

## **PLANNING APPLICATION NUMBER:P06/2353**

Type of approval sought	Full Planning Permission
Ward	Coseley East
Applicant	Mr I. Barfoot
Location:	<b>23, PICKRELL ROAD, BILSTON, WEST MIDLANDS, WV14 9QW</b>
Proposal	<b>ERECTION OF TWO STOREY EXTENSION TO PROVIDE DOUBLE GARAGE AND UTILITY WITH ENSUITE BEDROOM OVER (RESUBMISSION OF P06/1850).</b>
Recommendation Summary:	<b>APPROVE SUBJECT TO CONDITIONS</b>

### **SITE AND SURROUNDINGS**

- 1 Number 23 Pickrell Road is a 1950s built semi detached house with a gable ended roof over, which stands on a roughly triangular corner plot near to the junction with the Birmingham New Road.
- 2 The attached property is no 470 Birmingham New Road and the unattached neighbour is no.22 Pickrell Road. The latter is orientated obliquely to the application property: These houses and their immediate neighbours constitute a curved built form that forms the corner between the Birmingham New Road and Pickrell Road; the building line at the entry to Pickrell Road is largely defined by nos.21 and 22 and the front corner of the application property nearest to them.
- 3 The application property and its attached neighbour have forward projecting single storey structures to the front

### **PROPOSAL**

- 4 A third set of plans were received on 05/02/07, amending the original submission.

- 5 It is proposed that a single storey front extension and a two storey side extension are erected to create a garage and utility with a bedroom en suite above.
- 6 The ground floor extensions would be 3.7m wide at the front and 2.2m wide at the rear, having an angled wall to the rear. The side extension would have a gable ended roof over and be set back by 0.6m at first floor level. A monopitched roof would be erected over the existing front porch and extended over the proposed front single storey addition.

## HISTORY

APPLICATION No.	PROPOSAL	DECISION	DATE
P06/1850	Single and two storey side extension to create store, garage, wc and utility with bedroom en suite above.	Refused	17/11/06

- 7 This application is a resubmission of the above submission which was refused because it was considered that it would have caused a detrimental visual impact upon the streetscene.

## PUBLIC CONSULTATION

- 8 Six letters of notification were sent to neighbouring properties. A letter of objection has been received from a resident at no. 27 Pickrell Road. Areas of concern relate to;
  - Overlooking
  - Overshadowing
  - Parking
  - Over intensification
  - Detrimental visual impact upon the streetscene

## OTHER CONSULTATION

- 9 None required.

## RELEVANT PLANNING POLICY

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

## ASSESSMENT

- 12 The main issues are 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 The proposed side extension would be subservient to the original building, as the first floor would be set back from the front elevation of the existing building and the height of the roof ridge would be lower in compliance with PGN17 guidance. The proposed additions are considered to be of an appropriate scale and the proposed monopitched roof to the front of the house would result in the existing porch's flat roof being replaced. The angled wall to the rear of the side extension would not be visible from the street or from the rear of the property; consequently it is not considered that the proposed development would cause a detrimental visual impact upon the streetscene or upon neighbouring amenity.

- 15 Dealing with the additional issues raised in the letter of objection in turn: The proposed development would be situated across the road and 23m to the north of no.27's front elevation consequently it is considered that detrimental overlooking would not occur and nor would be no reduction in the light available to no.27.
- 16 Parking of vehicles is not considered to be an issue: In addition to the proposed garage, sufficient space for the parking of several additional cars off the highway would remain.
- 17 The proposed extensions would facilitate the addition of an additional bedroom to a three bedroom semi detached property. Examples of similar schemes are common place and it is not considered that the proposals would amount to over intensification.
- 18 As a consequence of the above considerations and as there would be no contravention of the Council's 45 degree code, the proposals are considered to be acceptable and compliant with policy.

## CONCLUSION

- 19 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

- 20 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. 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.

### 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.