

# PLANNING APPLICATION NUMBER:P12/1602

Type of approval sought	Full Planning Permission
Ward	Pedmore and Stourbridge East
Applicant	Mr A. Farakh
Location:	<b>41, DORCHESTER ROAD, PEDMORE, STOURBRIDGE, DY9 0XB</b>
Proposal	<b>TWO STOREY REAR AND SINGLE STOREY SIDE/REAR EXTENSIONS.</b>
Recommendation Summary:	<b>APPROVE SUBJECT TO CONDITIONS</b>

## SITE AND SURROUNDINGS

1. The application property is a front gabled detached dwelling occupying a corner plot at the junction of Dorchester Road and Stevens Road. The property has previously been extended with a two-storey side extension on the southern side of the site measuring 3.8m in width and separated by 2.2m from the boundary with No. 39.
2. Within the wider area, the character is typified by an open plan design consisting mainly of two storey detached and semi detached properties with those properties that are located to the west of the site being single storey and set on a lower ground level than the application site.

## PROPOSAL

3. This application seeks consent for the erection of a development comprising the following elements:
  - i. Two storey rear extension projecting 3m beyond the existing rear and spanning the property's rear. There would be a double pitch to the extension and the secondary pitch would be lower than the main ridge to the dwelling house by 0.7m.

- ii. A single storey side extension 2.2m in width and spanning 9.4m in length. The eaves height would measure 2.7m and the total height, 3.9m. This would be situated adjacent to the boundary with No. 39 and adjoin the ground floor element of the two storey rear extension.

## RELEVANT PLANNING HISTORY

Application	Proposal	Decision	Date
SB/74/126	New bedroom and cloakroom extensions to lounge, kitchen and garage.	Approved	19/03/1974
89/52807	Erection of boundary fence	Refused	08/02/1990
90/50516	Erection of fence – Lawful Development Certificate		31/08/1990
93/50375	Erection of detached sectional garage	Refused	15/04/1993
93/50960	Erection of 10' x 20' sectional garage with rendered finish (resubmission)	Approved with conditions	15/04/1993
P03/2298	Erection of detached single garage to side of dwelling	Refused	27/01/2004
P05/1842	Two storey side extension to create family room, hall and wc with bedrooms over. New canopy roof to front. Erection of detached garage.	Refused	12/10/2005
P12/0513	Two storey side and single storey side/rear extensions and front canopy roof.	Refused	18/06/2012
P12/0871	Single storey side extension (resubmission of refused application P12/0513).	Approved with conditions	18/09/12
P12/1446	Lawful Development certificate for a proposed side and two storey rear extension.	Withdrawn	18/12/12

P12/1446 was withdrawn as the development was not considered to be Permitted Development and this current planning application was made.

## PUBLIC CONSULTATION

4. Direct notification was carried out to ten neighbouring properties. As a result five letters of objection have been received. The issues raised concerned the following:
- Further extensions to this already extended property, will be detrimental to the existing area and the look and ambience of the estate. It will not be in keeping with what was conceived by the original planners. The scale of the building will be immensely out of proportion to the existing houses.
  - This enlarged property will accommodate further family members, therefore encoring increased noise implications and car parking issues, such as spilling over on to street parking and the verge lined footpaths.
  - The scale of the development would be out of keeping with the area.
  - The property has been extended toward the boundary with the neighbouring property previously.
  - The development could impact upon the stability of the foundations of neighbouring properties.
  - Cooking smells would permeate the area following the extension to the kitchen.

## OTHER CONSULTATION

5. None required.

## RELEVANT PLANNING POLICY

6. Saved UDP (2005)  
Policy DD1 – Urban Design  
Policy DD4 – Development in Residential Areas
7. Supplementary Planning Guidance

Planning Guidance Note 12- The 45 Degree Code Guidelines  
Planning Guidance Note 17 – House Extension Design Guide

8. Supplementary Planning Document

Parking Standards and Travel Plans SPD

## ASSESSMENT

9. The main issues in determination of this application are the impact upon;

- Principle
- Permitted Development
- Character and appearance of the area
- Residential amenities
- Parking

### Principle

10. The planning history for the site shows that a number of applications to extend the property have been refused, the latest of these being for a two-storey side/rear extension under P12/0513. Subsequent to the refusal of this planning application, the decision was appealed. The appeal was dismissed with the Planning Inspector commenting that the two-storey side extension, due to its size and position would make the property appear as a large and dominant feature in the area detracting from the general open character and appearance. It was noted also that neighbouring properties have extensions that have generally been designed to be subservient to their respective houses and complement rather than detract from the area.

11. It is considered that given the repositioning of the development to the rear of the host dwelling, the two storey rear extension and the single storey side extension to the opposite side of the house, adjacent to the boundary with No. 39, the principle of the erection of this development is acceptable and that the proposal would result in an extension that is subservient to the main dwelling and retaining the open character of the corner property.

### Permitted Development

12. Under Class A. 1 (f) of the General Permitted Development Order Development is not permitted where the enlarged part of the house would have more than one storey and would i) extend beyond a rear wall of an original dwellinghouse by more than three metres and ii) be within seven metres of the curtilage of the dwellinghouse opposite the rear wall of the dwellinghouse.

13. Under Class A. 1 (h), Development is not permitted where the enlarged part of the dwelling house would extend beyond a wall forming a side elevation of an original house, i) exceed four metres in height, ii) have more than one storey and iii) have a width greater than half the width of the original dwelling house.

14. The major constituent of the proposed development is considered to be the two storey rear element. Under A. 1 (f) of the Permitted Development regulations, owing to the extent of the original rear wall of the applicant's property, the vast majority of the two storey rear extension could be undertaken without requiring planning permission. It is only the first floor element that would extend beyond the existing first floor ensuite that would require consent. This is a minor part of the proposed development and would afford a separation of over 2m from the boundary with No. 39.

15. At ground floor, under A. 1 (h) of the Permitted Development regulations the entirety of the single storey side extension that would form the utility facing No. 39 could be constructed without permission. The element that would form the bathroom beyond this would however require consent as it would adjoin the rear extension and thus exceed the stipulation that development is not permitted where development to the

rear would have a width greater than half the width of the original dwelling house. With this in mind therefore it is only the 3m deep and 2.12m wide element forming the bathroom that requires formal planning consent.

#### Character and appearance of the area

16. The proposed two storey rear extension would be subservient to the host dwelling and given its siting 20m away from the side facing highway, Stevens Road, it is considered sufficient separation exists so as not to impact upon visual amenity. Thus it is not considered that this proximity would unduly impact on the street scene as a result of the development. Furthermore, owing to the significant separation from the side and rear boundaries of the application site, a two storey rear extension could be erected in this particular location without consent.
17. The single storey side extension would have a mono pitched roof and its pitched nature would replicate the gable frontage forming the main roof of the property thus appearing as an acceptable addition.
18. Neighbour objections commented that further extensions to this property will be detrimental to and out of keeping with the existing area. Furthermore that the scale of the building will be immensely out of proportion to the existing houses.
19. In consideration of these issues raised, the rear extension would follow the existing building lines and therefore not be out of keeping with the host property type or others in the area. In addition, neighbouring properties have undertaken development that has increased their scale and whilst this property would exceed the scale of neighbouring dwellings it is of relevance that the property in question is sited on a large plot and thus the extension would not be of an excessive scale with respect to the host property or the site.
20. It is not considered therefore that proposed development would unduly impact upon either the immediate area or the wider area. As such the development would assimilate acceptably with the host property in terms of design features and materials, and would be of suitable scale, height and massing, thereby doing no

harm to the visual amenity and character of the wider locality. The development would therefore comply, in terms of visual considerations, with saved Policies DD1 (Urban Design), DD4 (Development in Residential Areas) and Planning Guidance Note 17 - The House Extension Design Guide.

### Residential Amenity

21. Sufficient separation distances would be provided between the proposed extension and the habitable room windows of neighbouring properties so as not to give rise to any undue harm in terms of outlook from and daylight to these windows. One neighbour letter made reference to a proposed first floor window to an existing bedroom overlooking Stevens Road and the impact this would have on residential amenity as result. This window has been removed from the scheme and an amended plan submitted to reflect this. As such, in all respects, it is not considered that these proposals would result in any adverse impact upon the residential amenities of nearby occupiers in accordance with UDP Policy DD4.
  
22. Neighbour objections comment that pungent and noxious cooking smells would permeate the area following the extension to the kitchen. Inconsideration of this however, such a concern is not a material planning matter and would not be assessed with the merits of the planning application.

### Parking

23. The increased number of habitable rooms and bedrooms would give rise for the one additional parking space on the property's frontage however, in consideration of the substantial hard standing that already exists it is not considered that any undue impact upon Highway Safety would arise. The development would accord with the recommendations of Parking Standards Supplementary Planning Document.

## **CONCLUSION**

24. The proposed development is acceptable in terms of scale and design, having no detrimental impact on the visual amenity and character either of the host property or the surrounding area. The proposal would also cause no harm to the residential

amenity of the occupiers of the neighbouring properties. The proposal also raises no substantial concerns in relation to parking and highway safety. The proposed development is therefore considered to be acceptable, in accordance with saved Policy DD4 (Development in Residential Areas) of the adopted Dudley Unitary Development Plan (2005), with Planning Guidance Notes 12 (The 45 Degree Code) and 17 (House Extension Design Guide) and also the Parking Standards Supplementary Planning Document.

## RECOMMENDATION

It is recommended that the application is approved, subject to conditions.

### **Reason for Approval**

The proposed development is acceptable in terms of scale and design, having no detrimental impact on the visual amenity and character either of the host property or the surrounding area. The proposal would also cause no harm to the residential amenity of the occupiers of the neighbouring properties. The proposal also raises no substantial concerns in relation to parking and highway safety. The proposed development is therefore considered to be acceptable, in accordance with saved Policy DD4 (Development in Residential Areas) of the adopted Dudley Unitary Development Plan (2005), with Planning Guidance Notes 12 (The 45 Degree Code) and 17 (House Extension Design Guide) and also the Parking Standards Supplementary Planning Document.

The decision to grant planning permission has been taken with regard to the policies and proposals in the Dudley Unitary Development Plan set out below and to all relevant material considerations including supplementary planning guidance:

Unitary Development Plan (2005)

Saved Policy DD1 (Urban Design)

Saved Policy DD4 (Development in Residential Areas)

Supplementary Planning Guidance Notes  
Planning Guidance Note 12 – The 45 Degree Code  
Planning Guidance Note 17 – House Extension Design Guide  
Parking Standards Supplementary Planning Document

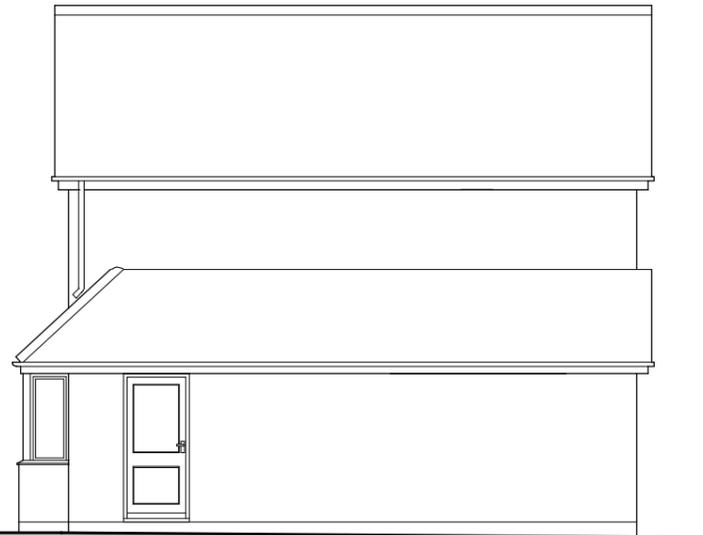
The above is intended as a summary of the reasons for the grant of planning permission. For further detail on the decision please see the Case Officer's report.

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 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.
3. The development hereby permitted shall be carried out in accordance with the following approved plans:  
12:08:11 and 12:08:12.

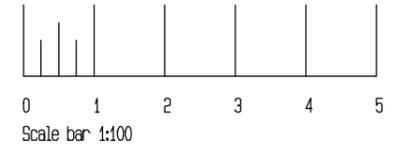


Front elevation

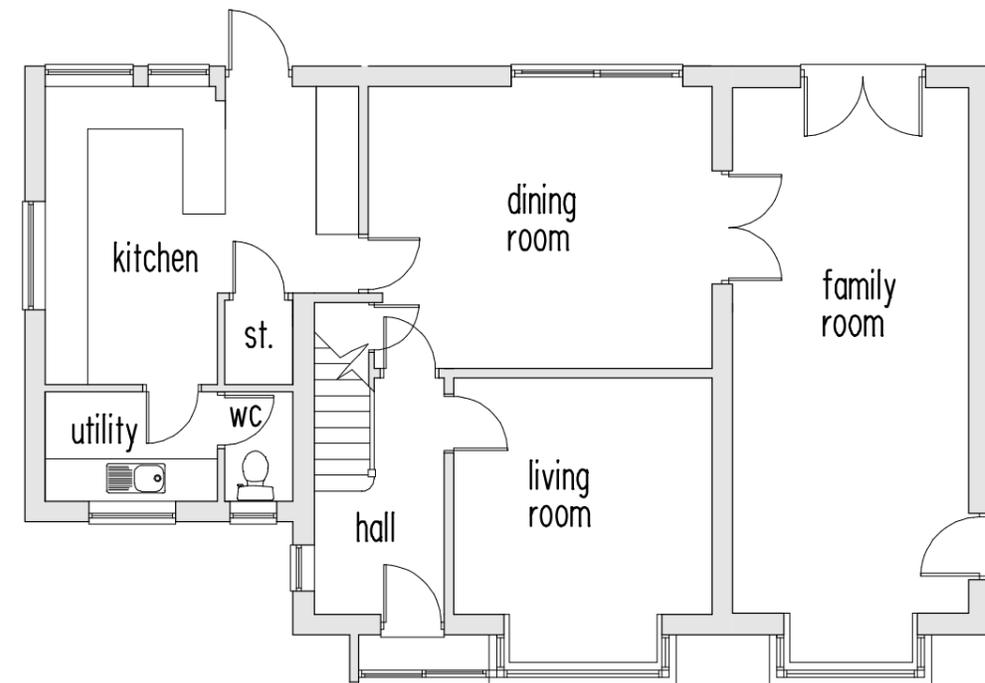


Side elevation

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.



Rear elevation



Ground floor plan

A. FARAKH ESQ.  
PROPOSED EXTENSION  
41 DORCHESTER ROAD  
PEDMORE  
SURVEY  
12:08:12

Scale 1:100  
Date December 2012

**MFL Design**

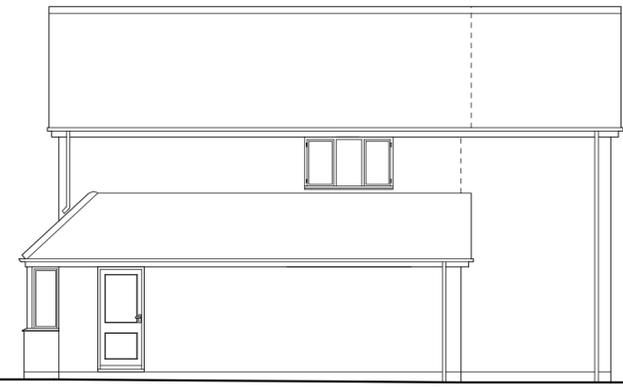
Architectural Design Service  
5 Glynn Crescent,  
Halesowen,  
West Midlands,  
B63 2PZ  
Tel. 01384 561334



Do not scale. Figured dimensions only to be taken from drawing.  
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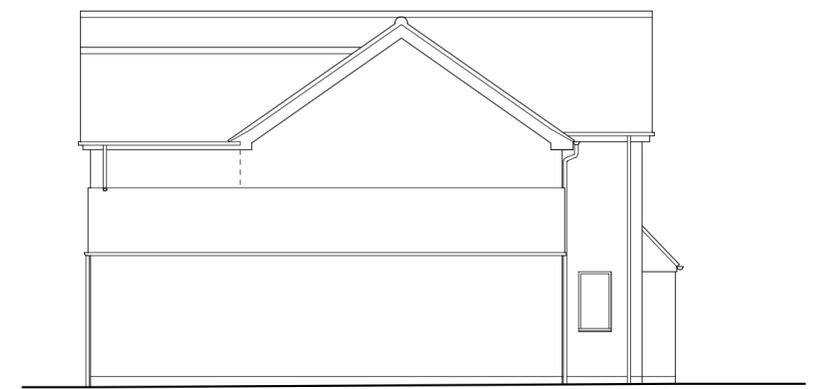
Front elevation



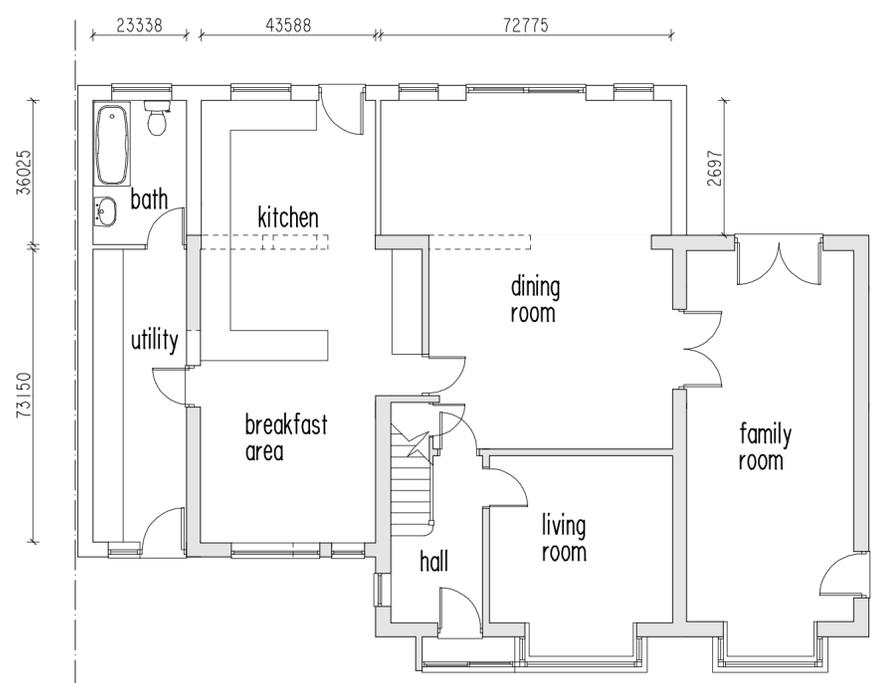
Side elevation



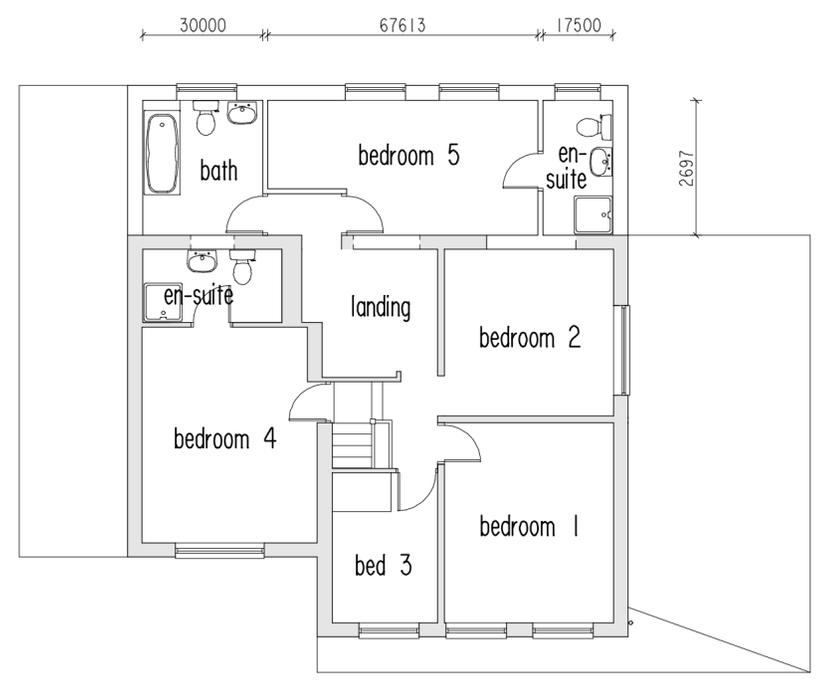
Rear elevation



Side elevation



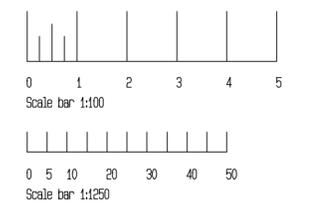
Ground floor plan



First floor plan



Location plan



A. FARAKH ESQ.  
PROPOSED EXTENSION  
41 DORCHESTER ROAD  
PEDMORE  
PLANNING DRAWING  
12:08:11  
Scale 1:100 1:1250  
Date December 2012

**MFL Design**

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