

PLANNING APPLICATION NUMBER: P05/1701

Type of approval sought	FULL PLANNING PERMISSION
Ward	WORDSLEY
Applicant	MRS WHITEMAN
Location:	16, WESTMINSTER ROAD, STOURBRIDGE, DY8 5EA
Proposal:	FIRST FLOOR SIDE EXTENSION TO CREATE BEDROOM AND STUDY (RESUBMISSION OF REFUSED APPLICATION P05/1136)
Recommendation summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The application property is a south facing detached dwelling house which has a pitched roof over with front and rear facing gables and an attached garage to the side. The property has been extended to the rear with a single storey extension and a conservatory.
2. The north side of Westminster Road is primarily made up of properties which were originally built to the same design. The application property is located to the outside of a bend in the highway and as a result the dwellings along this section of Westminster Road are built to a staggered building line with the adjoining dwelling to the west No. 18 is set forward approximately 2.5m of the application dwelling and the adjoining dwelling to the east is set back approximately 2.5m from the application dwelling.
3. The adjoining property to the west No. 18 has been constructed so that the side facing roof eaves and guttering overhangs the application site by 0.5m.

PROPOSAL

4. It is proposed to erect a first floor side extension to provide a bedroom and study above the existing garage.
5. The proposal is a resubmission of previously refused application P05/1136 which was refused on the grounds that the development by virtue of its scale, appearance and relationship to the adjoining dwelling No. 18 Westminster Road would have a detrimental appearance upon the visual amenity of the dwelling, appearing as an incongruous feature within the street scene.
6. The revised plans propose to extend the property with a first floor addition over the existing garage extending 2.45m to the side. The rear elevation of the extension would

lie flush with the first floor rear elevation of the existing dwelling and the front elevation of the extension would be set back 1.75m from the first floor front elevation of the existing dwelling. The design of the extension was initially altered in that the roof, which was a pitched roof with a side facing gable, had been stepped in 0.2m in order to avoid the overhanging roof eaves and guttering of No. 18. The design solution was considered unacceptable from a visual perspective and amended plans were requested to rectify this issue. The amended plans, which were received by the Council on 21 September 2005, proposed an alteration of the roof from a pitch with gable end to a hipped design which matches the pitch of the existing front and rear facing gable ends. The ridge of the proposed roof will sit 0.2m below the ridge of the original dwelling roof.

HISTORY

7.

APPLICATION No.	PROPOSAL	DECISION	DATE
CC/76/1255	Erection of garage and W.C and extension to kitchen.	Approved with Conditions	26/07/76
P05/1136	First floor side extension to create bedroom and study	Refused	07/07/2005

PUBLIC CONSULTATION

8. Five letters of notification were issued. One letter of objection has been received from the occupant of the adjoining property No. 18. The grounds of objection are as follows:

- The extension would result in the existing separation between the dwellings to be reduced to a level which would prevent access to maintain the guttering, fascia boards and felt under the roof end of No. 18.
- The proposed window to **9. None Required** the rear of the extension would overlook the rear amenity space of No. 18 which is not currently overlooked.

From a planning perspective only the issue regarding overlooking is a material consideration. The issue regarding access for maintenance in a civil matter between the occupant of No. 18 and the applicant and therefore cannot be given any weight in the determination of this application.

OTHER CONSULTATION

RELEVANT PLANNING POLICY

10. Policy 85 – ‘Development Control – Residential Areas’ Adopted UDP 1993
11. Policy DD4 – ‘Development in Residential Areas’ Revised Deposit UDP 2002
12. Supplementary Planning Guidance Note 17 ‘House Extension Guide’

ASSESSMENT

Design and Scale

13. It is considered that the revised design of the proposed development is acceptable. The alteration of the roof design to a hipped end would reduce the visual impact of the development as it would avoid the overhanging guttering of No. 18 with a standard roof design which would integrate sympathetically with the existing property, as opposed to stepping the gable end in, as previously proposed, which would create an unbalance appearance to the property and appear as an obvious addition.
14. Although the extension is within close proximity to the adjoining property No. 18 it is considered that the set back of the application property in relation to No. 18 and the set back of the extension itself will eliminate any issues of a terracing effect of the properties.
15. Overall it is considered that the redesign of the proposed roof is sufficient to satisfactorily address the reason for the previous refusal. The visual appearance of the hipped roof will not appear out of character with the existing property and due to the set back of the extension there would be minimal impact to the visual amenities of the street scene.

Impact on Residential Amenity

16. With regard to the objection received from the occupant of the adjoining property No. 18 regarding overlooking of the rear amenity space from the proposed first floor rear facing window it is considered that due to the close proximity of the proposed window to the boundary line that there would be an issue of overlooking created. In order to maintain privacy to an acceptable level it is considered that a condition should be attached to the permission that the proposed window be of a design which has only a top hinged high level opening.
17. There are no concerns regarding the impact of the proposed development to the outlook or light to the adjoining property No. 18. There would be no contravention of the 45 degree code from the rear habitable room windows of this adjoining property and there are no side facing habitable room windows facing the application site.

18. Overall it is considered that with the condition regarding the design of the first floor rear window attached to the permission there would not be an unacceptable impact to residential amenity of the neighbouring properties.

CONCLUSION

19. It is considered that the redesign of the extension roof to a hipped end satisfactorily addresses the reason for refusal of the previous application. The hipped end would avoid the overhanging guttering of the adjoining property with a design which would sympathetically relate to the existing property and thereby have no detrimental impact to the visual characteristics of the property for the visual amenities of the street scene as a whole. The proposed first floor rear facing window would be in close proximity to the boundary and create an issue of overlooking of the rear amenity space of the adjoining property No. 18 Westminster Road. In order to retain an acceptable level of privacy for the adjoining occupiers it is considered that a condition should be attached to the permission that the window be of a design with only a top hinged high level opening. With this condition attached there would be no concerns with regard to the residential amenities of the neighbouring properties.

RECOMMENDATION

20. It is recommended that the application is approved with conditions

View showing the front elevation of the application property



View showing the front elevation adjoining property No. 17 Westminster Road to the west of the application property



View showing the front of the adjoining properties to the east of the application property



Conditions and/or reasons:

1. The development hereby permitted shall be begun before the expiration of five 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.
3. The window to be installed in the first floor rear elevation of the development hereby approved shall be fitted with the only opening lights at high level and top hinged. The window shall be maintained in this way throughout the life of the development.