

PLANNING APPLICATION NUMBER:P07/0133

Type of approval sought	Full Planning Permission
Ward	St. Thomas's
Applicant	Mr Iqbal
Location:	26, ADSHEAD ROAD, DUDLEY, DY2 8SS
Proposal	SINGLE STOREY REAR/SIDE EXTENSION TO CREATE LOBBY AND SHOWER ROOM. FIRST FLOOR SIDE/REAR EXTENSION TO CREATE BATHROOM, LANDING AND BEDROOMS.
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The application site is a detached dwelling set within a well established residential area.
2. The property has existing additions including single storey side/rear extensions and a detached garage.
3. The street scene is one of both semi-detached and detached dwellings with individual elements character evident.
4. The property is bound on both sides by residential dwellings, to the West by 24 Adshead Road and to the East by 28 Adshead Road.
5. The common boundary between the application site and number 24 Adshead Road has existing 2m high privet hedge in situ.

6. The neighbouring property at number 28 Adshead Road has four windows directly facing the application site. These windows serve a garage, landing and small bedroom.

PROPOSAL

7. This application seeks the approval of a first floor side and single storey rear extensions. The proposed extensions are independent to each other. The first floor side extension would be closest to the boundary with 28 Adshead Road being above the existing single storey side/rear extension. It would finish flush with the front elevation of the dwelling and extend 3.5m back past the rear elevation of the existing dwelling. The roof would be of gable design with a pitched roof element to the rear part. The single storey rear element would abut the common boundary with 24 Adshead Road and extends out 3.7m from the rear elevation of the original house. It would be finished with a flat roof to a maximum height of 3m.

HISTORY

8. None relevant.

PUBLIC CONSULTATION

9. One letter of objection has been received from the occupiers of 28 Adshead Road. Their concerns are in summary:
 - Loss of light to the garage, hallway and third bedroom.
 - The extension would be over the boundary
 - Devaluation of the property.

OTHER CONSULTATION

10. None required.

RELEVANT PLANNING POLICY

11. Adopted Unitary Development Plan

Policy DD4 – Development in Residential Areas

12. Supplementary Planning Guidance

Planning Guidance Note 17 – House Extension Design Guide

ASSESSMENT

13. Key Issues

- Impact on the character of the area
- Impact on residential amenity

14. The proposed single storey element of the proposal is considered modest in scale. It abuts the boundary with 24 Adshead Road, the dwelling is angled away from the application site with a single detached garage between the two dwellings. This situation results in there being no conflict with the councils 45° code with regard to the rear habitable room windows to number 24 Adshead Road. These issues combined with the flat roof design and boundary treatment ensure there would be no detrimental impact to the neighbour of the application site with regard to loss of

privacy, daylight or outlook in accordance with the requirements of PGN 17 – House extension design guide and Policy DD4 Development in Residential Areas of the adopted UDP (2005).

15. The proposed single storey rear extension element of the proposal is considered to be acceptable in scale and the design coherent with the existing dwelling. The property would have an ample rear garden area after the addition of the proposed extension ensuring the impact of the extension on amenity is minimal. The proposed extension therefore complies with DD4 Development in Residential Areas of the adopted UDP (2005).

16. The proposed first floor element of the proposal would be visible within the street scene. The extension is set flush with the front elevation and the ridge height matches exactly ensuring it remains in keeping with the original dwelling. The roof is of gable design which would relate to the original dwelling. In this regard the proposal will have no impact on the character of the surrounding area or on the street scene; therefore, the development would comply with Policy DD4 – Adopted UDP (2005)

17. The neighbouring property to 28 Adshead Road has four windows facing the application site. Three of these windows serve non habitable rooms. The fourth window serves the third bedroom to the property and is the only window associated with the room. There would be a separation distance of 10m between the neighbouring bedroom window and the gable of the proposed first floor extension. Although this distance is short of the policy guidelines it is considered acceptable with regards to not restricting the majority of daylight into this bedroom due to plot orientation. This, when combined with outlook from the bedroom not being insignificantly changed and the fact that it is only one of the dwellings habitable rooms marginally affected, is considered to be, on balance acceptable. These factors ensure there would be no loss of outlook, privacy or daylight to the occupiers

of 28 Adshead Road and therefore the proposal is consistent with the requirements of PGN 17 – House extension design guide and Policy DD4 – Adopted UDP (2005).

18. The two further issues of boundary location and devaluation of the property expressed in the letter of objection for the occupiers of 28 Adshead Road are not material planning considerations and therefore are not for deliberation as part of the development control process.

CONCLUSION

19. This proposal would be acceptable in both size and design. It would remain in keeping with the original building and the street scene. It is considered that there would be no loss of amenity to the area or to the neighbours of the application site caused by the proposed development. For the reasons outlined, approval is recommended subject to the following conditions.

RECOMMENDATION

20. It is recommended that this application is approved subject to conditions.

Reason for Approval

This proposal would be acceptable in both size and design. It would remain in keeping with the original building and the street scene. It is considered that there would be no loss of amenity to the area or to the neighbours of the application site caused by the proposed development.

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:

Policy DD4 – Development in Residential Areas

Planning Guidance Note 17 – House Extension Design Guide

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

Informative

The development hereby permitted shall be in accordance with the approved drawings received on 29th December 2006 and referenced 1010-062/SHT1 and 1010-062/SHT2.

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 used in external elevations of the development hereby approved shall closely match in type, texture and colour those of the existing building unless otherwise agreed in writing by the local planning authority.