

PLANNING APPLICATION NUMBER:P06/2284

Type of approval sought	Full Planning Permission
Ward	Sedgley
Applicant	Mr & Mrs K Sefton
Location:	8, WESTRIDGE, DUDLEY, DY3 3TQ
Proposal	FIRST FLOOR SIDE EXTENSION TO CREATE BEDROOM, LOBBY AND WC. (RE-SUBMISSION OF PREVIOUSLY WITHDRAWN APPLICATION P06/1970)
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

- 1 Number 8, Westridge is a 1960s built detached house with a gable ended roof over. It has been extensively previously extended; it has a gable ended single storey side extension to the west and a flat roofed structure infilling the gap between it and the neighbouring no.9. It also benefits from a conservatory to its rear elevation and a front porch extension.
- 2 It stands at the end of a residential cul de sac on ground 3m higher than properties in South View Road 13m to the east and is set back from the neighbouring no.9 by 1.7m. The latter stands on ground 0.7m higher.

PROPOSAL

- 3 It is proposed that a 2 storey side extension is erected to create a bedroom, a lobby and a WC at first floor, and kitchen and dining room at ground floor.
- 4 The proposed extension would be 3.1m wide by 5.9m deep. An additional 2m wide, 1.1m deep element would be erected to its rear. Both elements would have hipped

roofs over. The extension would no longer be linked to No. 9, but instead will leave a gap of m.

HISTORY

APPLICATION No.	PROPOSAL	DECISION	DATE
P03/1350	Conservatory at rear	Approved with Conditions	29/08/03
P06/1970	First floor side extension to create bedroom and WC	Withdrawn	12/06/2006

5 This application is a resubmission of the second of the above applications.

PUBLIC CONSULTATION

6 Eight letters of notification were sent to neighbouring properties. A representation objecting to the proposal has been received from the residents at no.9 Westridge.

7 Areas of concern relate to:

- Overdevelopment of the site.
- Lack of visual gap between no.9 and the application property leading to a “semi detached” appearance.
- The additional element to the rear causing the rear elevation of the extension to be ‘L’ shaped.
- Potential loss of morning sunlight to no.9’s back garden.
- Security: The creation of a 0.45m gap between the properties allowing access to rear gardens.
- A rear bathroom window overlooking no.9’s garden.
- Inability to access no.9’s side elevation for maintenance.

OTHER CONSULTATION

- 9 None required.

RELEVANT PLANNING POLICY

- 10 Adopted Unitary Development Plan (2005)
Policy DD4 – Development in Residential Areas
- 11 Supplementary Planning Guidance
Supplementary Planning Guidance Note 17 – House Extension Design Guide
Supplementary Planning Guidance Note 12 – The 45° code

ASSESSMENT

- 12 PGN17 and Policy DD4 of the Adopted UDP seek to both protect residential amenity and encourage proposals to respect the character of residential areas when proposals for extensions to dwellings are assessed.
- 13 PGN12 seeks to protect neighbouring properties from adverse impact on amenity caused by impact upon privacy, daylight and outlook by assessing proposals against the 45° code.
- 14 It is acknowledged that the property has already been extensively extended. However, it is considered that the proposed side extension's design is complementary to the existing house, and that the proposed development would be of an appropriate scale. Therefore it is considered that it would cause no harm to visual amenity.
- 15 The design of the rear elevation is considered to be acceptable; the addition of a WC would add a modest additional element to the rear that would not be visible from the street.

- 16 The application site is orientated to the northwest of no.9: Morning sunlight to no.9's back garden will not therefore be affected. As the extension would be located between no.9's garden and no.8 itself, it is not considered that there would be any demonstrable loss of light.
- 17 With regard to the objections raised by the neighbours. Security of the neighbouring property is not a planning consideration. It is noted, however, that the proposal that the gap between the properties be increased was intended to enhance the visual break between the houses over and above that created by the difference in levels between them.
- 18 It is not considered that overlooking would be an issue: The proposed WC window would be rearward facing.
- 19 Access to no.9's side elevation for maintenance is not a planning consideration and therefore not material to the determination of this proposal.
- 20 As a consequence of the above and the compliance of the proposals with PGN12 guidance, it is considered that the proposed development would not cause a detrimental visual impact upon the streetscene and that neighbouring amenity would be unharmed: the proposals are considered to be acceptable and compliant with policy.

CONCLUSION

- 21 It is considered that the proposed development is acceptable in terms of scale and appearance and would have no adverse impact on residential amenity. It would not have a detrimental impact on the streetscene and is compliant with Policy DD4 of the Adopted UDP. There would be no contravention of PGN 17 guidance.

RECOMMENDATION

- 22 It is recommended that the application be approved subject to the following conditions:

Reason for Approval

It is considered that the proposed development is acceptable in terms of scale and appearance and would have no adverse impact on residential amenity.

The decision to grant planning permission has been taken with regard to the policies and proposals in the Dudley Unitary Development Plan set out below and to all relevant material considerations including supplementary planning guidance:

Policy DD4 – Development in Residential Areas

Informative – The development hereby permitted shall be built in accordance with the approved plan KS.2735/06 revision A, 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 external materials used in the development hereby permitted shall match in colour, form and texture those of the existing building unless otherwise agreed in writing by the Local Planning Authority.