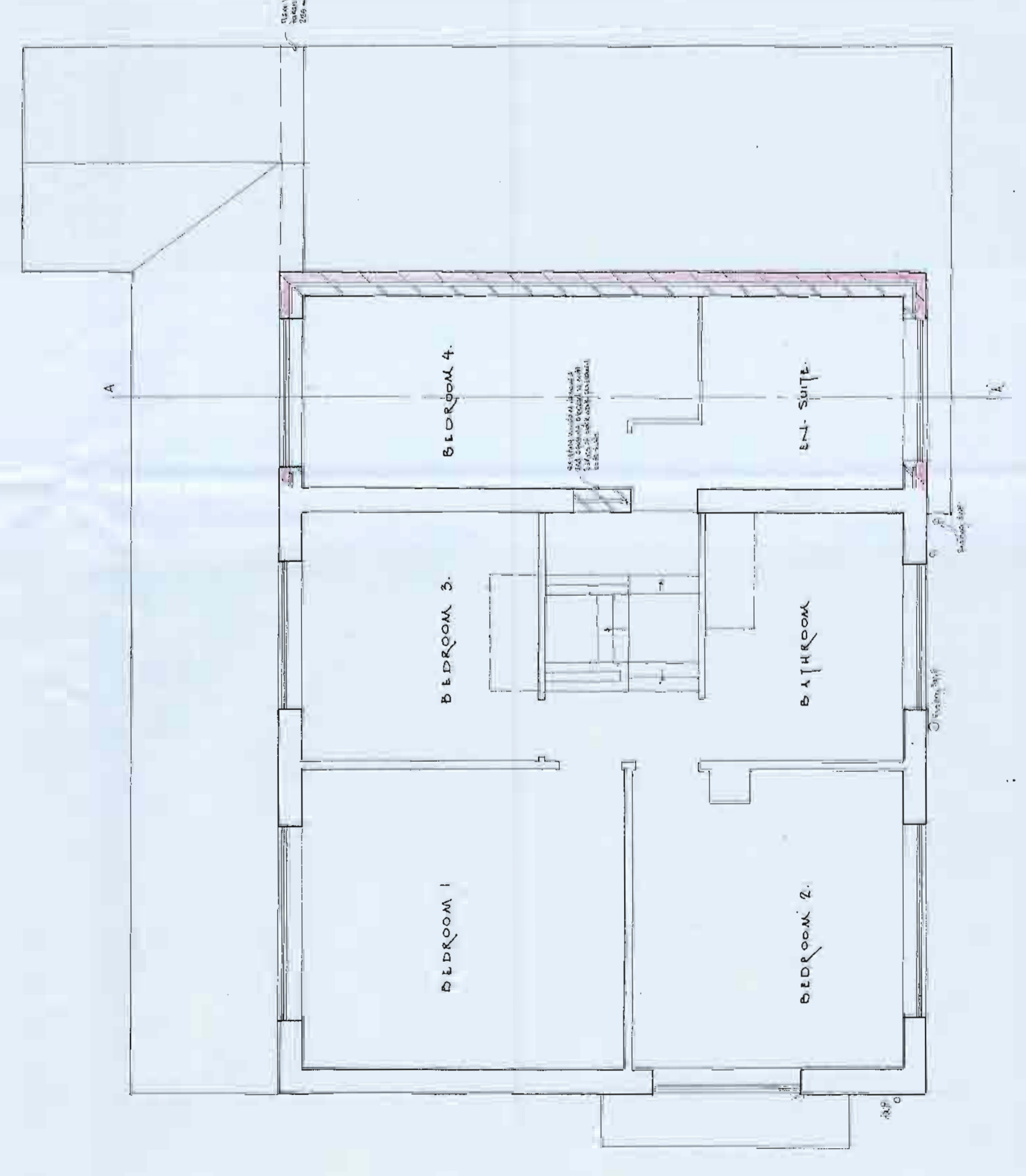
PROPOSED REAR ELEVATION



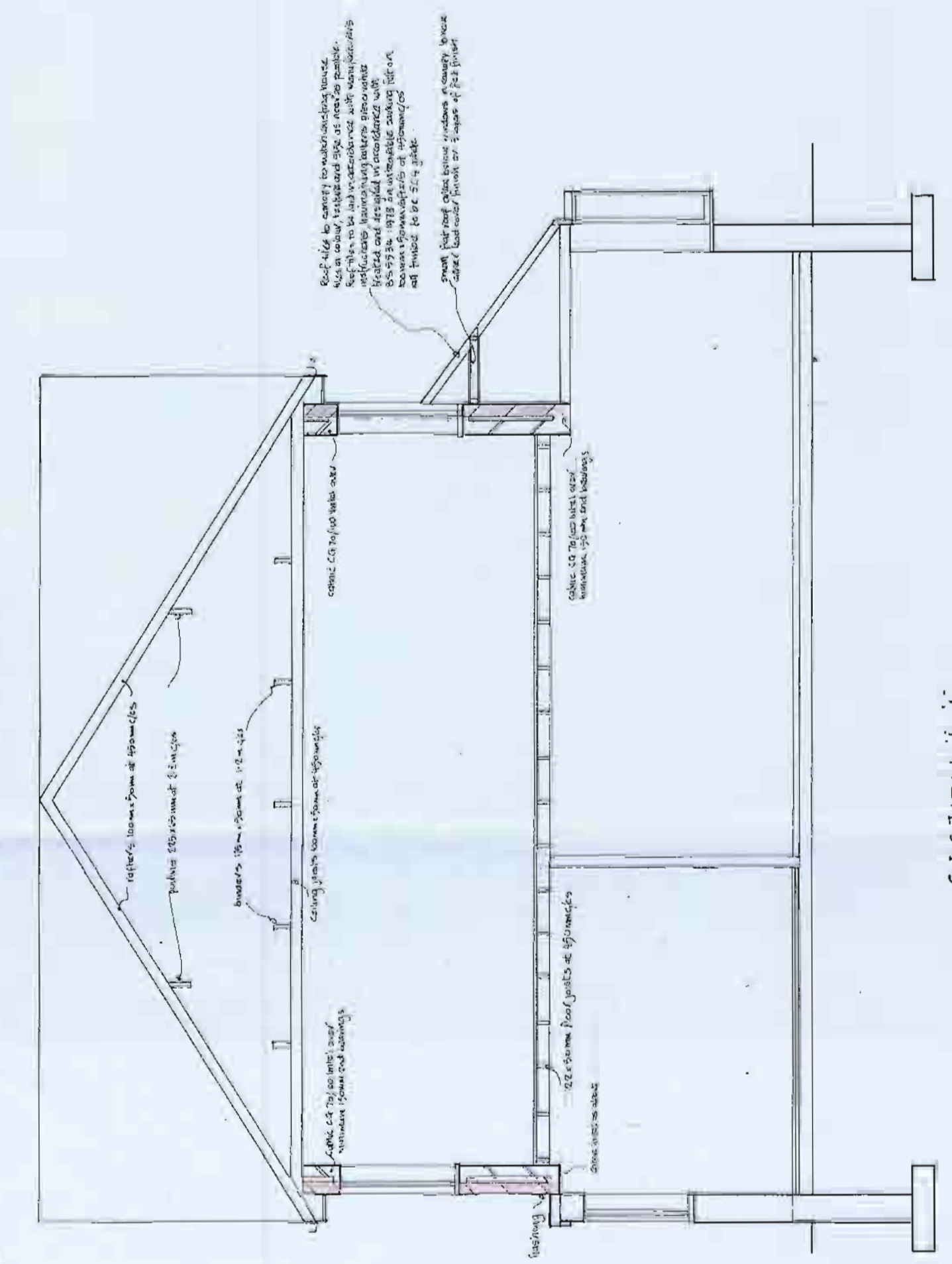
PROPOSED SIDE ELEVATION VIEW Y



PART PROPOSED SIDE ELEVATION VIEW X



PROPOSED FIRST FLOOR PLAN



SECTION A-A