DELEGATED DECISION REPORT

SMD/2016/0364 **Valid 10/06/2016**	**10 CHARTWELL CLOSE** **WERRINGTON**	**PROPOSED PART SINGLE PART TWO STOREY REAR EXTENSION** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- The impact on the character and appearance of the area and on residential amenity.

DESCRIPTION OF SITE

The site is within the development boundary of Werrington and comprises a two-storey detached dwelling on a modern housing estate. It faces Chartwell Close to the north and is in the middle of a row of similar houses which lie to the west and east sides of the site. Other houses lie to the rear (south).

PROPOSAL

The application is for a part single-storey part two-storey rear extension to the dwelling.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

DC1 Design Considerations

National Planning Policy Framework

Section 7 (Design)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No recent application.

CONSULTATIONS

Publicity

Site Notice expiry date: 29.7.16
Neighbour consultation period ends: 7.7.16
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

None.

OFFICER COMMENTS

The principle of extending a dwelling is acceptable in this location.

With regard to the character and appearance of the area, as the extension is at the rear of the dwelling, it would be well screened from the road and the public realm and would not harm the character and appearance of the area. The form and design of the extension would not detract harmfully from the design of the original house.

With regard to residential amenity, due to the house being sited rearward of the neighbouring dwelling to the west, the original plans showed a two-storey extension which would have broken a 45-degree line measured from the nearest rear bedroom window of the neighbouring property, which does not comply with the Council's Design Guidance aimed at preventing a loss of natural light provision to neighbouring dwellings and primary rooms.

However, the plans have been amended to show a first-floor extension of smaller size and which would also be set away from the side wall and towards the middle of the rear wall. This would in fact clip the 45 degree line from the bedroom window at the neighbouring property, but this is a slight breach and I do not consider there would be a significant loss of light provision to the bedroom particularly as it would be set further away from the side boundary. The proposed first-floor window would overlook only the rear parts of the rear gardens of neighbouring properties which would not amount to a harmful loss of privacy. It would also not be sufficiently closer to the rear windows of the house to the rear of the property to the extent that privacy at the rear property would be harmed.

The ground floor part of the extension would also not break any of the 45 degree lines from the primary windows at the other neighbouring properties and this also complies with the Council's Design Guidance.

CONCLUSION / PLANNING BALANCE

To conclude, the amended proposal showing a first-floor extension of reduced size would not harm residential amenity and would not harm the visual amenities of the area.

OFFICER RECOMMENDATION :
APPROVE

Case Officer: Chris Johnston
Recommendation Date: 21.9.16

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council