DELEGATED REPORT

FILE REFERENCE: SMD/2016/0286

MAIN ISSUES:

Design considerations;
Impact on residential amenity.

PUBLICITY/REPRESENTATIONS:

Caverswall Parish Council – No objections to this application.
Neighbours - No comments received.

CASE OFFICER ASSESSMENT:

This application relates to a site positioned on the northern side of a small cul-de-sac within an area that is predominantly residential in character. The site falls within the Caverswall and Cookshill Village Development Boundary where the principle of development is considered to be acceptable.

The application site comprises of a semi-detached bungalow with gardens to the front, side and rear. The site is enclosed by an low level wall and established hedging. Properties located within the cul-de-sac are of a similar ilk, though it is noted that some have been extended or altered over time.

This application follows planning reference SMD/2016/0057 which was withdrawn following concerns raised in respect of design and scale. This application seeks to address the concerns raised. Amended plans have been received during the course of this application and for the purposes of clarification this assessment is based on the most recent set of plans numbered 16-103-02 Revision C.

Design: Policy DC1 (Design Considerations) outlines that all development should be of a high quality and add value to the local area and also be designed to respect the site and surroundings, through scale, density, layout, siting, landscaping, character and appearance, in line with the Council Design SPG. The SPG, with reference to extensions confirms that extensions should be subordinate to the existing building so that the original building dominates.

Planning approval is sought for the construction of a one and half storey side and rear extension and rear dormer window extension. The development would accommodate additional living space to the ground floor and the provision of 3no. bedrooms within the roof space. It is noted that 1 no. bedroom is to be retained at ground floor and therefore taking account of existing bedroom provision it is proposed to create 2 no. additional bedrooms.

The extension, as amended, has been designed to reflect the architectural characteristics of the application bungalow and also the semi-detached pair. A step has ben provided between to allow the extension to appear subordinate in nature. Though it is acknowledged that the proposed box dormer window to the rear roof slope is not a positive design feature, it is not located within an unduly prominent position and it would largely be screened from view by the presence of the proposed gabled extension to the rear. It is therefore not considered that refusal on this point could be sustained.

External building materials of render and plain clay roof tiles are considered to be acceptable.

Amenity: Policy DC1 states that new development should protect residential amenity in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping. Taking account of the positioning and scale of the development proposed relative to no.1 Halldearn Avenue and other nearby properties within the cul-de-sac it is not considered likely that the proposal would result in significant injury to existing levels of amenity.

RECOMMENDATION:

APPROVE

Date 19/07/2016 **Signed** _____
Lisa Howard

DEVELOPMENT CONTROL MANAGER COMMENTS:

Date **Signed** _____