

**21/00085/FUL  
MINOR**

**Mr and Mrs Murphy**

**ESSINGTON  
Cllr Warren Fisher  
Cllr Christopher Steel**

**25 Long Lane Newtown WS6 6AT**

**Proposed 2 Storey side and rear extension. Flat roof Extension to rear and Loft conversion**

## **1. SITE DESCRIPTION AND PLANNING HISTORY**

### **1.1 Site Description**

1.1.1 Located within the Newtown Development Boundary, the application site is a south facing semi-detached dwelling characterised by brick construction and a hipped slate roof. The dwelling sits within a long plot and is located around 8.5m from the edge of the pavement and benefits from a long rear garden of 68m and has a width of 9m at its widest point.

1.1.2 The property does not benefit from any extensions, although has a detached garage sited to the rear which sits along the shared boundary with No. 27 Long Lane. The existing parking arrangement has an area for parking to the front, side, and rear of the dwelling.

### **1.2 Relevant Planning History**

1.2.1 1979 - Replacement of existing concrete single garage by a flat roofed double garage (79/00164) - Approved

## **2. APPLICATION DETAILS**

### **2.1 The Proposal**

2.1.1 The application seeks permission for a two storey side/rear extension, single storey rear extension and a rear dormer to facilitate a loft conversion.

2.1.2 The proposed single storey extension was originally proposed to extend from the original rear wall by 6m and have a flat roof with a height of 3.25m. This aspect has been reduced through amended plans to a 4.3m projection.

2.1.3 The two storey rear extension originally projected from the original rear wall of the dwelling by 6m and would have a hipped roof above. This aspect has been reduced through amended plans to be a 3.3m projection.

2.1.4 The proposed two storey side extension has a width of 3m and has a half-hipped roof when viewed from the front. Originally the two storey aspect had a minor set back which has since been increased to 0.5m through amended plans.

2.1.5 There is a rear dormer that has a length of 7.2m and a height of 2m. The design of this dormer has not changed on the amended plans.

2.1.6 The proposed extensions are to be constructed out of render with brick along the bottom 1m of the dwelling.

## **3. POLICY CONTEXT**

3.1 The site is within the Development Boundary.

### **3.2 Core Strategy**

Core Policy 4: Promoting High Quality Design

Policy EQ9 Protecting Residential Amenity

Policy EQ11 Wider Design Considerations

Policy EV12: Parking Provision

Appendix 5 Car parking standards

Appendix 6 Space about Dwellings

Design Guide SPD 2018

### **3.3 National Planning Policy Framework as a whole, and in particular:**

Section 12 - Achieving well-designed places

### **3.4 National Design Guide 2021**

### **3.5 National Planning Policy Guidance**

3.5.1 Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.

3.5.2 The law makes a clear distinction between the question of whether something is a material consideration and the weight which it is to be given. Whether a particular consideration is material will depend on the circumstances of the case and is ultimately a decision for the courts. Provided regard is had to all material considerations, it is for the decision maker to decide what weight is to be given to the material considerations in each case, and (subject to the test of reasonableness) the courts will not get involved in the question of weight.

## **4. CONSULTATION RESPONSES**

Call - in request received from Councillor Steel

**Essington Parish Council [expired 26/02/21] *No comments received.***

**Neighbours [expired 19/02/21] *No comments received.***

## **5. APPRAISAL**

5.1 Councillor Christopher Steel has requested that this application be presented to the Planning Committee. Councillor Steel considers there will be no detrimental impact on the character of the area as a result of the proposed development and considers the scheme policy compliant.

### **5.2 The Key Issues**

- Principle of Development
- Impact on the character of the area
- Design of proposed extensions
- Impact on neighbouring properties
- Space about Dwellings
- Highways & Parking

### **5.3 Principle of development**

5.3.1 The property is within the development boundary where alterations 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 the character of the area**

5.4.1 Policy EQ11 'Wider Design Considerations' of the South Staffordshire Core Strategy states that development should "respect local character and distinctiveness, including that of the surrounding development and landscape [...] by enhancing the positive attributes whilst mitigating the negative aspects", and that "in terms of scale, volume, massing and materials, development should contribute positively to the street scene and surrounding buildings, whilst respecting the scale of spaces and buildings in the local area." This sentiment is also reflected within the National Design Guide 2021, which states that a well-designed development should be influenced by an appreciation and understanding of vernacular, local or regional character, including existing built form, landscape and local architectural precedents.

5.4.2 South Staffordshire Council's adopted Design Guide elaborates on these principles and with regard to householder extensions it states generally; extensions should be subservient to the main building. The extension should respect the scale and form of the main building and its relationship to adjacent buildings, including the gaps in between them. Developers should consider the overall effect of the extension on the appearance of the building as a whole, and extensions should not detract from the original building or nearby buildings by overshadowing.

5.4.3 Furthermore, Chapter 12 of the NPPF states that "Good design is a key aspect of sustainable development", and that "Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area".

5.4.4 While the amended plans have positively reduced the scale of the proposed development, the design of the proposal remains wholly inappropriate and would result in an incongruous feature within the streetscene. The proposed half hipped roof extension is an inappropriate addition to the main dwellinghouse, would not relate to the character of the pair of semi-detached dwellings and is considered to have a detrimental impact to the wider streetscene.

5.4.5 It is noted there are a variety of side extensions within the wider streetscene on properties Nos. 75, 77, 83, 89, 91, 109, 111, 113 and 115. Not all of these properties benefit from planning permission, and it is likely they are historic and may not have required permission. Moreover, some of these dwellings have a flush extension that has a fully hipped roof to relate to the character of the main roof. There is one example of a half-hipped roof, although there was less symmetry for this dwelling as the attached dwelling had a front projecting extension. As such, while there are examples of side extensions further down the street, they are not considered to give a precedent in favour of the development that does not respect the character of the original dwelling or surrounding area.

## **5.5 Design of extensions**

5.5.1 When assessing the design of the proposal the above discussed planning policies are taken into consideration. The proposed roof form of a half-hipped roof is considered wholly inappropriate in relation to the character of the main dwelling, as the original roof is hipped. Moreover, the front elevation does not show a set down and set back, which would mean there may not be a differentiation between the original and proposed roof, which will erode the character of the original dwelling and un-balance the pair of semi-detached dwellings.

5.5.2 The scale of the single and two storey rear extensions shown on the amended plans satisfactorily relate to the main dwelling and may be supported within a future planning application. However, the roof of the two storey rear projection conflicts with the rear facing aspect of the dormer. As such, this arrangement is contrived and would have a detrimental impact to the character of the existing dwelling.

5.5.3 The materials proposed for the extensions are render with 1m of brickwork to the bottom aspect. As the main dwelling is characterised solely of brick, the use of render would constitute an inappropriate addition that would not relate to the character of the main dwelling. While there is a mix of form and materials within the streetscene, the use of render does not relate to the original property, nor the pair of semi-detached dwellings it is part of.

## **5.6 Impact on neighbouring properties**

5.6.1 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.

5.6.2 The application site is half of a pair of semi-detached dwellings, the attached dwelling of which benefits from a 4m single storey rear conservatory, as approved through a larger homes planning application in 2017. The neighbouring dwelling at No. 27 Long Lane is at a slightly different angle to the application site and is sited around 3.5m from the common boundary.

5.6.3 There is a first floor side facing window on No. 27 Long Lane which likely serves a bedroom, although this window is set further from the boundary to around 5m and is east facing. Whilst this window would not have a great relationship with the proposed development, side facing windows often have borrowed light and this window would not receive a lot of light in the day. The existing gap between the side wall of the application site and this window is around 8m which would be reduced to around 5m which may be, on balance, acceptable, as there is not a minimum space requirement from side facing windows as, traditionally, habitable room windows are sited to the front and rear of dwellings.

5.6.4 As such, the proposed development would not detrimentally impact any habitable room windows and therefore would not be considered to cause a loss of light to the neighbouring properties.

5.6.5 It is therefore considered that the proposals would raise no undue concerns in respect of neighbour amenity. As such the development complies with Policies EQ9 and Appendix 6 of the Core Strategy.

## **5.7 Space about Dwellings**

5.7.1 The application site benefits from a garden length of 68m and does not have any neighbours bound to the rear. Given this, the proposed development would meet the criteria for the minimum separation distances specified within Appendix 6 of the Core Strategy.

## **5.8 Highways/parking**

5.8.1 There are no parking or highways issues in respect of this application. While the number of bedrooms will be increased from 3 to 6, this would mean 3 parking spaces are required in line with the car parking standards in Appendix 5 of the adopted Core Strategy. Although there is only one parking space to the frontage as existing, there is potential to increase the driveway and comfortably fit 3 vehicles, and therefore would not amount an additional reason for refusal.

## **6. CONCLUSIONS**

6.1 The proposal would cause harm to the appearance and character of the host dwelling and would result in an incongruous and contrived form of development. Moreover, the development would have a detrimental impact to the surrounding streetscene, and the design of the side extension is considered an inappropriate and incongruous feature.

6.2 Therefore, the development is considered to be contrary to Policy EQ11 of South Staffordshire's Core Strategy (2011), the National Planning Policy Framework and the National Design Guide. The development is not outweighed or justified by any other consideration. The application is recommended for refusal.

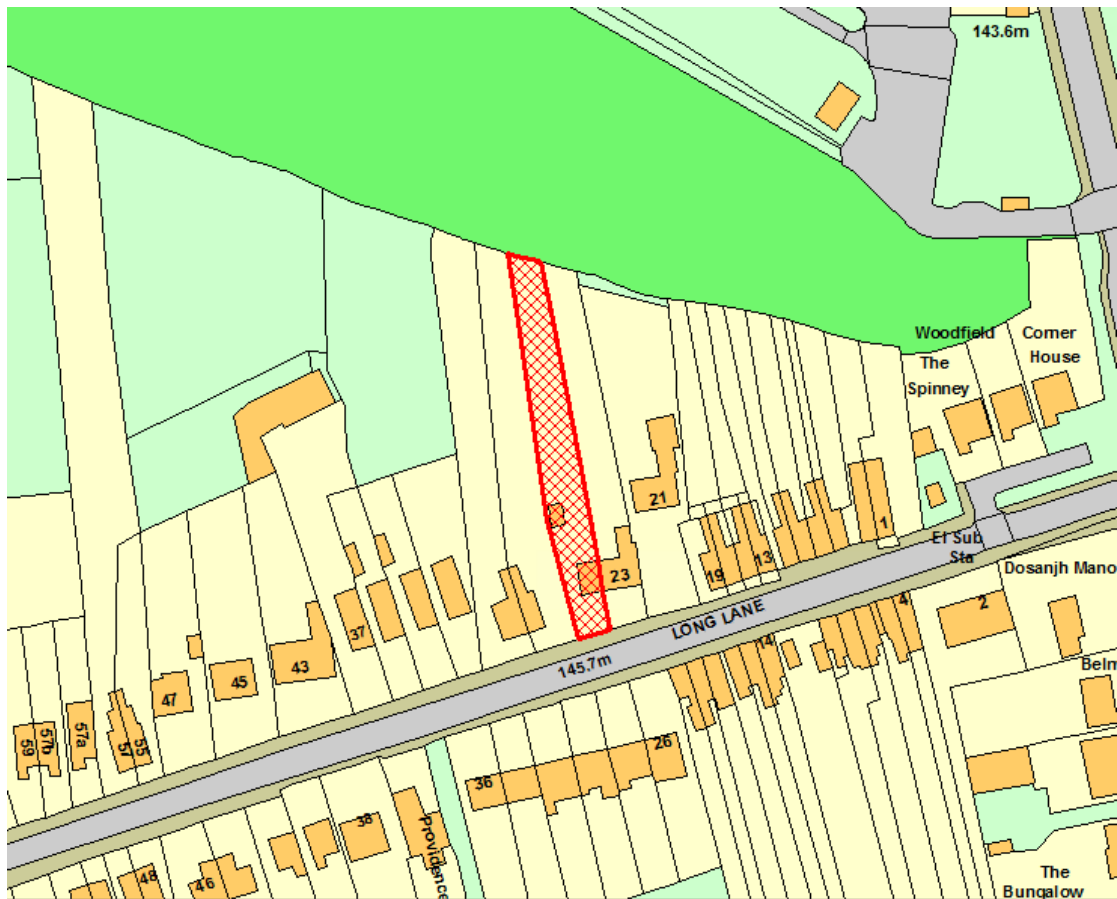
## **7. RECOMMENDATION - REFUSE**

Subject to the following reasons:

1. The proposed development would result in an inappropriate and incongruous feature in the streetscene and would detract from the visual amenity of the area, contrary to Policy EQ11 of the adopted Core Strategy and the National Planning Policy Framework.
2. The design of the proposed extension does not relate to the character of the original dwelling by virtue of the half-hipped roof and proposed render, and would result in a contrived arrangement due to the rear dormer and roof projection, contrary to Policy EQ11 of the adopted Core Strategy and the National Planning Policy Framework.

### **Proactive Statement**

The Local Planning Authority has worked in a positive and proactive manner in accord with National Planning Policy Framework 2019, paragraph 38, by attempting to seek solutions with the applicant to problems associated with the application. A solution could not be found and so the development fails both with regards to the NPPF and the adopted Core Strategy 2012.



25 Long Lane, Newtown, WALSALL WS6 6AT