

PLANNING APPLICATION NUMBER:P06/2067

Type of approval sought	Full Planning Permission
Ward	Gornal
Applicant	Mr & Mrs Beardsmore
Location:	39, LADBROOK GROVE, DUDLEY, DY3 2UP
Proposal	EXTENSION TO ROOF TO CREATE BEDROOM EN-SUITE IN LOFT SPACE WITH REAR DORMER WINDOW CAR PORT AT SIDE TO SUPPORT EXTENDED ROOF AREA (RESUBMISSION OF REFUSED APPLICATION P06/0668)
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. The site comprises a semi-detached bungalow with hipped roof occupying a corner plot at the end of Ladbrook Grove, a fairly long cul-de-sac of similar semi-detached bungalows in the main. The rear garden is 28m deep and slopes down to the rear boundary. There is open countryside to the rear.
2. The property has had a flat-roofed lounge and kitchen extension erected across the rear with a conservatory beyond that. The original garage in the rear garden has been demolished and rebuilt with an extension for a tool store and kennel behind.

PROPOSAL

3. It is proposed to erect an extension to the roof to create a bedroom and bathroom in the roof space. At the side, this would involve taking the roof over the drive in front of the garage thereby creating a car port. At the rear, the extension would be taken out over the previous lounge and kitchen extension with the existing ground floor walls being taken up a further metre and the rear extension comprising a full 'gable' with a centrally-located first floor window lighting the new bedroom.

HISTORY

4.

APPLICATION No.	PROPOSAL	DECISION	DATE
79/1306	Lounge and Kitchen extension and porch	Approved	10.7.79
99/50946	Erection of replacement garage and conservatory and rebuilding of retaining wall	Approved	9.5.99
P00/51553	Erection of dog kennel and tool store	Approved	8.11.00
P05/1847	First floor extension to create bedroom and bathroom in loft space	Refused	26.9.05
P06/0668	Extension to create bedroom and bathroom in loft space with rear dormer window and car port at side	Refused	15.5.06

The reasons for refusal of P05/1844 and P06/0668 are set out in the Assessment Section of the report.

PUBLIC CONSULTATION

5. Letters of objection have been received from the occupiers of nos. 28, 30, 35, 37 and 45 Ladbrook Grove. The reasons cited include over-development of the property, the imposing and over-powering nature of the extension at the rear, out-of-keeping with the street and disturbance and blocked drives from builders' vehicles.

OTHER CONSULTATION

6. None necessary

RELEVANT PLANNING POLICY

7. Adopted UDP (2005)
 - DD4 - Development in Residential Areas
 - PGN 17 - House Extension Design Guide

ASSESSMENT

8. This is the third application from the occupier for a loft conversion. The first application was refused because a gable end and a dormer window at the front were proposed which it was considered would have been incongruous and out-of-keeping with the appearance of the bungalow.
9. The second application showed a modified scheme but was also refused because of its design being out-of-keeping with the bungalow and its excessive size. Although the hipped roof feature was retained, the roof was not recessed at the front and this would have upset the symmetry of the pair of bungalows.
10. In the current submission, the hipped roof has been retained and recessed at the front. This has enabled the ridge of the extension to be dropped slightly below the existing ridge and is considered to be sufficient to retain the general symmetry of the pair (nos. 37 and 39) as required by the policy.
11. Some of the objectors have referred to the pillars to the car port being out-of-keeping with the bungalow. However, the four supporting columns (which would carry a very extensive roof) are of basic brick construction and even with the shallow arches between them, and therefore not considered to be incongruous with the design of the bungalow.

12. One of the objections to the previous scheme was that the rear dormer window made the rear elevation of the bungalow look over-complicated with a series of different roofs because of the previous extensions to the property. The current scheme precludes a dormer altogether in favour of brick flank walls and a full brick gable end with centrally positioned window. Whilst this looks less complicated, it has resulted in the extension appearing bulkier with the ridge of the extension being 7.0m long. It would also result in a loft bedroom (not including the en-suite bathroom) in excess of 24 sq.m. in area which is more than the existing two original bedrooms put together.
13. As the extension is at the rear of the property with open land adjoining, the main issue is the impact upon the adjoining neighbour at no. 37. This property also has a flat-roofed extension spanning the entire rear elevation and projecting a similar distance to the lounge and kitchen extension at no. 39. Therefore, the proposed extension would not actually be visible from inside no. 37.
14. However, it would be visible from the garden of that property from which it would appear fairly prominent. This prominence would be accentuated by the fall of the garden, giving the extension an elevated nature. Nevertheless, it is not considered that the visual impact of the rear extension when viewed from the rear garden of no. 37 would be sufficient reason in itself to justify a refusal of permission.

CONCLUSION

15. Although the proposals represent a sizeable addition to the roof, there would be no adverse effect upon the symmetry of the pair of semi-detached bungalows (nos. 37 and 39 Ladbrook Grove) or the street scene. The rear part of the extension would be prominent from the garden of no. 37 but it is not considered that a refusal of permission for this reason would be justified. In all other respects, the proposals are considered satisfactory and comply with the requirements of policy DD4 Development in Residential Areas of the adopted Dudley UDP.

RECOMMENDATION

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

REASON FOR THE GRANT OF PLANNING PERMISSION

Although the proposals represent a sizeable addition to the roof, there would be no adverse effect upon the symmetry of the pair of semi-detached bungalows (nos. 37 and 39 Ladbrook Grove) or the street scene. The rear part of the extension would be prominent from the garden of no. 37 but it is not considered that a refusal of permission for this reason would be justified. In all other respects, the proposals are considered satisfactory and comply with the requirements of policy DD4 Development in Residential Areas of the adopted Dudley UDP.

This is only a summary of the reasons for the grant of planning permission.

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 the external elevations of the development hereby approved shall closely match in type, texture and colour those of the existing building.

