

Planning Application for Single Storey Rear Extension

**At:
1 Hafren Way
Stourport-on-Severn
Worcestershire
DY13 8SJ**

Submitted By

Mr J Gray

**Supporting Planning Statement
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1. Introduction

- (1) This Planning Statement accompanies the planning application made for the erection of single storey rear ground floor extension to form a new bedroom and living area at 1 Hafren Way, Stourport-on-Severn.
- (2) Number 1 Hafren Way is a detached dwelling which lies to the west of the main Stourport town. To the west the property has a boundary to no3 Hafren Way, also a detached dwelling, to the east the property is bounded by various rear gardens of 31-37 Galahad Way and the rear vehicular access to 39 - 41 Galahad Way. The rear garden boundary (south) of the property backs on to an open area which is owned by the applicant.
- (3) There is a gap of approximately 2.5m between the side of 1 Hafren Way and its boundary with the Galahad Way properties and this boundary is heavily vegetated. There is less separation between the side of 1 Hafren Way and its neighbouring property at number 3, but the previously approved orangery (see below) has already been constructed along this boundary.
- (4) The planning history to the site comprises:
 - 06/1061/FUL - Single storey side extension - approved 08/12/2006
 - 13/0356/FUL - Dormer window to front elevation, orangery to rear - approved 29/08/2013
 - 21/0355/CLP - Proposed outbuilding in rear amenity space - approved 25/05/2021
 - 22/0891/HOU - Erection of two oak framed garages - refused 28/12/2022
 - 23/0011/HOU - Erection of single storey oak framed garage - approved 29/03/2023

2. The Proposal

- (5) This application proposes the erection of a single storey rear extension to form a new bedroom with an en-suite to an existing bedroom and a new living room. The extension joins the previous orangery extension (13/0356/FUL) with a slight set back in terms of the brickwork of the proposed rear elevation, but with a roofline which matches that of the orangery.
- (6) The extension will replace an existing detached outbuilding at the rear of the property which currently extends further south into the rear garden of the property than will the proposal. The construction of the proposed extension will also preclude the construction of the large detached outbuilding which was approved in 2021 (21/0355/CLP) as permitted development.
- (7) The extension measures just over 5m in depth and extends across the rear of the property at just over 11m. The extension is flat roofed with a lantern over the living area, this enables the bedrooms at the rear of the property at first floor to retain the unimpeded rear aspect and windows. The living area has bi-fold doors in the rear

elevation, matching those of the orangery. The bedroom has glazed doors in the rear elevation with a window either side and a new window is introduced in the side elevation to the new en-suite

3. The Development Plan

- (8) The Development plan for the area comprises the Wyre Forest District Local Plan (WFDLP) 2016-2036 which was adopted in 2022
- (9) Policy DM.25 of the WFDLP, '*Design of Extensions and Alterations*', is the relevant policy against which this proposal should be considered.

4. The Justification For Granting Planning Permission

- (10) Policy DM.25 requires that residential extensions should not have a serious adverse effect on the amenity of neighbouring residents. In terms of the extension proposed it will have no adverse impact on the next door no3 Hafren Way as it projects no further than the previous extension on this boundary and will not be visible at all to no3. In terms of impact on the properties in Galahad Way there will also be no detriment; the nearest property is no31 Galahad Way which is situated side on to the rear of the application property, with a conservatory extension nearest to the boundary. There is thick vegetation along this boundary which screens the extension and there will be no loss of amenity to this neighbouring property. In fact there will be betterment inasmuch as the existing outbuilding which is in situ nearest to this boundary will be removed and the extension will not project as deep into the garden. Further, the previously accepted permitted development building (2021), which is larger than the extension now proposed, will not be capable of being implemented; which is an additional benefit to this neighbour.
- (11) Policy DM.25 requires extensions to accord with the 45 degree code (not relevant here) and be in scale and keeping with the form, materials and characteristics of the original building. The proposed extension matches the previous flat roofed extension and will be joined to that previous extension and will appear as one single cohesive extension. The policy also requires extensions to be subservient and what is proposed, even when taken with the previous extension still maintains and respects the original dwelling. Although the policy has a preference that flat roofed extensions should be avoided, in this instance it makes sense to match the original flat roofed orangery extension and carry it across the rear of the property, so it has architectural continuity. The rear extension is not visible from anywhere apart from the applicant's rear garden and will not create an incongruous feature in the street scene.
- (12) As mentioned above, the building which was originally being considered in this location at the rear of the property and was accepted by the Council as permitted development (21/0355/CLP) is much larger than is currently being proposed and therefore this new extension is actually a betterment in terms of the fallback position were this permitted development to be implemented.

5. Summary

- (13) This application seeks approval for a single story rear extension to provide a new bedroom, en-suite to an existing bedroom and a living area which links to the previous extension for an orangery, which was granted permission in 2013. The

proposed extension observes the amenity of the neighbouring properties and will have no adverse impact on either of them; in fact the proposal is a 'betterment' to the nearest neighbour on the eastern boundary as it is smaller than the existing outbuilding currently on site and smaller than a previously proposed outbuilding which was deemed by the Council to be permitted development.

- (14) The proposed extension complies with the relevant policy, DM.25, of the adopted Local Plan and there should be no reason why permission should not be granted for the proposal.

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