

PLANNING APPLICATION NUMBER:P12/1201

Type of approval sought	Full Planning Permission
Ward	Kingswinford South
Applicant	Mr C. Dangerfield
Location:	19, RIDGE ROAD, KINGSWINFORD, WEST MIDLANDS, DY6 9RB
Proposal	SINGLE STOREY SIDE/REAR EXTENSION AND FORMATION OF HABITABLE ROOMS IN ROOFSpace
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The applicant's property is a detached single storey dwelling and the immediate streetscene is populated by 10 properties, 1 of which is two-storeys in height. The property is an 'L' shape and the principal elevation is comprised of an element spanning 5.78m, set back 15.4m from the rear of the pavement and a further element 7.5m in width, 5.68m from the rear of the pavement.
2. To the south of the site, the foremost element of the principal elevation is situated immediately adjacent to the neighbouring property 21 Ridge Road and is partly formed of a flat roof garage. The remainder is formed of living accommodation which has a pitched roof spanning the depth of the property and adjoins the ridge of the remaining living accommodation.
3. To the north, no. 17 Ridge Road, has previously benefited from roof alterations to form a pyramid hipped roof property with first floor accommodation which was approved in 1991 under application 91/50760. Due to roof height, the property dominates the streetscene and is clearly visible upon entrance to the cul-de-sac.

4. No. 21 Ridge Road has a conservatory on the boundary with the application site and a rear facing habitable room window, the midpoint of which is 7.8m from the boundary with No. 19.

PROPOSAL

5. This application seeks planning consent for alterations to the applicant's property comprising the following elements:
 - To the north of the site, a single storey side, front and rear extension following demolition of the existing side elevation and rebuilding 0.7m from the boundary. The rear extension would project 2m beyond the original rear elevation and span 7m across the rear. The roof would be formed of a gable facing No. 17, spanning 8m at its base and measuring 3.9m in height. The front extension would project 2.6m although it would still be set back 7.5m from the most forward part of the front elevation.
 - To the south of the site, the existing flat roof garage element adjacent to the boundary with no. 21 would be retained and the outer wall rebuilt to support the proposed roof alteration to house first floor accommodation. This roof alteration would consist of a side facing gable also spanning 8m at its widest point and 6.5m to the ridge height from ground floor. This would match the ridge height of the proposed rear extensions.
 - The other proposed roof alterations are as follows:
 - The pitched roof of the entire dwelling to be increased by 1.7m above existing, resulting in a total height of 3.9m above eaves level.
 - Ten velux windows are proposed to be situated across the four roof planes, each measuring 1.4m by 0.8m.
 - The chimney would be increased in height from the existing 4.8m above ground level to a total height of 6.6m.
6. The final alteration to the bungalow seeks consent for two rear facing gables which would match in ridge height and measure 6m and 7m in width. Both rear gables would accommodate a Juliet Balcony.

HISTORY

7.

Application	Proposal	Decision	Date
P10/1122	Single storey side/rear extension and formation of habitable rooms in roofspace with front and rear dormers.	Refused	29/09/10
P10/1679	Single storey side/rear extension and formation of habitable rooms in roofspace (Resubmission of refused application P10/1122)	Refused	24/01/11
P11/0267	Single storey side/rear extension and formation of habitable rooms in roofspace	Approved with Conditions	26/04/11
P11/1553	Single storey side/rear extension and formation of habitable rooms in roofspace (resubmission of approved application P11/0267)	Refused	13/02/12

8. A proposed gable roof above the 2m rear extension at ground floor was first proposed under P10/1122 and refused upon consideration that the extension would directly impact upon the outlook and daylight currently enjoyed by the occupiers of no.17 to the north. It was also considered to conflict with the approved 45 Degree Code Guidelines in relation to this window.
9. A second application (P10/1679) proposed a tile hung gable roof to the rear 2m extension with a setback of 1m at first floor. This was refused owing to the proposed roof and concrete tile hanging which was deemed to be of a poor design in relation to the hipped roof of the host dwelling and those properties neighbouring.

A further scheme overcoming these elements was approved under P11/0267.

PUBLIC CONSULTATION

10. Direct notification was carried out to seven surrounding properties. As a result letters of objection have been received from two properties raising the following material planning concerns:

- The two side facing velux windows could result in overlooking of No.21. the letter also suggests that these windows could be located higher in the roof and be obscurely glazed.
- The two metre rear extension with gable roof will reduce light into the rear facing kitchen window to No. 17.
- The rear elevation would have two French Windows/Doors one in each of the two gable ends (Bedrooms 1 and 2). From these full lengths French windows/doors there would be no privacy in the rear garden.
- The side gable facing 17 Ridge Rd, will be directly in front of the velux windows on the side of 17 Ridge Rd reducing the light through these windows and the elevated view from them.
- The number of windows along the side elevation facing 17 Ridge Rd has increased from one window to four.
- The ground level on the plans show 17 and 19 Ridge Rd on the same level. This is incorrect as the road slopes up and 19 Ridge Rd is at least 12 inches higher than 17 Ridge Rd. Any windows in number 19 will look down into number 17.

OTHER CONSULTATION

11. None relevant.

RELEVANT PLANNING POLICY

Adopted Unitary Development Plan (2005)

- DD1 – Urban Design
- DD4 – Development in Residential Areas

Supplementary Planning Guidance

- PGN 12 – The 45 Degree Code
- 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.

13. Pre application advice was given to the applicant prior to the submission of this application detailing what was considered to be appropriate alterations to the property.

14. Key Issues

- Character, Scale and Design
- Residential amenity

Character, Scale and Design

15. 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. Planning Guidance Note 17 recommends that extensions should relate to the character of the original house in terms of scale and design and is compatible with the character of the surrounding area.

16. It is considered that the proposed elevational changes to the front of the property, in terms of the character and design of the development, would have a degree of similarity to the design of the existing property and the scale of No. 17, thus according with DD4 – Development in Residential Areas and PGN 17 –The House Extension Design Guide.
17. It is further considered that with the use of plain roof tiles instead of the existing concrete tiles would further serve to reduce the impact the appearance the front gable would have within the streetscene.
18. The rear facing gables have also been considered and whilst they would alter the character of the existing dwelling to a degree, they will be situated at the rear of the property and would not be visible within the streetscene thus not adversely impacted upon visual amenity within the area. The development is therefore considered to accord with DD1 – Urban Design and DD4 – Development in Residential Areas.

Impact on residential amenity

19. In consideration of the two rear facing gables and material planning concerns that were raised as to the loss of light, only the gable proposed towards the boundary with No.17 would be extended beyond the existing rear elevation. However it is of relevance that although the gable would extend beyond the rear of the existing dwelling it would be located further away from the boundary with No.17 than the existing and that this would help to abate any undue impact that may arise as a result of the proposed gable in relation to the neighbouring property.
20. With regard to the other gable, due to the orientation of the host property, it is not considered that the gable would result in any overshadowing to impact upon the daylight received to the nearest habitable room window to the rear of No. 21.

21. Furthermore the ridge of the roof would be set away 3.2m from the boundary thus allowing for a degree of separation in the vertical plane, from this rear facing window.
22. With regard to the concerns raised over the rear facing Juliet balconies, no platform for area for standing out on would be provided, and the balconies would also be set in away from the boundaries with either neighbouring property which should limit the potential for overlooking.
23. It is acknowledged that the proposed side gable would face the velux windows in No. 17, however owing to the significant setback of this element of the scheme, there would be an overlap of only 2 out of the 4 windows that are situated in this side facing plane and one of the proposed windows is for a bathroom and the proposed bedroom velux window has already been approved under P11/0267. As such, it is not deemed that undue harm in terms of loss of light to this room would impact upon the extent of light received in this area of the neighbouring property.
24. Whilst the objection comments that the number of windows in the side facing plane has increased from 1 to 4, these additional windows serve a bathroom and a landing. These are considered to be non habitable parts of the applicant's property and therefore provides for no worse a situation than was previously approved under P11/0267.
25. As such, the development is considered to accord with Planning Guidance Notre 17 – The House Extension Design Guide and DD4 – Development in Residential Areas.

CONCLUSION

The proposed single storey side and rear extensions and formation of a habitable room in the roof space of the host dwelling is considered to be an acceptable addition to the property by way of its character, design and scale. The development is considered to be an acceptable addition to the host dwelling and the streetscene. In terms of

residential amenity, the rear extension with a hipped roof would serve to minimise any adverse impact upon outlook from and daylighting to the neighbouring property no. 17 Ridge Road.

RECOMMENDATION

1. It is recommended that this application is approved subject to the following conditions:

REASON FOR THE GRANT OF PLANNING PERMISSION

The proposed single storey side and rear extension and formation of habitable rooms in roofspace of the host dwelling is considered to be an acceptable addition to the property by way of its character, design and scale. The development is considered to be an acceptable addition to the host dwelling and the streetscene. In terms of residential amenity, the rear extension with a hipped roof would serve to minimise any adverse impact upon outlook from and daylighting to the neighbouring property no. 17 Ridge Road. The scheme is therefore in accordance with DD4 – Development in Residential Areas and Planning Guidance Note 17 – The House Extension Design Guide.

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.

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:
1155/002a and 1155/201a
3. Prior to the commencement of development, details of the types, colours and textures of the materials to be used on the external surfaces of the buildings hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in complete accordance with the approved details.
4. No additional openings shall be formed in the north facing gable end elevation of the dwelling without the prior written approval of the local planning authority.

Ordnance Survey (C) Crown Copyright 2011. All rights reserved. Licence number 100020449




ECLIPSE
ARCHITECTURE
HAYWOOD HOUSE 40 NEW ROAD
STOURBRIDGE WEST MIDLANDS DY8 1PA
TEL/FAX +44 01384 357740
DESIGN@ECLIPSEARCHITECTURE.CO.UK

Site:
**19 Ridge Road
Kingswinford
West Midlands**
Title:
Location Plan

Scale:
1/2500
Date:
November 2011
Drg No.:
1155/102
Sheet Size:
A4
DRAWN BY: A.J. Denham BSc.(Hons) MCIAT AMASl



RIDGE ROAD

13

15

17

19

21


ECLIPSE
 ARCHITECTURE
 HAYWOOD HOUSE 40 NEW ROAD
 STURTON LE STAMPS LEICESTERShire LE19 1PA
 TEL/FAX: 01454 51384 537240
 DESIGN@ECLIPSEARCHITECTURE.CO.UK

Site:
19 Ridge Road
Kingswinford.

Title:
Site Plan

Scale:
1/200
 Date:
Nov 2011
 Dwg No.:
1155/002a

Written dimensions to be taken only. Do not scale from drawing.
 Minor inaccuracies may occur due to printing processes.
 © Eclipse Architecture (UK) 2011