DELEGATED REPORT

FILE REFERENCE: SMD/2016/0190

MAIN ISSUES:

Whether or not the proposal amounts to inappropriate development in the Green Belt.
The impact on the character and appearance of the area and on residential amenity.

PUBLICITY/REPRESENTATIONS:

None.

CASE OFFICER ASSESSMENT:

The application is for a side extension which is part two-storey and part first-floor.

Although the house is in an area of ribbon development with an urban character and appearance, the site is in fact in the Green Belt, within a gap separating Werrington from Stoke on Trent. Green Belt policy in the NPPF resists disproportionate extensions to dwellings in order to protect their open character. Calculations of the floorspace of the house have been given in the proposed plan drawings along with the proposed floorspace and demonstrates that there would not be disproportionate enlargement of the original house (which does not appear to have been previously extended) in terms of floorspace and I do not consider the form, design or scale of the extension would represent a disproportionate addition.

With regard to the character and appearance of the area, the scale and design of the extension would make the extension appear subservient to the main house, particularly as it would be set back considerably from the main front wall of the house. A significant gap would also be maintained between the resultant house and the side boundary. The design would harmonise with the original design and appearance of the house in terms of the shape, height, roof, materials and fenestration. Overall, the proposal would not harm the character and appearance of the area.

With regard to residential amenity, the original plans showed two proposed large side-facing bedroom windows which would have caused a high degree of overlooking into the rear garden of the neighbouring dwelling, No.135. However, amended plans have been received showing their removal and replacement with a small first-floor side secondary window with obscured glazing and an additional first-floor rear bedroom window which would only be able to overlook into the rear part of the rear garden of the neighbouring property. I do not consider this would amount to significant loss of privacy. The remaining first-floor window faces the road and would not cause any harmful scope of overlooking. The proposed ground floor windows would not lead to overlooking particularly as the only windows on the neighbouring house facing the application site comprise a stairwell window and a glazed door.

The extension would not be close enough to the neighbouring dwelling to cause any significant loss of light provision. There is no breach of the 45 degree rule and no primary side windows at No.135. The gap maintained between the resultant dwelling and the neighbouring property also helps in this respect.

RECOMMENDATION:

APPROVE

Date 15/06/2016 **Signed** _____
Chris Johnston

DEVELOPMENT CONTROL MANAGER COMMENTS:

Date **Signed** _____