

PLANNING APPLICATION NUMBER:P12/1562

Type of approval sought	Full Planning Permission
Ward	Wordsley
Applicant	Mr R. Alder
Location:	62, SANDRINGHAM ROAD, WORDSLEY, STOURBRIDGE, DY8 5HL
Proposal	SINGLE STOREY SIDE/REAR EXTENSION, FIRST FLOOR AND TWO STOREY SIDE EXTENSION AND NEW FRONT ENTRANCE PORCH. PITCHED ROOF OVER EXISTING GARAGE AND SINGLE STOREY REAR EXTENSION (RETROSPECTIVE) (RESUBMISSION OF APPROVED APPLICATION NUMBER P12/0595)
Recommendation Summary:	APPROVE SUBJECT TO CONDITIONS

SITE AND SURROUNDINGS

1. Modern detached dwelling built in the 1960's. The property has a pitched roof design with front projecting single storey flat roof garage and porch, single storey extension has previously been carried out to the rear. The property is elevated from the footway level, resulting in a sloping driveway which can accommodate 2 vehicles; part of frontage is enclosed by a retaining wall and also has a small grassed area.
2. The road level drops quite significantly from Balmoral Road (from a west to east direction), such that the No. 64 Sandringham Road is approximately 1.5m higher than the application site, this neighbour is also set further forward, such that the existing two storey rear elevation of No. 62 is some 1.1m further than that of No. 64. The boundary treatment with this property comprises of a 1.5m retaining wall with an approximately 1.5m high fence.
3. The staggered frontage in which the property is located comprises of similar dwellings, some of which have carried out first floor side extensions.

PROPOSAL

4. Following approval of P12/0595, which the applicant has largely implemented, additional development was undertaken for which retrospective approval is sought;
 - New front porch measuring 0.6m deep by 2.2m wide and 3.1m to ridge.
 - Pitched roof over existing garage, adding a total height of up to 1.1m
 - Amended dutch hip roof design to take account of neighbours eaves.
5. The original planning application P12/0595 granted the below, which is still shown as part of this application;
 - Ground floor rear extension to enlarge the utility room, shown to measure 2m deep by 2.4m wide and between 2.6m (to eaves) and 3.4m high (to ridge). A lean-to roof would replace the flat roof over the existing rear extension.
 - Above this and part of the original garage would be a first floor extension to enlarge an existing bedroom, and create an additional bedroom with en-suite. This would measure 7.2m long by 2.4m wide and up to existing ridge height.

HISTORY

APPLICATION No.	PROPOSAL	DECISION	DATE
P12/0595	First floor, two storey and single storey side extensions.	Approved with Conditions	11/07/12
CC/78/3309	Extension to dining room and kitchen.	Approved with Conditions	04/01/79

PUBLIC CONSULTATION

6. Direct notification was carried out to 6 adjoining and adjacent premises as a result of which representation has been received from 1 neighbour at No. 64 Sandringham Road; this can be summarised as follows;

- Still concerned that development would result in a loss of sunlight and daylight to habitable rooms, and two storey extension would enclose patio area, however this was considered acceptable under previous application
- Significant variation to approved plan.
- Brickwork of sloped roof of garage obtrusive from bay window
- With increased projection forward of porch and higher roof line, it is higher than the horizon, loss of outlook down the road.
- Obtrusive development now to both front and rear elevations, which no other property is subject to on Sandringham Road.

OTHER CONSULTATION

7. None required

RELEVANT PLANNING POLICY

8. Saved Unitary Development Plan (2005)
 - Policy DD4 – Development in Residential Areas
9. Supplementary Planning Guidance
 - Planning Guidance Note (PGN) 12– The 45 Degree Code
 - Planning Guidance Note (PGN) 17– The House Extension Design Guide
10. Supplementary Planning Document
 - Parking Standards and Travel Plans Supplementary Planning Document

ASSESSMENT

11. The key issues in determination of this application are the impact upon;
 - the character and appearance of the area
 - residential amenities of adjacent occupiers
 - highway safety

Character and appearance

12. The proposed first floor extension would extend flush with the existing principle front elevation, but would maintain the staggered arrangement with the adjacent neighbour at No. 64 Sandringham Road. The extension is shown to be of a suitable scale and mass, with detailing and window position reflecting that of the main dwelling, such that it would fully integrate. The dutch hip roof is an acceptable design solution to avoid conflict with the eaves of the neighbouring property, it does appear that other dwellings have previously been constructed with similar extensions. With other properties extended in a similar manner incorporating a similar roof design, the proposed first floor extension would still sit comfortably within the streetscene.
13. It should be noted that under permitted development it would be possible to construct a porch up to 3 square metres in floor area and up to 3m overall height. If built in isolation from the new garage pitched roof and 0.1m lower, this element would not have required planning permission.
14. Taking into account what could be undertaken under permitted, it is not considered that the design of the porch is harmful to the dwelling or wider streetscene. Given that other properties within the road have added lean-to roofs above original flat roof structures, the proposal would blend in well within the area.
15. The rear extension would not be visible within the streetscene. However, the general design in replacing existing flat roofs with a lean-to type integrates with the original dwelling.
16. There would be no adverse impact upon the character and appearance of the area in accordance with Saved UDP Policy DD4.

Residential amenity.

17. Amongst other things, Saved UDP Policy DD4 seeks to ensure that extensions or alterations are allowed where there would be no adverse impact upon residential amenity.
18. PGN12 - The 45-Degree Code seeks to balance the interests of those wishing to extend and the interests of their neighbours, the 45° Code aims to guide the design

of extensions in order to ensure that they would not seriously affect a neighbour's outlook, daylight or privacy.

19. In respect of the two storey extension, this would finish flush with the existing rear elevation. This element would comply with the 45-Degree Code taking the quarter point from the nearest habitable room (lounge) at No. 64 Sandringham Road.
20. However, the single storey extension would result in a breach of 1.6m with the Council's 45-Degree Code guidelines from this neighbour's window. Despite the breach, there are mitigating factors that need to be considered with regard to the potential harm for these neighbours.
21. PGN12 outlines special considerations in application of the Code, advising that where a sharp change in level separates two adjoining dwellings, an extension to the higher will have a far greater effect on its lower neighbour than in the reverse.
22. The application site is 1.5m lower than No. 64, the presence of a 1.5m boundary fence itself screens most of the side elevation view from the neighbour, and effectively interrupts views of the most rearward part of the extension. It is considered that no significant harm to the outlook of this neighbour would arise.
23. As the extension is located to the east of the neighbour, any potential loss of daylight would be at the beginning of the day; however, even then a sloping pitched roof above the fence-line for a maximum 0.5m in height, would have little effect on daylight to the nearest habitable room.
24. Taking these matters into account, it is concluded that whilst there would be a breach of the Council's 45-Degree Code in respect of the rear single storey, the proposal would not cause material harm to the living conditions of the occupiers of 64 Sandringham Road, or conflict with Saved UDP Policy DD4 which deals with residential development, and in particular includes an objective to protect the residential amenity of neighbouring properties.
25. The proposed lean-to roof replacement would be over an existing extension, the neighbour to the other side, No. 60 Sandringham Road would not be adversely affected by this minor change, particularly as the nearest structure is a garage.
26. The proposed lean-to roof replacement would be over the existing flat roof garage. Both the roof addition and new porch would comfortably comply with the Council's 45-Degree Code guidelines in respect of the nearest habitable room at 64 Sandringham Road. Furthermore, the application property is lower than the

neighbour at 64 Sandringham Road further reducing any potential harm of the single storey extension upon their immediate outlook.

27. PGN 17 confirms that outlook is the range of vision which is in close proximity to the boundaries of a house. A view extends much further - usually over many houses, buildings or countryside from a higher level and cannot be protected under planning regulations. The loss of a view down the road is not a material planning consideration.

28. This development has been designed to avoid any adverse impact upon neighbouring properties in accordance with Saved UDP Policy DD4 and PGN17.

Highway safety

29. There is off-street parking on the frontage for 2 vehicles. According to the Parking Standards SPD – Review 2012, a total of 2.6 parking spaces (rounded up to 3) are required for this development. It is therefore considered appropriate to impose a condition requiring the provision of an additional off-street parking space to ensure that there would be no adverse impact upon highway safety in accordance with Saved UDP Policy DD4.

CONCLUSION

30. The development has been designed to avoid any harm to the residential amenities of adjoining neighbours and would not have a detrimental impact upon the character of the area or highway safety, in accordance with Saved UDP Policy DD4 – Development in Residential Areas and Planning Guidance Note 17 – House Extension Design Guide.

RECOMMENDATION

31. It is recommended that this application be approved subject to the following conditions;

REASON FOR THE GRANT OF PLANNING PERMISSION

The development has been designed to avoid any harm to the residential amenities of adjoining neighbours and would not have a detrimental impact upon the character of the area or highway safety, in accordance with Saved UDP Policy DD4 – Development in Residential Areas and Planning Guidance Note 17 – House Extension Design Guide.

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 (2011) 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 carried out in accordance with the following approved plans: 2746-102B
2. The approved development shall not be occupied until space has been laid out within the site for the parking of an additional car. Parking so provided, shall be retained at all times thereafter, unless otherwise approved by the Local Planning Authority.

Contractors must visit the site and be responsible for taking and checking all relevant dimensions



0 10 20 30 40 50 METRES

Location Plan

Mr & Mrs Alder
62 Sandringham Road
Wordsley,
Proposed two storey side
extension

date April 2012

scale 1:1250 @ A4

dwg 2746/LP



Bowles Whittick Young

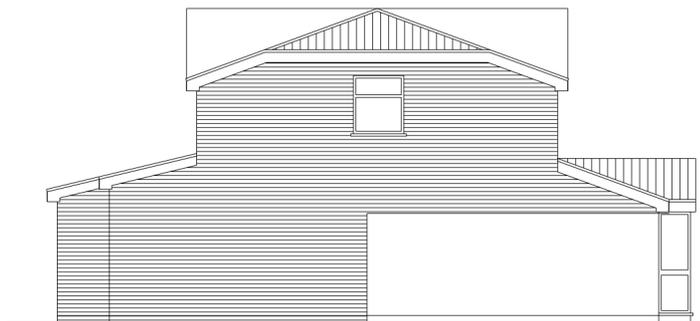
Architects Surveyors &
Development Consultants

Bromley House, 12 Dixons Green Road, Dudley,
West Midlands DY2 7DH.

Telephone: (01384) 255106 Fax: (01384) 457510
E-Mail - BWY1@BTInternet.com



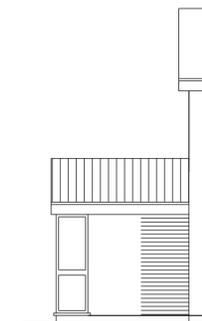
FRONT ELEVATION
ELEVATIONS 1:100 SCALE



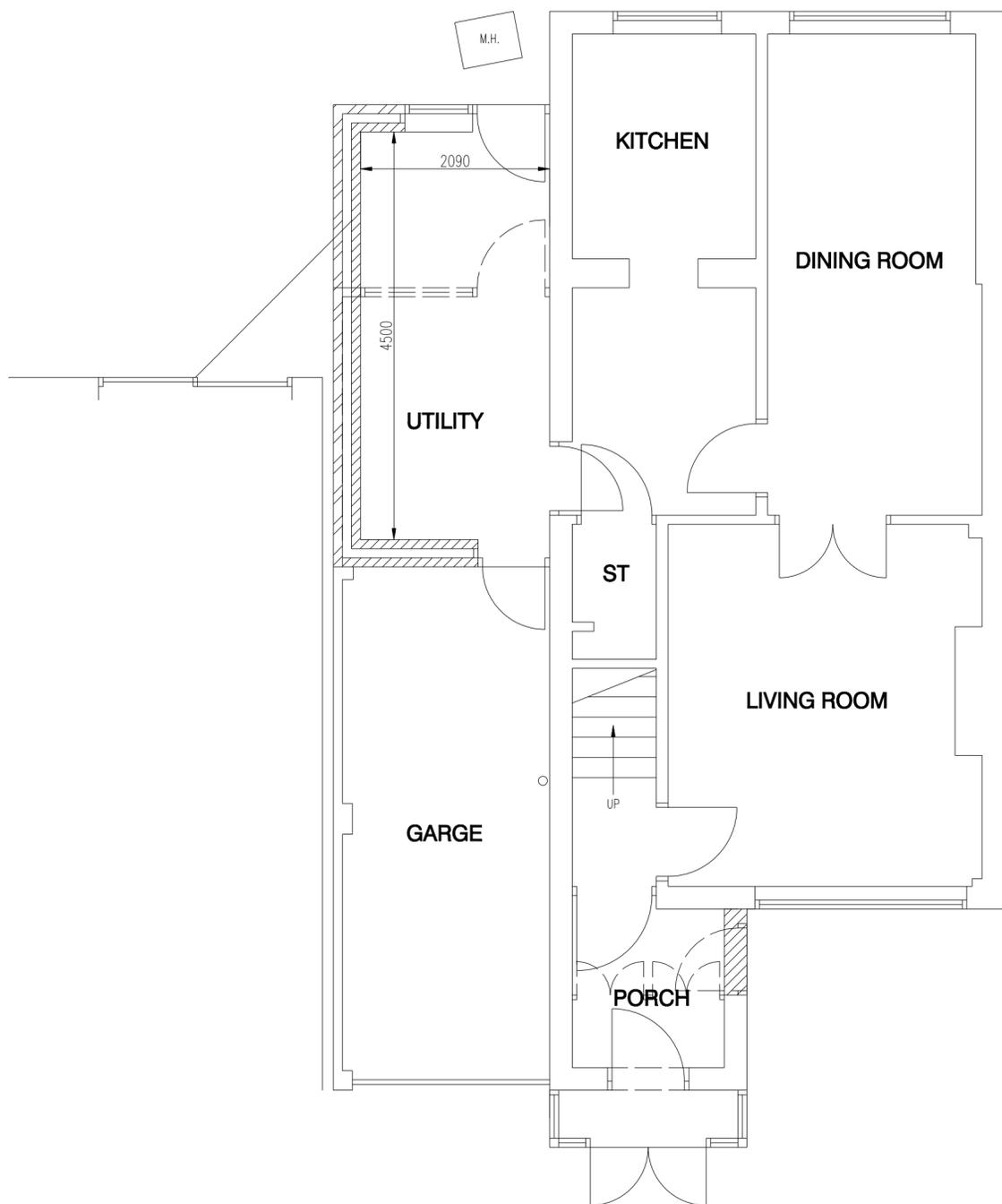
SIDE ELEVATION



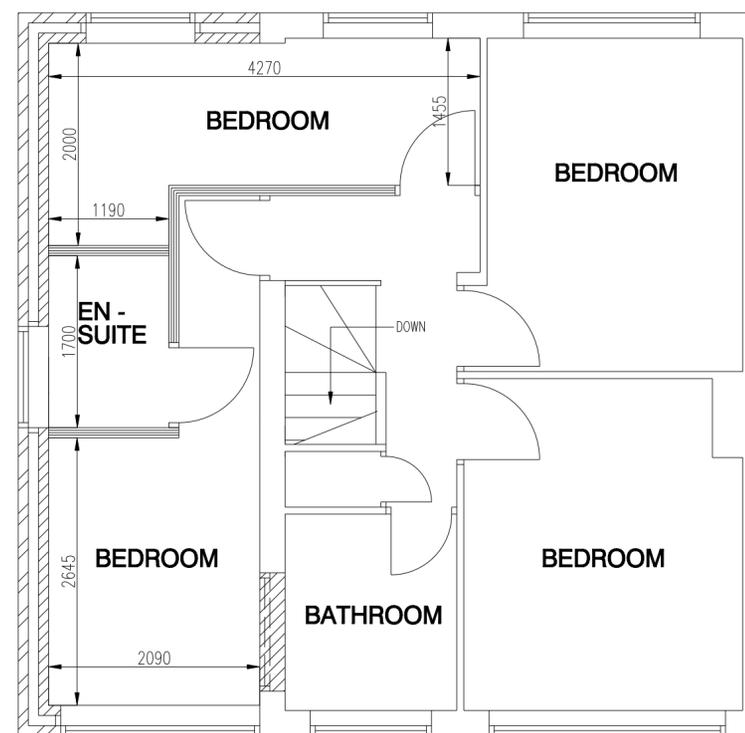
REAR ELEVATION



PART SIDE ELEVATION



GROUND FLOOR PLAN
FLOOR PLANS 1:50 SCALE



FIRST FLOOR PLAN

0 2 4 6 METRES 1:100 SCALE

0 1 2 3 METRES 1:50 SCALE

As Proposed

Mr & Mrs Alder
62 Sandringham Road
Wordsley

Proposed two storey side
extension

date April 2012

scale 1:50/100@A2



Bowles Whittick Young
Architects Surveyors &
Development Consultants

Unit 12, Planetary Road, Planetary Industrial Estate
Willenhall, Wolverhampton, WV13 3XA
Telephone: (01902) 306122 Fax: (01902) 256036
E-Mail - mail@bwy.co.uk

dwg 2746-102B