DELEGATED REPORT

FILE REFERENCE: SMD/2016/0299

MAIN ISSUES:

Design considerations;
Impact on residential amenity.

PUBLICITY/REPRESENTATIONS:

Town/Parish Council – No comments received
Neighbours - No comments received

CASE OFFICER ASSESSMENT:

Principle of development: This application relates to a site positioned within the Werrington and Cellarhead Village Development Boundary as defined by the Core Strategy Policies Maps. The site occupies a corner plot positioned between Hardewick Close and Chatsworth Drive. The site comprises of a detached two storey dwellinghouse with associated landscaping to the front and rear. The dwellinghouse has been extended in the past in accordance with planning permission reference SMD/2000/0647. The application dwelling is characteristic of the wider housing estate, albeit it is noted that many properties have ben extended or altered over time.

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.

The application site is positioned on the south western side of the Hardewick Close, occupying a prominent corner position, within an area that is predominantly residential in character. Amended plans have been submitted during the course of the application in order to address concerns relating to the degree to which the proposal would appear subordinate to the host dwelling. The extension has been stepped back from the principal elevation and a feature gable has been omitted. It is noted that the width of the extension has been increased in order to bring the development in line with and existing projection. These amendments are considered sufficient and acceptable.

External building materials are to match those of the host dwelling and are considered to be acceptable.

It is noted that the proposed scheme reflects similar extensions that have been carried out on a number of nearby properties within the wider housing estate. It is therefore not considered that the proposal would appear unduly out of character in context. The extension has been appropriately designed to reflect the architectural design of the host dwelling and the scheme is therefore considered acceptable in this regard.

Having considered the proposal in context it is not considered that the proposal would detract from character or appearance of the application site or wider housing estate. Accordingly this application is considered to accord with Core Strategy Policy DC1 and the Council's Design SPG.

Amenity: Policy DC1 states that new development should protect residential amenity in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The proposed development is to be cited on the northern side of the dwellinghouse. Accordingly it is unlikely that the proposal would result in significant injury to the amenity of no.4 Hardewick Close which neighbours the application site to the south.

A distance in excess of 30m would exist between the front elevation of the proposed extension and the front elevation of no.1 Hardewick Close; and a distance in excess of 21m would exist between the rear elevation of the proposed extension and no.1 Beaulieu Close to the west. These distances are considered to accord with the Council's Space About Dwellings SPG. Accordingly it is not considered that the development would be likely to cause and unacceptable degree of impact on these neighbouring properties having regard to matters of privacy, overshadowing, daylight and sunlight.

No's 14, 16, 18 and 20 are located opposite the application site to the north. No principal windows to habitable accommodation are proposed within the north facing elevation of the extension. Nevertheless, a distance of approximately 22m would exist between the proposed extension and these neighbouring properties. Taking account of these factors the proposal is not considered likely to result in significant injury to these neighbouring properties in respect of privacy, overbearing impact, daylight and sunlight.

Having considered the relationship of the proposed extension relative to nearby residential properties it is not considered that the development would result in significant injury to residential amenity, in accordance with Core Strategy policy DC1.

Highways: The proposal would result in the increase of the property to a four bedroom dwelling, which would increase the off street parking demand for the property. Policy DC1 states that development should meet the necessary car parking standard from the proposed use. The proposed development would not result in loss of existing provision, which currently allows for the parking of up to 3 no. vehicles. The remaining provision is considered sufficient for a property of this size and it is therefore not considered that the proposal would lead to undue harm to highway safety.

RECOMMENDATION:

Date 05/08/2016 **Signed** _____
Lisa Howard

DEVELOPMENT CONTROL MANAGER COMMENTS:

Date **Signed** _____