

**20/00627/FUL
DEFERRED
NON MAJOR**

Mr Ian Middleton

**TRYSULL & SEISDON
Cllr Victoria Wilson**

6 Beech Hurst Gardens Seisdon WV5 7HQ

Proposed two storey side extension with dormer and proposed canopy to frontage

1. SITE DESCRIPTION AND PLANNING HISTORY

1.1 Site Description

1.1.1 See Appendix A

1.2 Planning History

1.2.1 See Appendix A

2. APPLICATION DETAILS

2.1 The Proposal

2.1.1 See Appendix A

2.2 Agents Submission

2.2.1 See Appendix A

3. POLICY CONTEXT

3.1 See Appendix A

4. CONSULTATION RESPONSES

4.1 See Appendix A

5. APPRAISAL

5.1 The application was deferred by Councillors at the planning committee on the 20th of October 2020 to allow more photos and a video of the site to be taken by the case officer.

5.2 Key Issues

5.2.1 See Appendix A

5.3 Principle of development

5.3.1 See Appendix A

5.4 Impact on neighbouring properties

5.4.1 See Appendix A

5.5 Impact on the character of the area

5.5.1 See Appendix A

5.6 Space about Dwellings

5.6.1 See Appendix A

5.7 Parking

5.7.1 See Appendix A

5.8 Representations

5.8.1 See Appendix A

6. CONCLUSIONS

6.1 See Appendix A

7. RECOMMENDATION - APPROVE Subject to Conditions

Subject to the following condition(s):

1. The development to which this permission relates must be begun not later than the expiration of 3 years beginning with the date on which this permission is granted.
2. The development shall be carried out in accordance with the approved drawings: 2237/P100 REV B and Block Plan received 26/08/2020
3. The materials to be used on the walls and roof of the extension shall match those of the existing building unless otherwise agreed in writing by the Local Planning Authority.

Reasons

1. The reason for the imposition of these time limits is to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. In order to define the permission and to avoid doubt.
3. To safeguard the amenity of the area in accordance with policy EQ11 of the adopted Core Strategy.
4. Proactive Statement - In dealing with the planning application the Local Planning Authority has worked in a positive and proactive manner in accordance with paragraph 38 of the National Planning Policy Framework 2019.



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APPENDIX A

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Proposed two storey side extension with dormer and proposed canopy to frontage

1. SITE DESCRIPTION AND PLANNING HISTORY

1.1 Site Description

1.1.1 The application relates to a large detached property off the cul-de-sac Beech Hurst Gardens in Seisdon. There is a drive and small garden at the front of the site. The rear backs onto open fields with neighbouring properties adjoining either side.

1.2 Planning History

No relevant history

2. APPLICATION DETAILS

2.1 The Proposal

2.1.1 The application proposes to demolish part of the existing single storey garage and erect a new two storey side extension, comprising a garage, with bedroom and en-suite above, together with a front canopy. The two-storey element will be flush with the original building lines of the house. The single storey rear projections will remain unchanged. The proposal will also include a roof dormer [creating a 2nd floor in the roof] on the rear which will feature a Juliette balcony and the front canopy would extend between 1.6m and 2.5m. A separation gap of 0.9m would be maintained between the buildings.

2.1.2 The proposal would turn the property from a four bed into a five bed. The space created in the roof would provide a mezzanine to the master bedroom.

2.1.3 The proposal includes a garage and the block plan shows three car parking spaces on the existing drive.

2.2 Agents Submission

2.2.1 Not applicable

3. POLICY CONTEXT

3.1 Within the Development Boundary

3.2 Core Strategy

Core Policy 1: The Spatial Strategy

National Policy 1: The Presumption in Favour of Sustainable Development

Core Policy 4 Promoting High Quality Design
Policy EQ9: Protecting Residential Amenity
Policy EQ11: Wider Design Considerations
Policy EV12: Parking Provision
Appendix 5: Parking Standards
Appendix 6: Space about Dwellings

3.3 National Planning Policy Framework

3.4 Supplementary Planning Document
South Staffordshire Design Guide 2018

4. CONSULTATION RESPONSES

Councillor Wilson [11/08/2020]: *I would like to call in the above application, due to impact to the local area and community, and on parking grounds.*

Trysull and Seisdon Parish Council [13/08/2020]: *Although Trysull and Seisdon Parish Council have, in principle, no objections to an extension of this property, considerable concerns exist regarding the impact of this proposed development on the well-being of neighbours and the street scene. Beech Hurst Gardens is already a concentrated area of development on which 10 detached houses are built in a small rural cul de sac. Many of these have already been extended but it is felt that the effect on the street scene of this very large proposed application would be detrimental to the local environment and will change the visual aspect of the street if granted.*

The Parish Council do feel that this proposed development will set a precedent and the area will look like a row of terraced houses. Councillors are concerned to note the rear elevation extends beyond the neighbours dwelling and overlooks the property at no5. Due to very close proximity to the boundary there is insufficient access for maintenance to the left side of proposed building when viewed from the front unless permission were to be granted by the neighbours at no 5, which is unlikely. It is also noted that the proposed addition of a 'mezzanine' on the third floor would further invade the privacy of those same neighbours when in their own rear garden. The canopy at the front of the proposed development goes beyond the building line of the existing dwelling and extends beyond the building line of the property at no. 7.

The Parish Council would point out that Beech Hurst Gardens is narrow in its layout and any roadside parking restricts vehicles turning into and out of driveways. The proposed extension will reduce the availability of on-property parking to an insufficient level and road side parking would constitute a loss of amenity to other residents. Overcrowded parking may potentially block other residents' access to their own driveways and have the potential for neighbour disputes and parking restrictions in the future.

It would be unfortunate if the application were to be approved in its present format as it would have an adverse impact on other residents and the character of the cul de sac.

Neighbours: Representations have been received from the occupiers of 7 dwellings which has expressed concerns over parking, design/impact on the character of the area, impact on neighbouring amenity [loss of light, overlooking and privacy] and disruption during construction works.

5. APPRAISAL

5.1 The application has been referred to planning committee by Councillor Wilson as there are concerns over parking, impact on the character of the area and neighbouring amenity.

5.2 Key Issues

- Principle of development
- Impact on neighbouring properties
- Impact on the character of the area
- Space about dwelling standards
- Parking
- Representations

5.3 Principle of development

5.3.1 The property is within the development boundary where extensions to dwellings such as this can be considered to be an acceptable form of development, providing there is no adverse impact on neighbouring properties or the amenity of the area.

5.4 Impact on neighbouring properties

5.4.1 In accordance with Local Plan Policy EQ9, all development proposals should take into account the amenity of any nearby residents, particularly with regard to privacy, security, noise and disturbance, pollution, odours and daylight.

5.4.2 The two-storey side extension [with rear roof dormer] would sit 2.9m behind the front building line of No.5 and project 1.9m to the rear with a separation gap of 0.9m. In terms of loss of light there are no habitable windows on the neighbour's side elevation and whilst the two storey extension would project 1.9m to the rear, the rear elevation and garden are north-east facing therefore the extension would have little impact with regards to a loss of light. The single storey rear projections will remain the same.

5.4.3 There has been concerns raised by both neighbouring dwellings over the inclusion of the Juliette balcony within the proposed roof dormer [mezzanine area] and a loss of privacy. Both neighbouring gardens are presently overlooked by the neighbour's upstairs windows and whilst the Juliette balcony would sit at a higher level and have a larger reveal in comparison, the balcony would directly face the open fields and I do not consider that would be a significant intrusion on privacy to warrant a refusal. The proposal is compliant with Policy EQ9.

5.5 Impact on the character of the area

5.5.1 Policy EQ11 of the Core Strategy states that proposals should respect local character and distinctiveness including that of the surrounding development and landscape. The South Staffordshire Design Guide provides that extensions should be subservient to the main building, respecting the scale and form and relationship to adjacent buildings.

5.5.2 In this instance the two-storey side extension would be flush with the original building lines and ridge height. Whilst the Council encourages extensions to be subservient [i.e. lower

ridges, set in etc], the key question is whether the current scheme would adversely affect the character of the area to a harmful degree.

5.5.3 Amended plans have been submitted throughout the process that has reduced the length of the front canopy and corrected the relationship of the site with the neighbouring dwellings. No changes have been made to the design of the two-storey extension.

5.5.4 The application sits within a small development of contemporary detached houses and bungalows which have no historical, architectural or cultural significance. There are a variety of separation distances between buildings and styles of extensions within the existing cul-de-sac.

5.5.5 There would a separation gap maintained between the buildings of 0.9m and the two storey projection would be set back from the neighbour's front building line by 2.9m. Whilst there may be glimpses of the site from Post Office Road it is not considered that there would be any adverse harm caused on the nearby conservation area, with the site sitting on a modern estate. The visual impact of the proposed extensions on the street scene is therefore considered acceptable.

5.6 Space about Dwellings

5.6.1 There is no infringement with the Council's space about dwelling standards.

5.7 Parking

5.7.1 The Council's parking standards for dwellings with 4 bedrooms or more is for three off road car parking spaces [2.4m x 4.8m].

5.7.2 The application includes the retention of a garage space and there are also three spaces on the existing driveway for the parking of vehicles. The application is therefore compliant with the Council's parking standards contained in Appendix 5 of the Local Plan.

5.8 Representations

5.8.1 Most of the comments received from interested parties have been addressed in the main body of the report. Throughout the course of the application the plans have been updated to correct the building lines of the neighbouring dwelling.

5.8.2 The concerns expressed from an adjoining neighbour over future maintenance is not a material planning consideration and a certain minor level of disturbance during building works is inevitable and short lived. Prior to the construction of the extension, building regulation approval would also need to be obtained to demonstrate that the structure is safe.

6. CONCLUSIONS

6.1 The proposed extensions are an acceptable form of development within the Development Boundary; no harm will be caused on the character of the area or neighbouring amenity in accordance with Policies EQ9 and EQ11; I therefore recommend the application for approval.

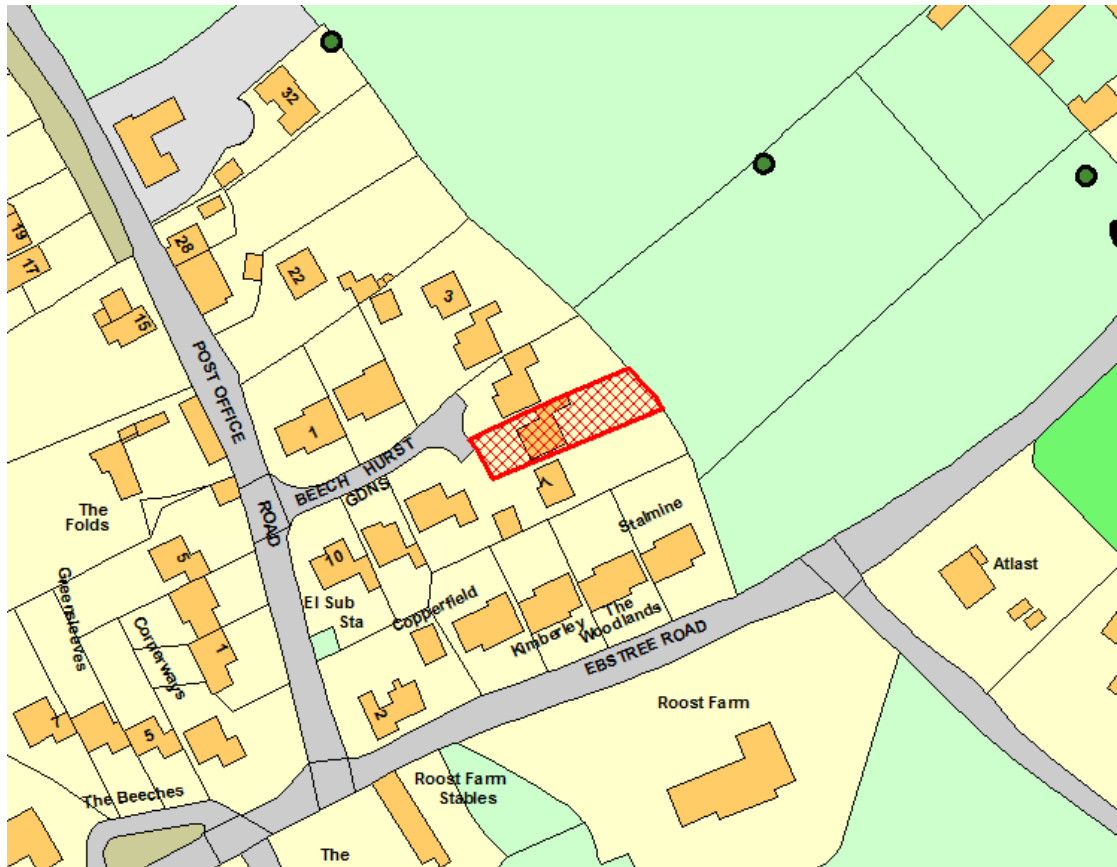
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