

PLANNING APPLICATION NUMBER: P22/0179

Type of approval sought	Full Planning Permission
Ward	Brockmoor and Pensnett Ward
Agent	Mr J. Jowitt, P J Planning
Case Officer	James Mason
Location:	4, HAMBLE CLOSE, PENSNETT, BRIERLEY HILL, DY5 4QJ
Proposal	ERECTION OF FRONT PORCH (RETROSPECTIVE)
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

ADDENDUM

This application and report were sent to the Chair of Development Control Committee on the 5th May 2022. The Chair considered the application appropriate to be considered at Development Control Committee due to the refusal of a previous application for a front porch extension in December 2020 and that the development is considered out of keeping within the streetscene.

SITE AND SURROUNDINGS

1. The application site is 4 Hamble Close, a two storey semi-detached dwelling with a pitched roof. The dwelling is characterised by a brick and render finish, a single storey side extension, a conservatory to the rear of the dwelling, a detached garage to the rear and a front porch. There is a paved public footpath and amenity greenspace to the front of the dwelling with access to on-street parking to the rear. The street scene consists of semi-detached residential dwellings reflective of the application site in terms of age and type but differ in design. Works for the proposed front porch have already been completed and forms the subject of enforcement case (Reference H/030/03/01).

2. To the rear of the dwelling is a 3.5m long rear garden. There is an existing boundary treatment of 2m high fencing. To the rear of the application site is the highway and private rear gardens of dwellings located within Hamble Close.
3. The adjoining neighbouring dwelling to the south is No.2 Hamble Close. This is a mirror image to the application site but has no extensions or alterations to the original dwelling. This dwelling benefits from a detached garage to the side with access to off street parking for more than two cars.
4. The neighbouring property to the is No.6 Hamble Close. This is a semi-detached dwelling with a pitched roof and brick finish. This dwelling is similar to the application site in age and type but differs in design. There is a detached dwelling to the rear of the dwelling which adjoins the detached garage of No. 4 Hamble Close.
5. Opposite the application site is No.3 Treviot Gardens. This is mirror image of the application site but has no extensions or alterations to the original dwelling. This dwelling sits at a higher elevation than application site due to a natural change in gradient.

PROPOSAL

6. The application seeks retrospective approval for a front porch extension. The application proposes the use of materials to match the existing dwelling.
7. The porch has a maximum width of 3m and a maximum depth of 1m. The porch has a mono-pitched roof with a maximum height of 2.75m (2.3m to eaves).

PLANNING HISTORY

APPLICATION No.	PROPOSAL	DECISION	DATE
P20/1385	Front porch extension	Refused	11/12/2020

8. The above application was refused by reason of its siting and mass to the front of the house that would form an incongruous addition to the visual amenity of the area.

PUBLIC CONSULTATION

9. A total of four neighbours have been consulted and one formal objection has been received. The final date to comment was 1st April 2022.
10. Material planning comments were raised regarding the lack of validity of a fallback position of Permitted Development Rights, the impact of the design and character of the area and the impact on amenity in regard to outlook and light.

OTHER CONSULTATION

11. None Required

RELEVANT PLANNING POLICY

- National Planning Guidance
National Planning Policy Framework (2021)
Planning Practice Guidance (2014)
- Black Country Core Strategy (2011)
ENV 2 Historic Character and Local Distinctiveness
ENV 3 Design Quality

- Dudley Borough Development Strategy (2017)
S6 Urban Design
S8 Conservation and Enhancement of Local Character and Distinctiveness
L1 Housing Development, extensions and alterations to existing Dwellings
- Supplementary Planning Guidance/Documents
Parking Standards Supplementary Planning Document (2016)
PGN12.The 45 degree code
PGN 17. House extension design guide

ASSESSMENT

12. Key issues:
- Character and Appearance
 - Neighbouring Amenity

Character and Appearance

13. Dudley Borough Development Strategy Policy S6 – Urban Design states that a proposed extension must make a positive contribution to the character and appearance of the area with appropriate massing and bulk.
14. Dudley Borough Development Strategy Policy L1 – Housing Development, extensions and alterations to existing dwellings states that housing development will be supported provided that the design of the development is of an appropriate form, siting, scale and mass, with the use of appropriate materials, which respect and are responsive to the context and character of the surrounding area and not have a detrimental impact on the character, form and design of the host dwelling.
15. Planning Guidance Note 17 (PGN 17) – House Extension Guide states that “The Council seeks to ensure that house extensions and alterations:

- Are of a high standard of design and layout and are compatible with the character of the surrounding area.
 - Relate to the character of the original house in terms of scale, materials and design details.
16. Planning Guidance Note 17 states that “porches should reflect the character of the original house. With the aim to make the ‘addition’ belong to the house in terms of scale, details and materials used in construction”.
17. Comments were raised by the neighbouring occupier regarding the impact of the proposed principal and design of the built porch within the street scene. On assessment of the proposed development, it is noted that a proposed porch would differ from the other forms of frontal development within the street scene most noticeably bay windows and front canopies. However, the built structure is considered acceptable in terms of scale and design, which has been reduced since the refusal of the previous planning application P20/1385.
18. In addition to the above, it is noted that although the existing street scene is characterised by semi-detached dwellings, there are three design types within the street that disrupts uniformity within the street. Therefore, it is considered that if developments are of an appropriate form and size, that there would be no significant harm to the character or appearance of the street scene. Furthermore, it is noted that there is an existing detached garages to the side of No. 2 Hamble Close that is built forward of the principal elevation. It is considered that due to this existing detached garage there would be a level of adequate screening of the development from Derwent Close. Therefore, it is considered that due to the significantly reduced mass from the previously refused planning application the porch would not have a detrimental impact on the street scene, to warrant a refusal in this instance. The built porch is considered acceptable in compliance with Dudley Borough Development Strategy Policies L1 an S6, and Planning Guidance Note 17.

Neighbouring Amenity

19. For all house extensions, the Council will seek to ensure that any such proposals would not harm the occupiers of adjacent properties in terms of daylight, outlook and privacy.
20. Comments were received from the neighbouring occupier regarding the impact of the development on light and outlook. Planning Guidance Note 12 (The 45 Degree Code) is a tool for measuring the potential loss of light to habitable rooms in neighbouring properties and impact on amenity. With respect to the proposed extension, the 45 degree line is taken at the mid-point from the nearest habitable room window on the ground floor of the neighbouring dwelling.
21. On assessment of the development in accordance with the 45 degree code, it is considered that neighbouring properties would suffer no significant harm in terms of light, outlook or privacy given the scale and the position of the proposed works. The extension does not breach the 45 degree code to either neighbouring property. In this respect, the proposal complies with both PGN 12 – The 45 degree code and PGN 17 – House Extension Design Guide and does not result in a significantly negative impact on the neighbouring occupiers to warrant a refusal.

CONCLUSION

22. The development is considered to be of an appropriate design, scale and appearance that would satisfactorily relate to the host dwelling. Although it is considered this type of development would differ from the street, there are other examples of frontal developments within the immediate vicinity which would not result in a detrimental impact to the character of the area. There would be no significant impact on the amenity of adjoining neighbours. Therefore, the application is considered acceptable in relation to Dudley Borough Development Strategy Policy L1 and Planning Guidance Notes 12 and 17.

RECOMMENDATION

It is recommended that the application be APPROVED subject to the following conditions:

Conditions and/or reasons:

1. The development hereby permitted shall be carried out in accordance with the following approved plans: Location Plan, Block Plan, Floor Plans & Elevations Drg No. A.01.3.
REASON: For the avoidance of doubt and in the interests of proper planning.

SITE LOCATION PLAN
AREA 2 HA
SCALE 1:1250 on A4
CENTRE COORDINATES: 390495, 288776



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