

PLANNING APPLICATION NUMBER: P11/0223

Type of approval sought	Full Planning Permission
Ward	KINGSWINFORD NORTH & WALLHEATH
Applicant	Mr John Rolinson
Location:	1, KAYNE CLOSE, KINGSWINFORD, DY6 9DR
Proposal	CONVERSION OF ROOF SPACE TO PROVIDE HABITABLE ROOMS TO INCLUDE RAISING THE ROOF HEIGHT AND A REAR DORMER WINDOW. NEW FRONT PORCH. (RESUBMISSION OF REFUSED APPLICATION P10/1476)
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The application site measures 0.03ha and the property is a pitched roofed semi-detached bungalow. There is an existing car port to the side and a detached garage in the rear garden. The frontage is fully hard-surfaced.
2. No. 3 Kayne Close forms the other half of the semi-detached pair and is positioned to the south west of the site. This property is set further back than the application property. Nos. 5 – 9 (odds) Mayfair Drive are three detached properties to the north east which are perpendicular to the site. No 2 Thanet Close backs onto the site to the south east. This property has a large box dormer to the rear.
3. The property is set within a well established residential area and surrounding properties are of the same age and design. The street scene is uniform and comprises staggered semi-detached bungalows with one half of each pair set further forwards than the other half.

PROPOSAL

4. It is proposed to raise the ridge of the existing roof by 450mm, convert the roof space to two bedrooms and a bathroom and erect a box dormer to the rear and roof

lights to the front. It is also proposed to erect a single storey front extension in order to create a porch and store.

5. The box dormer would span almost the entire width of the rear roof plane and would be set down 450mm lower than the raised ridge height. It would project 4.7m from the original roof plane, would be set in 0.2m from the flank wall and would be set back 0.2m from the eaves.
6. The proposed front extension would replace the existing entrance porch and would project a maximum of 1m from the existing front elevation. It would be 2.95m in width and would adopt a pitched roof to a maximum height of 4m.

HISTORY

7.

APPLICATION No.	PROPOSAL	DECISION	DATE
81/50435	Erection of garage	Approved with Conditions	02/04/81
P10/1476	Conversion of roof space to provide habitable rooms to include raising the roof height and a front dormer window. New front porch	Refused	17/12/10

8. Application P10/1476 was refused on the grounds that the alterations to the roof would be incongruous additions due to their scale, siting and design to the detriment of the street scene and character and appearance of the area.

PUBLIC CONSULTATION

9. Direct notification was carried out to ten surrounding properties and four representations have been received which raise the following material planning issues;
 - Scale of the dormer window and increase in ridge height

- Design of the dormer window
- Loss of outlook due to dormer window
- Loss of light due to dormer window
- Overlooking due to dormer window.

OTHER CONSULTATION

10. None required

RELEVANT PLANNING POLICY

- Adopted Unitary Development Plan (2005)

DD4 – Development in Residential Areas

- Supplementary Planning Guidance

PGN 12 – The 45 Degree Code

PGN 17 – House Extension Design Guide

ASSESSMENT

11. Key Issues

- Design
- Amenity
- Highway Safety
- Other Matters

Design

12. 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 single storey front extension would appear quite wide, however it would only project 1m from the front wall of the house and is therefore considered relatively modest in scale. There are other front additions within the street scene and this element of the proposal is therefore considered acceptable.

13. The previously refused application included a pitched roof dormer to the front elevation and the rear box dormer was marginally larger as it was not set back from the eaves and finished flush with the flank wall. Whilst the rear dormer would still be

large, its scale has been reduced and in isolation could be built under permitted development. This aspect of the development only needs permission because of the increase in the ridge height of the original dwellinghouse. The height of the ridge would be increased by 450mm and this marginal increase would not appear prominently within the context of the street scene as the semi-detached pair is staggered. It is therefore considered that the symmetry of the pair would be maintained and there would be no perceptible harm to the street scene. In this respect, the proposal therefore complies with Policy DD4 – Development in Residential Areas of the Adopted UDP and Planning Guidance Note 17 – House Extension Design Guide.

Amenity

14. There would be no demonstrable harm to the occupiers of no. 3 Kayne Close. The front porch would be sited away from the common boundary with this neighbouring property and there would be no loss of amenity in this respect. This adjoining neighbour is only accustomed to a bungalow with no upper floor. The proposed rear dormer may create the perception of being overlooked however, no. 3 is set further back than no. 1 and is on a slightly higher ground level. The relationship would be no different than a pair of semi-detached houses and the rear dormer could be erected under permitted development and would have the same effect. It is therefore considered that there would be no demonstrable harm to this neighbouring property as no loss of light, outlook or privacy would be experienced. In this respect the proposal therefore complies with Policy DD4 – Development in Residential Areas of the Adopted UDP and Planning Guidance Note 17 – House Extension Design Guide.
15. The proposed extensions would not alter the separation distance between the flank wall of no. 1 Kayne Close and the rear elevation of no. 9 Mayfair Drive. The flank wall of the application property would be slightly more extensive, however, the existing 14m separation distance would be maintained. Whilst it is proposed to insert a first floor window in the flank wall of no.1, this would serve a landing and no loss of privacy would therefore be experienced. In line with the conditions associated with permitted development it is however considered necessary to attach a condition ensuring that this window is obscure glazed with restricted

openings. It is therefore considered that the occupiers of no. 9 Mayfair Drive would suffer no loss of amenity and in this respect the proposal therefore complies with Policy DD4 – Development in Residential Areas of the Adopted Dudley UDP (2005) and PGN 17 House Extension Design Guide.

16. Whilst nos. 5 & 7 Mayfair Drive also back onto the site to the north east, the proposed dormer would not impact on the general amenities enjoyed by these neighbouring properties. The dormer would be visible from the rear windows and gardens of these neighbouring properties (as is that at 2 Thanet Close), however, it would not be in direct alignment given the orientation and in isolation the dormer window could be erected under permitted development. It is therefore considered that the occupiers of these neighbouring properties would suffer no significant loss of light, outlook or privacy as a result of the proposal. Similarly the separation distance between the application property and no. 2 Thanet Close would remain as existing and there would be no demonstrable harm to the general amenities of this neighbouring property as a result of the proposal. In this respect the proposal therefore complies with Policy DD4 – Development in Residential Areas of the Adopted Dudley UDP (2005) and PGN 17 House Extension Design Guide.

Highway Safety

17. The proposal involves the addition of a third and fourth bedroom. The frontage is however fully hard-surfaced and able to accommodate 3 vehicles if necessary. There would therefore be no implications on highway safety as a result of the proposed development.

Other Matters

18. Whilst the proposed dormer would abut the party wall with no. 3 Kayne Close, this is not a reason to refuse planning permission and party wall issues are covered by separate legislation. Issues of maintenance are not material planning considerations and issues of stability are also covered by separate legislation.

CONCLUSION

19. It is considered that the previous reason for refusal has been overcome in that the front dormer has been deleted, the rear dormer has been reduced and now

constitutes permitted development and the proposed extensions would relate satisfactorily to the existing dwellinghouse. There would be no demonstrable harm to neighbouring amenity, the street scene or character and appearance of the area. In this respect, it is therefore considered that the proposal, complies with the following Council policies and guidance; Policy DD4 – Development in Residential Areas – Adopted Dudley UDP and PGN 17 – House Extension Design Guide.

RECOMMENDATION

Grant of Planning Permission

It is considered that the proposed front addition would be modest and would not impinge on the character of the area or neighbouring amenity. Concerns raised in the previous submission regarding the scale and design of the proposed side extension have been satisfactorily overcome and it is considered that there would be no demonstrable harm to the street scene and character and appearance of the area. In this respect, it is therefore considered that the proposal, complies with the following Council policies and guidance; Policy DD4 – Development in Residential Areas – Adopted Dudley UDP and PGN 17 – House Extension Design Guide.

The decision to grant planning permission has been taken with regard to the policies and proposals in the Dudley Unitary Development Plan and to all relevant material considerations including Supplementary Planning Guidance.

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

Informative

This consent is given on the basis that all parts of the development including the guttering (foundations and fascia) are carried out on land within the ownership of the applicant.

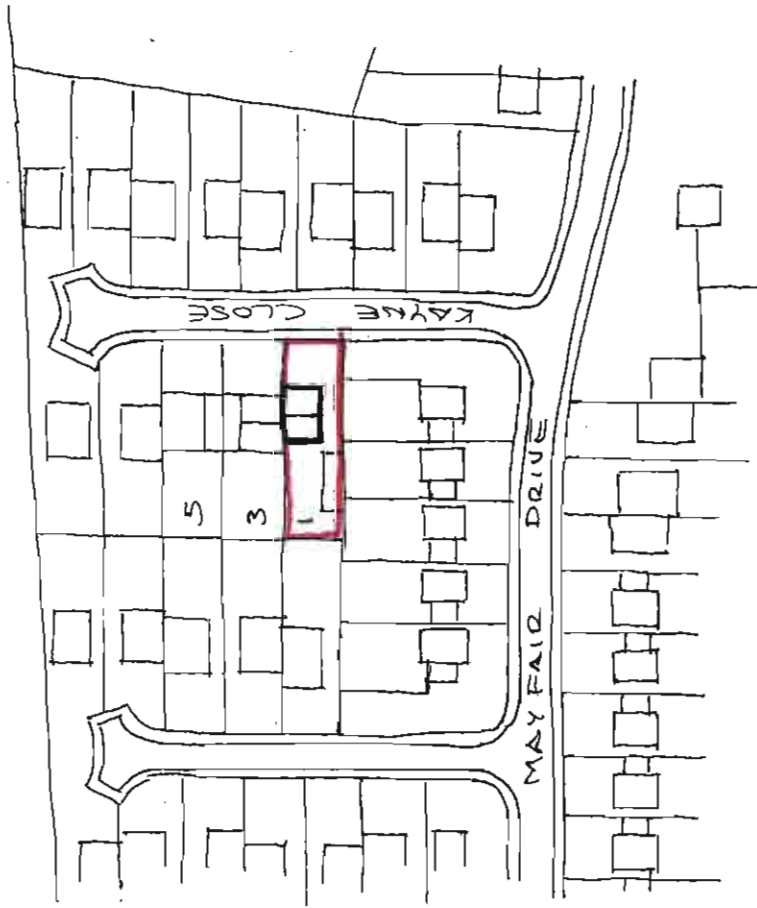
If you intend to carry out building work which involves one of the following categories:

- Work on an existing wall or structure shared with another property (section 2 of the Act)
- Building a free standing wall or wall of a building up to or astride the boundary wall with a neighbouring property (section 1 of the Act)
- Excavating near a neighbouring building (section 6 of the Act)

You must find out whether that work falls within the Party Wall Act 1996. If it does, you must notify **all** adjoining neighbours.

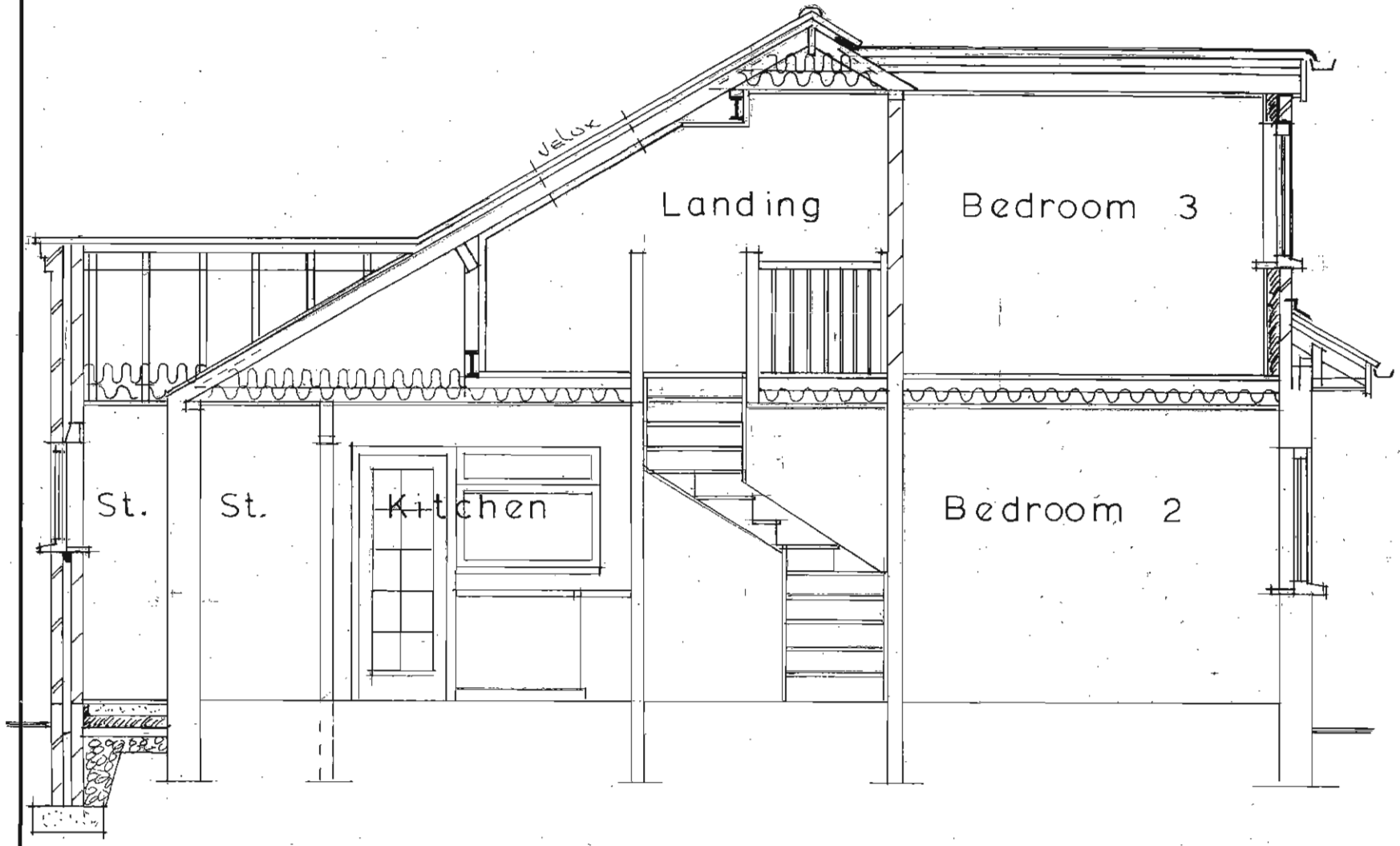
Conditions and/or reasons:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the following approved plans: A, B (Revision B), C (Revision A), D and E.
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.
4. The first floor landing window to be inserted in the flank wall, towards the boundary with no. 9 Mayfair Drive, shall be fitted with obscuring glass to a minimum of level 3 (level of obscurity) and non opening unless the parts of the window which can be opened are more than 1.7m above the floor in which the window is to be installed.



Proposed roof extension
1 Kayne Close, Kingswinford.
Location plan

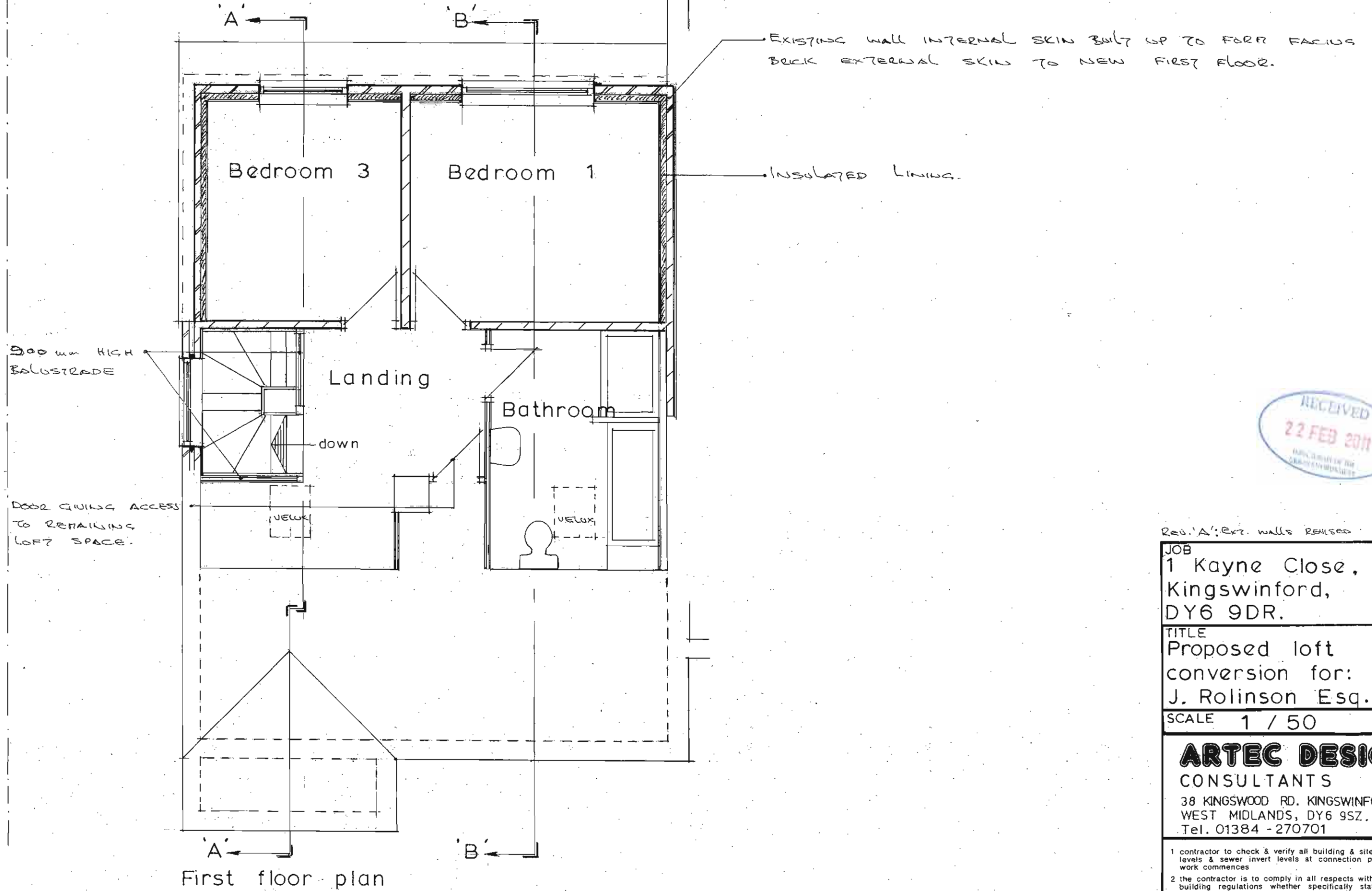
scale: 1 / 1250



Section A A

RECEIVED
22 FEB 2011
ARCHITECTURAL DEPARTMENT

JOB 1 Kayne Close, Kingswinford, DY6 9DR.
TITLE Proposed loft conversion for: J. Rolinson Esq.
SCALE 1 / 50
ARTEC DESIGN CONSULTANTS 38 KINGSWOOD RD. KINGSWINFORD, WEST MIDLANDS, DY6 9SZ. Tel. 01384 - 270701
<p>1 contractor to check & verify all building & site dimensions levels & sewer invert levels at connection points before work commences</p> <p>2 the contractor is to comply in all respects with the current building regulations whether specifically stated on this drawing or not</p> <p>3 this drawing must be read & checked against any other specialist drawing provided (structural etc.)</p>



Rev. 'A': Ext. walls REUSED

JOB
1 Kayne Close,
Kingswinford,
DY6 9DR.

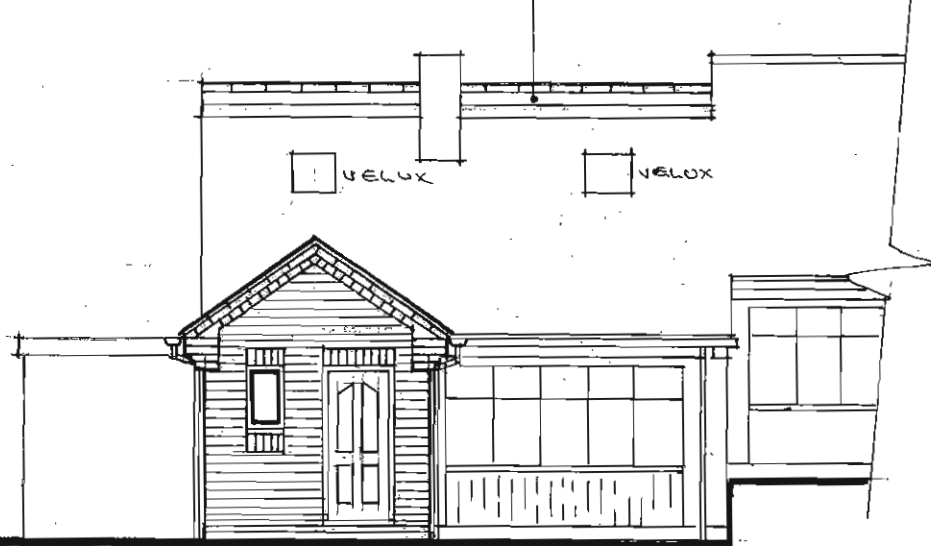
TITLE
Proposed loft
conversion for:
J. Rolinson Esq.

SCALE 1 / 50

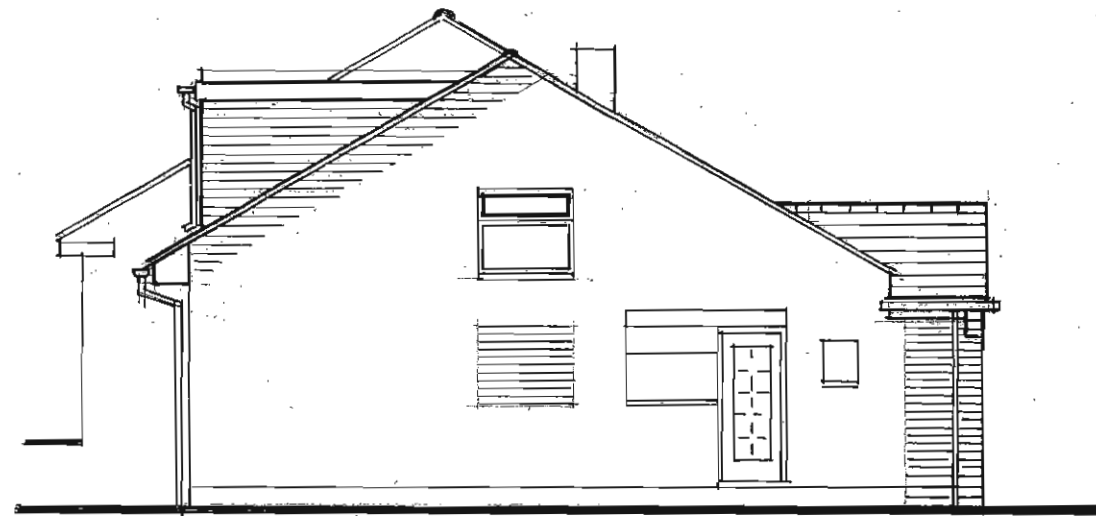
ARTEC DESIGN
CONSULTANTS
38 KINGSWOOD RD. KINGSWINFORD,
WEST MIDLANDS, DY6 9SZ.
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ROOF RIDGE RAISED BY APPROXIMATELY 450mm.



Front elevation

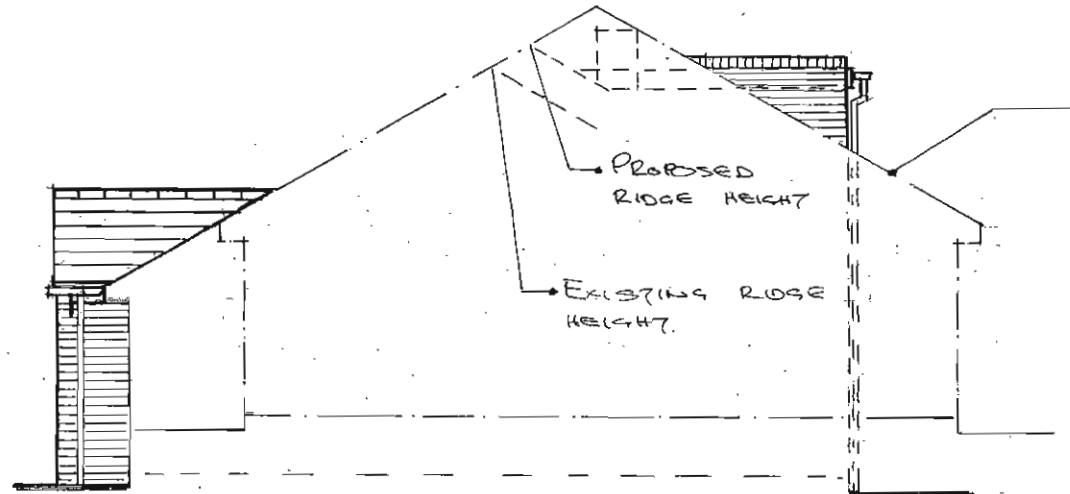


Side elevation

party wall



Rear elevation



Side elevation



OUTLINE OF ATTACHED PROPERTY:
REV. B. DORMER REMOVED ETC. FRONT
REV. A. SIDE ELEV. ADDED.

JOB
1 Kayne Close,
Kingswinford,
DY6 9DR.

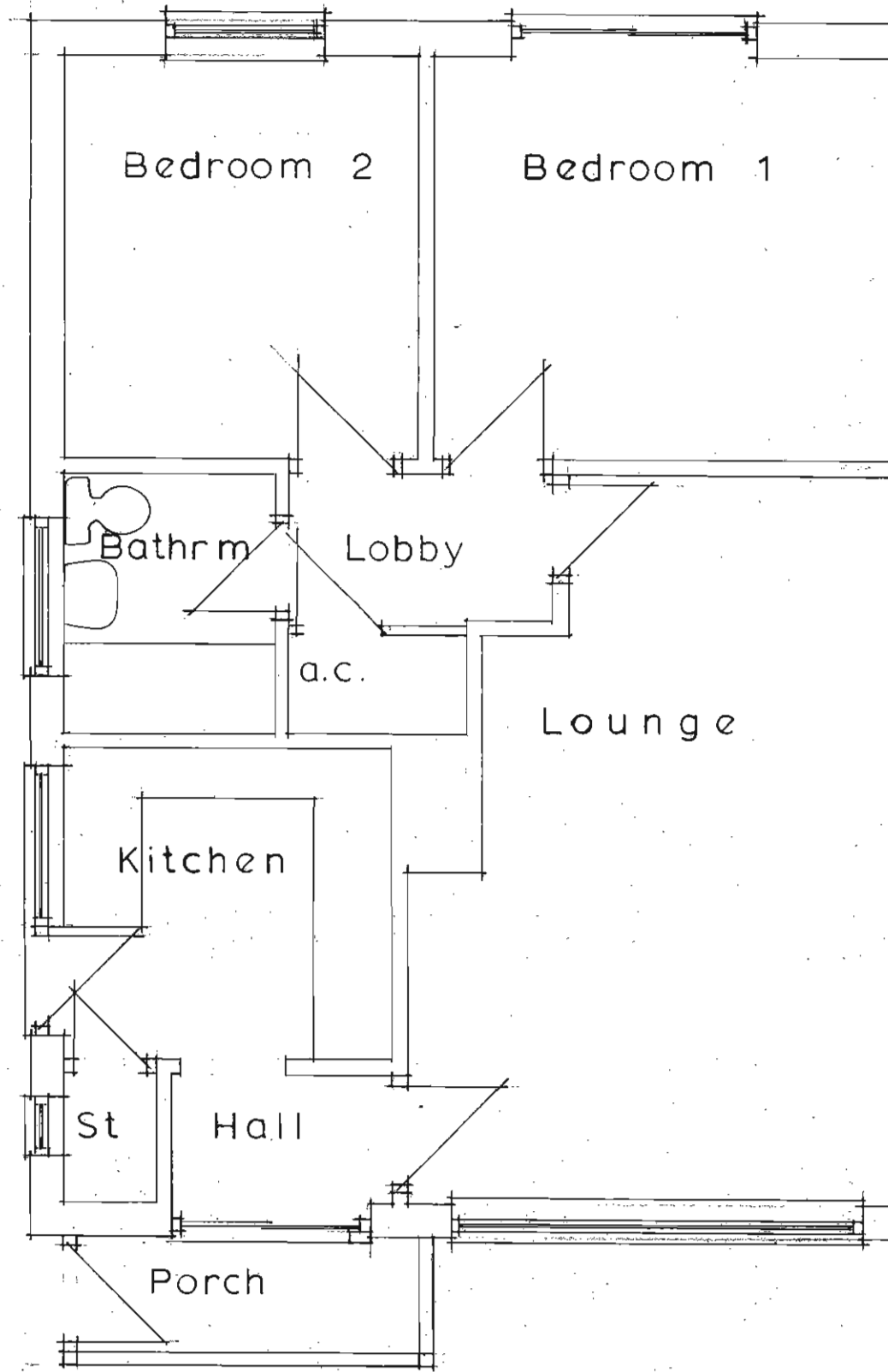
TITLE
Proposed loft:
conversion for:
J. Rolinson Esq.

SCALE 1 / 100

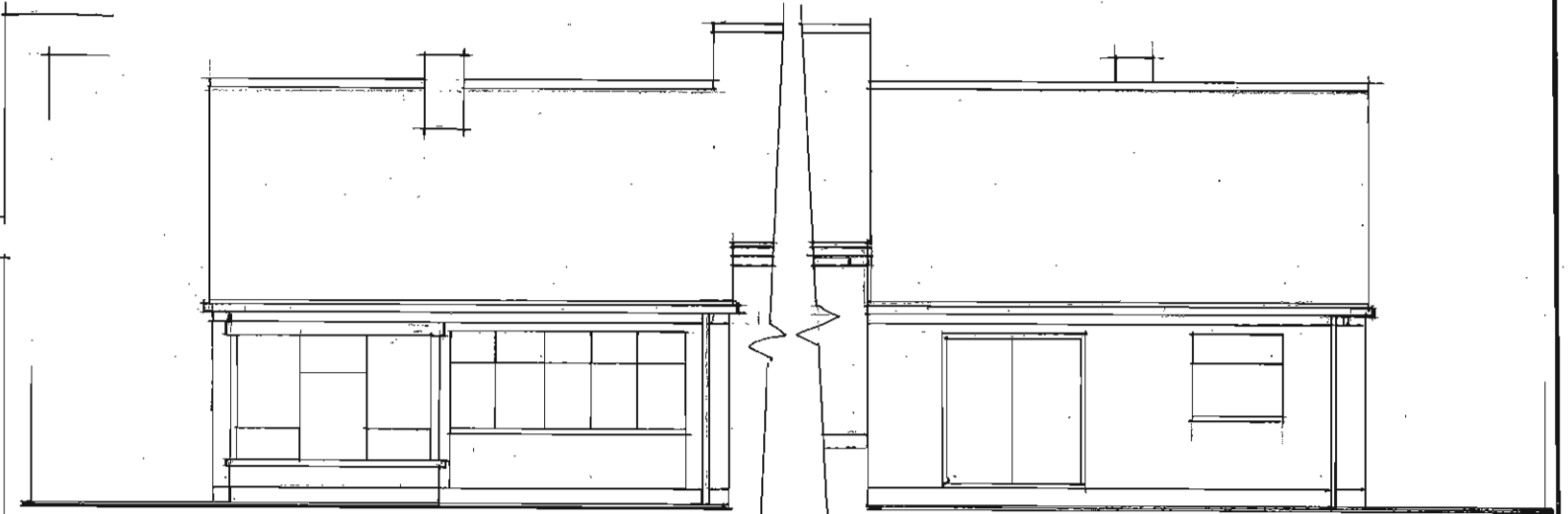
ARTEC DESIGN
CONSULTANTS
38 KINGSWOOD RD, KINGSWINFORD,
WEST MIDLANDS, DY6 9SZ.
Tel. 01384 - 270701

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Garage

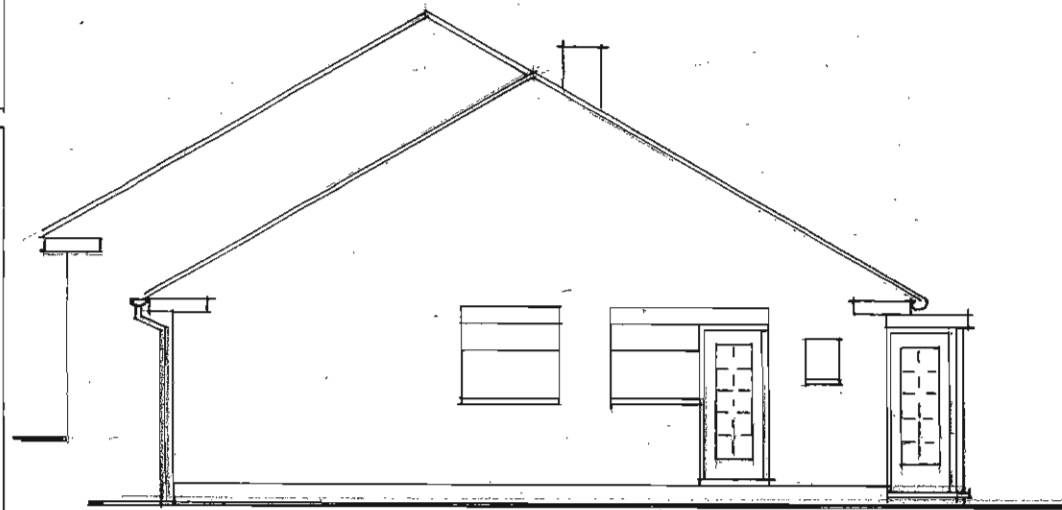


Floor plan



Front elevation

Rear elevation



Side elevation



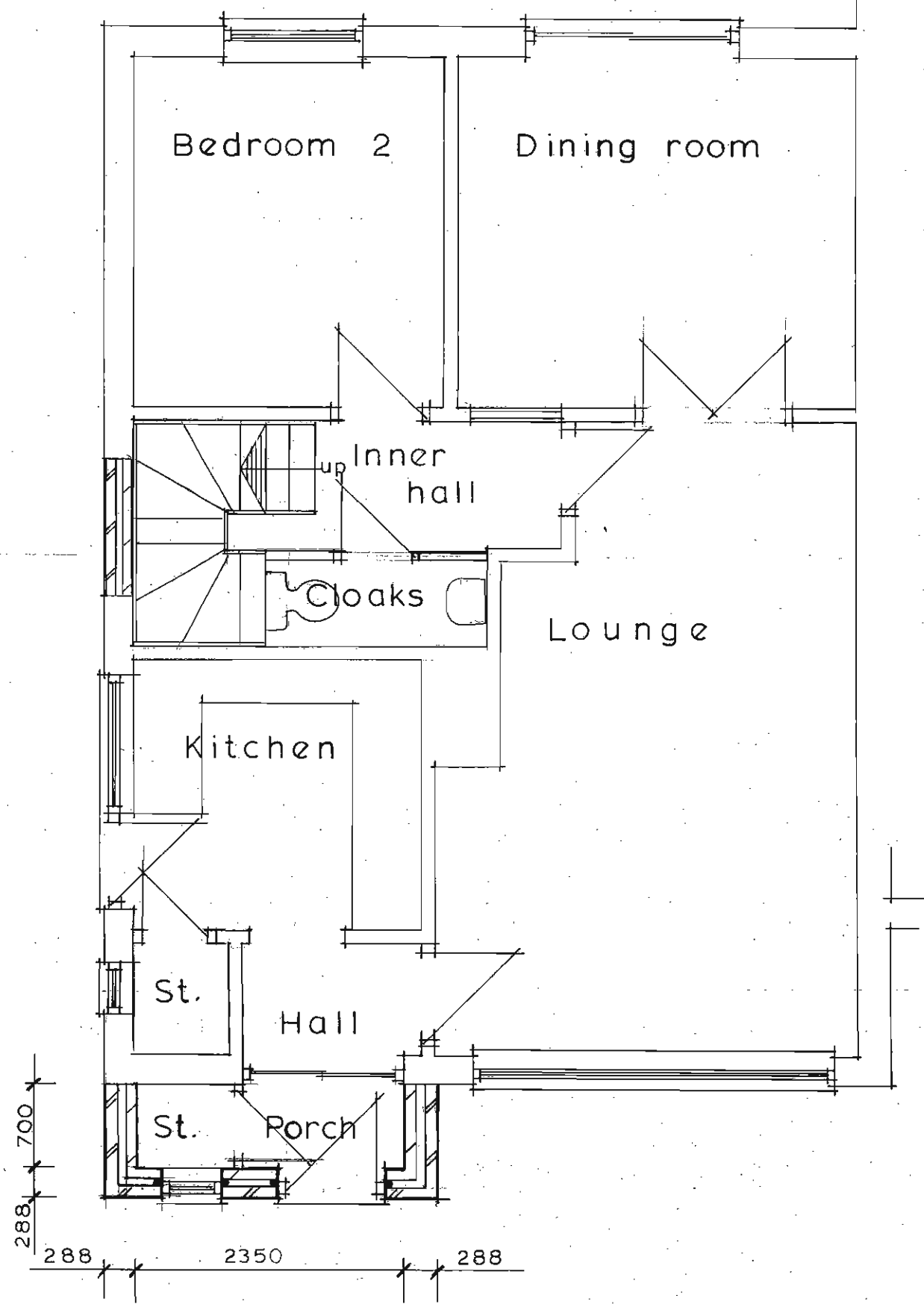
JOB
 1 Kayne Close
 Kingswinford
 DY6 9DR

TITLE
 Existing / survey
 plan and elevations

SCALE 1/100 & 1/50

ARTEC DESIGN
 CONSULTANTS
 38 KINGSWOOD RD. KINGSWINFORM,
 WEST MIDLANDS, DY6 9SZ.
 Tel. 01384 - 270701

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SCALE	1 / 50
ARTEC DESIGN CONSULTANTS	
38 KINGSWOOD RD. KINGSWINFORD, WEST MIDLANDS, DY6 9SZ. Tel. 01384 -270701	
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