DELEGATED DECISION REPORT

SMD/2016/0380 **Valid 28/06/2016**	**2 PENMERE DRIVE** **WERRINGTON**	**DEMOLITION OF CONSERVATORY AND ERECTION OF A FIRST FLOOR SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Impact of the proposed extension on the host building and the wider surrounding area.
- Impact on residential amenity and highway safety

DESCRIPTION OF SITE

The application site is a modest detached dwelling constructed from facing brickwork under a concrete tile roof which occupies a rectangular plot on a modern housing estate in Werrington. A single storey garage is attached to the north western side elevation and a small conservatory has been added to the rear. Off road parking provision is provided on a hardstanding area to the front of the dwelling. Wood panel fencing forms the boundary to the side with number 1 Beaufort Avenue to the north west and the rear which is also supplemented by high conifer hedging whilst concrete panels forms the boundary with no 4 Penmere Drive to the south east. The application site is located within an area of mixed residential development with the properties on the Somerton Road located right angles to the application site with numbers 11-21 being two storey detached and those on the north 8-20 being modest bungalows. Immediately to the north of the application site lies a footpath which provides internal access within the estate from Somerton Road with Chetwynd Avenue behind.

PROPOSAL

The application seeks consent for the demolition of the existing conservatory and its replacement with a full width flat roof extension as well as a first floor side extension above the existing single storey garage. The proposed first floor extension will be constructed from facing and roofing materials to match those on the existing dwellinghouse whilst the rear extension will be constructed from cedar cladding and powder coated aluminium doors and roof lanterns.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Chapter 7 – Requiring good design

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

There is no planning history relevant to the determination of this application.

CONSULTATIONS

Publicity

Site Notice expiry date: 11th August 2016
Neighbour consultation period ends:21st July 2016
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

No representations received.

OFFICER COMMENTS

Principle of Development

This application relates to a site located within an established residential area within the Werrington development boundary, as identified by the Core Strategy Policies Maps. It is therefore considered that the proposal is acceptable in principle subject to matters of detailed design, amenity and highway safety.

Design

Policy DC1 (Design Considerations) states 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's Design SPG. The SPG with reference to extensions confirms that extensions should be subordinate to the existing building so that the original house dominates.

Whilst the proposed extension runs contiguous with the ridge and eaves height of the main dwellinghouse the extension is modest and does not result in the identity or character of the original building being lost. It also reflects the form and design of a similar extension on the neighbouring dwelling 1 Beaufort Avenue. Given that there is an entry to the side of the dwelling, no terracing effect will be created. The proposed first floor extension would be constructed from facing and roofing materials to match the original dwelling to ensure that it is quickly assimilated into its surroundings. Mismatch of materials is unlikely to be problematic. Therefore a set-back is not required in this instance.

The proposed rear extension will have a relatively contemporary flat roof design with aluminium roof lanterns. It is stepped in slightly from the side elevation of the original building and will project 3m from the existing rear boundary. This part of the scheme will be faced with a composite cladding which will be Cedar in colour. Whilst this introduces a new material which will appear incongruous and out of keeping with the existing dwelling and the local vernacular, it is not considered that this would be unacceptable given the age, design, location of the property and the fact that this element of the scheme can only be viewed from within the site itself.

Amenity

Policy DC1 states that all new development should protect residential amenity in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping. The proposed extension would project no further than the existing conservatory. The adjoining property 4 Penmere Drive has a large single storey flat roof extension which wraps around the side and rear elevation. The property on the other side 1 Beaufort Avenue is separated by the pedestrian link through the estate and would not therefore be affected.

Highway Safety

In accordance with policy DC1 all new development should provide for safe and satisfactory access and make a contribution to meeting the parking requirements arising from the development. The proposal would provide one additional bedroom. Sufficient on site parking provision exists to comfortably serve a dwelling of this size. It is therefore not considered that the proposal would result in harm to highway safety.

CONCLUSION / PLANNING BALANCE

In conclusion it is considered that the proposed development is acceptable in principle and would respect the character and appearance of the host building and the wider surrounding area. The proposed development would not be prejudicial to the amenity enjoyed by any of the surrounding residential properties nor would it be detrimental to highway safety. In this regard it is considered that the proposal

accords with the adopted Development Plan policies and Chapter 7 of the National Planning Policy Framework.

OFFICER RECOMMENDATION : **Approve** subject to conditions controlling implementation and design.

Case Officer: Teresa Critchlow
Recommendation Date: 22nd August 2016

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council