

PLANNING APPLICATION NUMBER:P13/0285

Type of approval sought	Full Planning Permission
Ward	Wollaston & Stourbridge Town
Applicant	Mr J. Wilkes
Location:	35, RIDGE STREET, WOLLASTON, STOURBRIDGE, DY8 4QF
Proposal	SINGLE STOREY REAR EXTENSION (FOLLOWING DEMOLITION OF EXISTING REAR EXTENSION AND CONSERVATORY)
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The application site measures 283m² and the property is a pitched roof house built in the early 1900s. The dwelling features a ground floor front bay window and is of an 'L' shape with a single storey rear mono-pitched projection. The house is set 7.5m back from the pavement with some parking to the front and a garden to the rear.
2. No. 37 Ridge Street is located to the north with No. 33 Ridge Street situated to the south. No. 38 Ridgewood Avenue abuts the rear of the site.
3. The surrounding area is primarily residential and the application property is set within a street consisting of a mix of terraced and semi-detached dwellings of a similar design and age.

PROPOSAL

4. This proposal seeks approval for a single storey rear / side extension to provide an extended kitchen and cloak-room. This proposal would proceed following demolition of the conservatory.

5. The proposal would extend the kitchen 1.6m to the side and the addition would be 8m in length. The existing roof above the projection would be altered to slope across the proposal as well, measuring 2.4m to the eaves and 3.85m in total height. The roof would also project 1m further to the rear to cover part of the existing utility and would be converted into a W.C. Three roof windows would be inserted into the extension with rear facing doors.

HISTORY

6. This property has no previous relevant applications.

PUBLIC CONSULTATION

- Direct notification was carried out to three surrounding properties to advertise the proposal. There has been one written representation objecting to the scheme and the latest date for receipt of comment was 2nd April 2013.

- The objection was based on the following planning considerations:
 - The proximity of the proposed extension to No. 37;
 - The impact on daylight to No. 37;
 - The view from No. 37 would be of a brick wall;
 - The window arrangement of the proposal indicates a lack of light within the extension.

OTHER CONSULTATION

None relevant.

RELEVANT PLANNING POLICY

Saved Unitary Development Plan Policies

- DD1 Urban Design
- DD4 Development in Residential Areas

Supplementary Planning Documents / Guidance

- Parking Standards SPD (2012)

- PGN 17. House extension design guide

ASSESSMENT

7. 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 along with the relevant parking standard requirements.
8. The key issues are
 - Design
 - Neighbour Amenity
 - Access and Parking

Design

9. Policy DD4 of the saved UDP states that extensions to residential dwellings will be allowed provided they do not adversely affect the character of the area or residential amenity. This age and type of property characteristically features fairly significant extensions to the rear and this single storey addition would be fairly modest, extending only the existing single storey section 1.6m to the side. The proposal would not stretch across the entire rear elevation and would be acceptable in size, not resulting in overdevelopment of the site considering the plot size and original scale of the house.

10. The rear extension would be fairly modest in scale and size and would project only a further 1.6m to the side than the existing lean-to building. As such, the additional footprint would be considered as modest and the extension would not be considered as excessive in scale or mass in comparison to the original property. The proposal would project no further to the rear than the existing and would replicate the design of the existing addition.
11. There would be no additional height compared to the existing projection and the proposal would be a subservient addition to the host property, retaining the 'L' shaped feature of the property.
12. The roof design would be in-keeping with the original property and the general design of the proposal would be acceptable on this house to integrate successfully. The proposal would not be detrimental to the appearance of the dwelling and as the extension would be located entirely to the rear of the property and not visible from the front so it would not adversely impact on the character of the area.
13. In these respects the proposal complies with Policy DD4 – Development in Residential Areas of the saved UDP (2005) and PGN 17 – House Extension Design Guide.

Neighbour Amenity

14. There would be no impact on residential amenity for the occupiers of No. 33 Ridge Street as the majority of the proposal would be screened from the property. Although the increased height above the section next to the cloakroom would be visible this would not impact on amenity. The ridge height across the existing addition would be no higher and would not impact on daylight or outlook for the occupiers. There are no windows proposed which would impact on privacy for the occupiers of this house.
15. The proposal would not significantly impact on amenity for the occupiers of No. 37 Ridge Street as this property features a mono-pitched single storey extension

matching that of the existing addition on the application property. This type of relationship is typical of this age of property. The additional 1.6m projection towards this property would be closer than the existing single storey addition but would be no higher than the existing projection due to the change in roof slope. Taking into account the orientation of the properties, existing projection and design of the modest extension the proposal would not impact on daylight provision for the occupiers.

16. Although the existing rear addition already breaches the 45 degree code guidelines with regards to the rear facing dining room window on No. 37 this additional width and modest length would not be considered to result in a significant additional impact than the existing situation.

17. Although the brick wall would be closer than the existing wall and would measure 2.4m to the eaves height it would be possible to erect a two metre high wall along the boundary without requiring planning permission. It is considered that the proposed extension would not have a significant impact on outlook from the kitchen or dining room windows. The proximity to the side facing kitchen window would have no significant impact on amenity from the existing situation.

18. There are no proposed windows which would impact on privacy for the occupiers of No. 37.

19. The rear addition would not be visible from the property to the rear, No. 38 Ridgewood Avenue, due to the ground level difference and separation distance of 44m. As such, there would be no adverse impact upon residential amenity for the occupiers of this property.

20. The properties to the front would not have sight of the development and would therefore suffer no impact on amenity.

21. It is considered that there would be no demonstrable harm to neighbouring properties in terms of loss of light, outlook or privacy as a result of the proposed rear extension. The proposal therefore complies with saved Policy DD4 –

Development in Residential Areas, PGN 12 – The 45 Degree Code - and PGN 17 – House Extension Design Guide.

Access and parking

22. There would be no additional parking requirement as a result of the proposed addition and no impact on the existing parking provision for the property which is located at the front. The property has one parking space on the frontage and as the proposal would have no impact on parking provision due to its location at the rear, the development would comply with the Parking Standards SPD (2012) and Policy DD4 of the saved Unitary Development Plan (2005).

CONCLUSION

23. It is considered that the proposed rear extension would be acceptable in size and design taking into account the existing situation. The addition would be located at the rear of the property and would not adversely impact on the street scene or the character of the surrounding area.

24. There would be no significant impact on residential amenity for any surrounding properties taking into account the existing situation as well as the screening provided and characteristic layout of the properties. There are also no proposed windows which would impact on privacy for the neighbouring occupiers.

25. The proposal would not increase the parking requirement of the property or impact upon the parking need.

26. The development therefore complies with saved UDP Policy DD4 (Development in Residential Areas) and PGN 17 (House Extension Design Guide).

RECOMMENDATION

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

Reason for approval

It is considered that the rear extension relates satisfactorily to the existing dwelling, protecting visual and residential amenity. There has been no demonstrable harm to neighbouring properties and no adverse effect on the street scene or character of the area.

The decision to grant planning permission has been taken with regard to the policies and proposals in the adopted Black Country Core Strategy (2011), the saved UDP (2005) and to all other relevant material considerations.

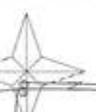
The above is intended as a summary of the reasons for the grant of planning permission. For further detail on the decision please see the application report.

APPROVAL STATEMENT INFORMATIVE

In dealing with this application the local planning authority have worked with the applicant in a positive and proactive manner, seeking solutions to problems arising in relation to dealing with the application, by seeking to help the applicant resolve technical detail issues where required and maintaining the delivery of sustainable development. The development would improve the economic, social and environmental concerns of the area and thereby being in accordance with paragraphs 186 and 187 of the National Planning Policy Framework.

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 labelled: '13:11:02'
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.



1.22M RM

RIDGEWOOD AVENUE

RIDGEWOOD AVENUE

FALCON RISE

RIDGE STREET

RIDGE STREET

BRIDLE R

100.9m

100.2m

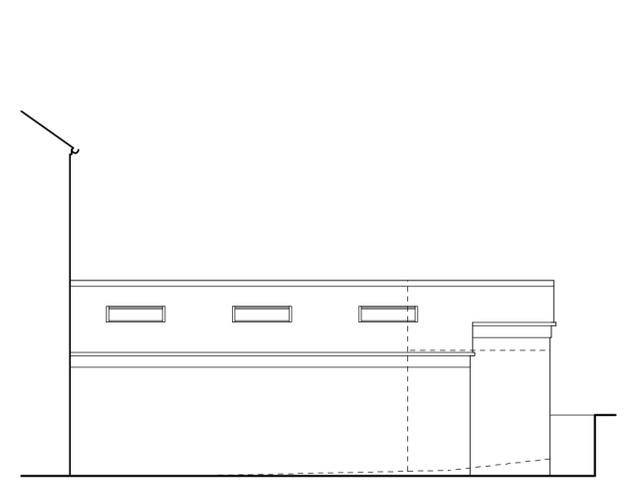
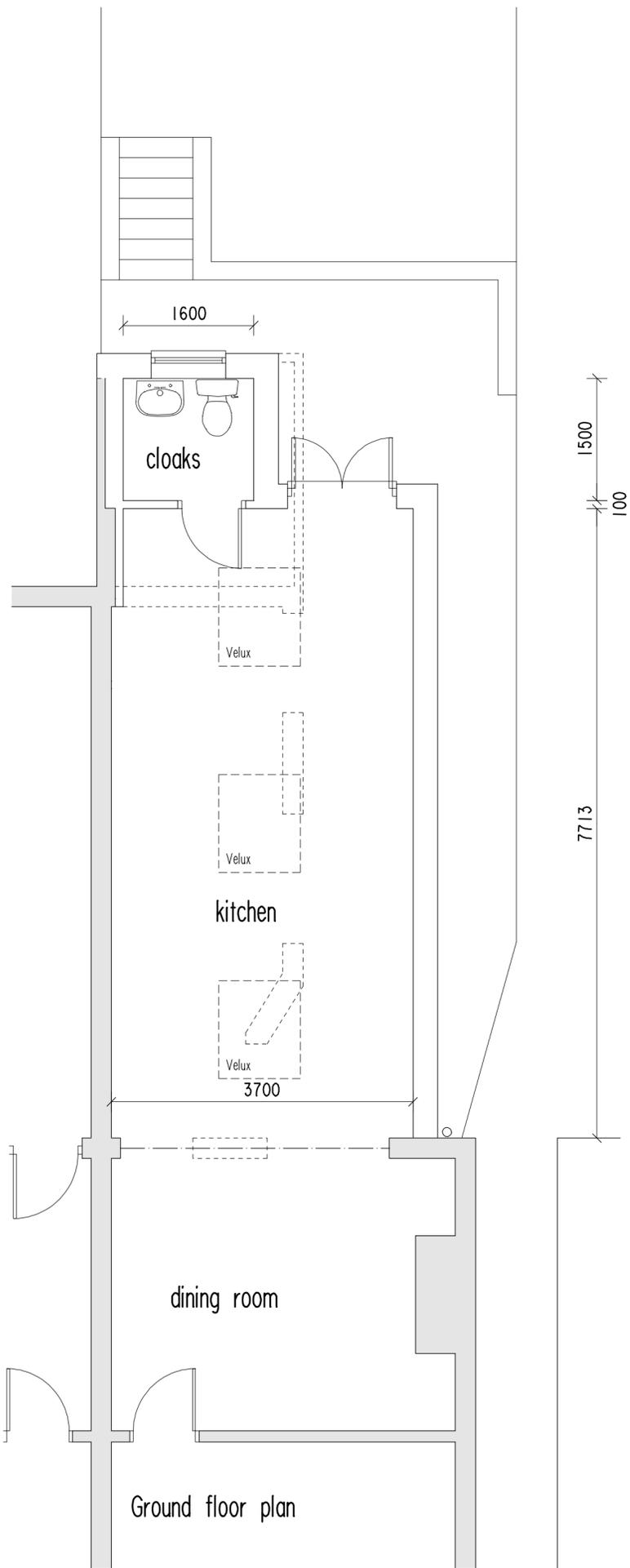
Stirred House

Gas
Overhead

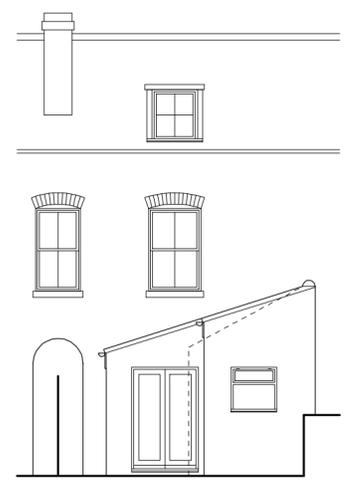
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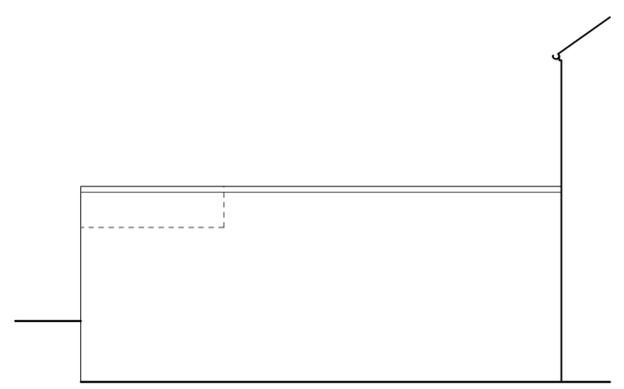
Do not scale. Figured dimensions only to be taken from drawing.
The contractor is to visit the site and be responsible
for taking & checking dimensions relative to this work.



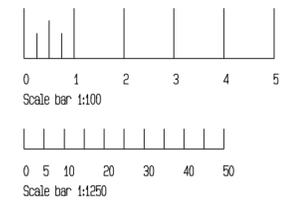
Side elevation



Rear elevation



Side elevation



Location plan



Mr. J. WILKES
PROPOSED EXTENSION
35 RIDGE STREET
WOLLASTON
PROPOSALS

13:11:02

Scale 1:50 1:100 1:1250
Date February 2013

MFL Design

Architectural Design Service
5 Glynn Crescent,
Halesowen,
West Midlands,
B63 2PZ
Tel. 01384 561334

