

TWC/2015/0009
183 Woodside Road, Ketley, Telford, Shropshire, TF1 5WT
Erection of a two storey side extension

APPLICANT
, Kuldip Sahota

RECEIVED
05/01/2015

PARISH
Ketley

WARD
Ketley and Oakengates

OFFICER Tom Carruthers

OBJECTIONS RECEIVED: No

MAIN ISSUES: Scale and design

THE PROPOSAL:

Erection of a two storey side extension. The extension is proposed to be built to the rear of the original garage and the existing, previously approved first floor side extension.

The extension is to be 2.6m in width and will be in line with the side of the existing garage. It is to come out level with the rear of the original house. The height to the eaves will match the existing house however the ridge height of the existing side extension would be increased slightly although it would remain lower than the ridge height of the original house.

SITE AND SURROUNDINGS:

The application property is a large brick and tile built, 2 storey detached property on Woodside Road, Ketley which is within the urban area of Telford.

The site is within a modern housing estate that was originally given consent in 1996

The majority of the dwellings in the immediate vicinity are detached though there are a few semi-detached dwellings close by on Woodside Road. The properties are mostly within similar size plots.

PLANNING HISTORY:

W2003/0055 Erection of a conservatory to rear Full Granted 06/03/2003

W2003/0657 Erection of a first floor side extension and conservatory to the rear Full Granted 31/07/2003

TWC/2014/0960 Erection of a porch to the front of the property Full Granted 1/12/2014

PLANNING POLICY CONTEXT:

National Planning Guidance:
National Planning Policy Framework

Wrekin Local Plan:
UD2 Design Criteria

Core Strategy:
CS15 Urban Design

CONSULTATION RESPONSES:

Ketley Parish Council: No Objection

Shropshire Fire: No Response

Ecology: No objection subject to the recommended informatives

Neighbourhood Consultation:
No representations have been received.

PLANNING CONSIDERATIONS:

The property is a residential property on a modern housing estate in the urban area of Telford.

The proposal is to erect a two storey side extension amending an existing side gable that sits with a lower ridge to the original ridgeline. It will create a utility room at ground floor and an en-suite at first floor. It is well designed and of an appropriate scale and mass to be in keeping with the original dwelling. The extension is to the rear of the existing garage and other than the minimal increase in ridge height of the first-floor side extension, it would not be detrimental to the street scene, retaining a step in the pitch so not to dominate the dwelling.

The extension would not be situated any nearer to neighbouring properties than the existing dwelling. There would only be one window on the rear elevation at first floor level which is to the en-suite bathroom, therefore it is to be obscured. Officers therefore consider that there will not be any issues with overlooking from the extension, nor a loss of light caused by the extension or concerns over distance separation. The proposal will remove a small amount of amenity area but not to the detriment of the property.

The materials to be used will match the existing property and subject to this officers consider that the design of the extension is a minor alteration to that existing and would not detract from the street scene, nor cause any harm to surrounding amenities and therefore complies with policies UD2 of The Wrekin Local Plan and CS15 of the Core Strategy, in addition to the NPPF.

RECOMMENDATION: to GRANT PLANNING PERMISSION subject to the following conditions:

1. A04 Time Limit
2. C001 Materials to match
3. C38 Development in accordance with plans

Informatives

1. I17a Coal Authority
2. I23 Bats
3. I25e Trenches and Pipework
4. I35custom Storage Of Materials
5. I40 Conditions
6. I41 Reason for Grant
7. RANPPF1 Approval - National Planning Policy Framework.