**DELEGATED DECISION REPORT**

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| **SMD/2016/0491**<br>**Valid 08/08/2016** | **HOME GLEN UTTOXETER ROAD LOWER TEAN** | **FIRST FLOOR REAR EXTENSION AND NEW OBSCURE GLAZED WINDOW TO GROUND FLOOR SIDE ELEVATION**<br><br>**(FULL - HOUSEHOLDER)** |

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## MAIN ISSUES

- Design
- Amenity

## DESCRIPTION OF SITE

This application relates to a site positioned on the northern side of Uttoxeter Road, Lower Tean; within an area that is predominantly residential in character. The site comprises of a detached two and half storey dwellinghouse that is located centrally within a spacious plot. The dwellinghouse has notably been extended in the past and incorporates a link attached garage to the east. The site is bound by residential plots to the north, east and west. The immediate locality is characterised by semi-detached and detached dwellinghouse of varying age and design.

## PROPOSAL

Planning approval is sought for a modest first floor rear extension in order to create a larger bathroom and storage area. The extension is to be positioned on the western half of the rear elevation and project approximately 1.4m. A mono-pitched roof is proposed that is to tie in with the main roof of the dwellinghouse.

The proposed roof covering is to match the existing dwellinghouse and the external walls are to be clad in hanging tiles. 1 no. window is proposed within the rear elevation of the extension, which is to match those of the existing house.

1 no. additional ground floor window is proposed within the west facing elevation of an existing single storey rear extension. The window is to sere a shower room and is shown on the submitted plans to be obscure glazed with a top hung opening section.

## 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**

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| SMD/1982/0514 | Extension to form larger lounge and two porches, bedroom on the first floor and two bedrooms and bathroom in the roof space<br>Approved |
| SMD/1984/0967 | Extension to form kitchen, utility, garage, front bay and new chimney<br>Approved |
| SMD/1998/0365 | Extension to form kitchen, utility and double garage<br>Approved |
| SMD/2001/0866 | Two storey extension<br>Approved |
| SMD/2001/1241 | First floor extension over existing kitchen (revised submission)<br>Approved |
| SMD/2010/0375 | Three storey side and two storey front extensions<br>Refused |
| SMD/2011/0149 | Two storey and single storey front and single storey side extension<br>Approved |
| SMD/2014/0127 | Two storey and single storey front and single storey side extension<br>Approved |
| SMD/2016/0080 | Proposed erection of a part two storey, part single storey front extension together with alterations to elevations and relocation of entrance steps<br>Approved |

**CONSULTATIONS**

**Publicity**

Site Notice expiry date: 12.09.2016
Neighbour consultation period ends: 05.09.2016
Press Advert: N/A

**Public Comments**

No representations have been received.

**Town / Parish Comments**

No comments received.

**OFFICER COMMENTS**

**Principle of Development**

The application site is located within the Lower Tean Village Development Boundary. Accordingly this proposal is acceptable in principle subject to matters of design and amenity.

**Design**

In accordance with Core Strategy policy DC1 (Design Considerations) all new development should be of a high quality and be designed to respect the site and its surroundings, having regard to matters of scale, density, layout, siting, landscaping, character and appearance.

Planning approval is sought for the construction of a first floor extension to the rear elevation of the dwellinghouse. The proposed extension is of a modest scale with a projection of 1.4m and width of 5.3m. The application dwelling has benefitted from an extensive planning history, some but not all of the approved extensions and alterations have been constructed. The extension proposed here is not of the highest design quality; however it is to be located in non-prominent position at the rear of the site. It would not be visible from public vantage points and would therefore not harm the character or appearance of the wider locality.

The scale, siting and design of the proposed extension is considered to respect the host dwelling, however it is considered that a facing brick to match the existing would be a much more appropriate finish to the hanging tiles proposed. As this is something that can be addressed by condition it is considered that this gives reason for a refusal and therefore the proposed extension is considered acceptable in this regard.

The proposed window to the west facing elevation is of the same design and scale as the existing windows present in the house. It is therefore considered that this element of the proposal is acceptable in this regard.

**Amenity**

In terms of amenity, in accordance with policy DC1 new developments should protect the amenity of the area, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping. The site is bound by residential properties to the north, east and south. However taking account of the scale and positioning of the proposed

extension relative to these neighbouring sites it is not considered likely that the proposal would result in significant injury to residential amenity.

**CONCLUSION / PLANNING BALANCE**
This application seeks approval for the construction of a first floor rear extension and 1 no. additional window. Subject to an appropriately worded condition in respect of external building materials it is considered that the proposed development adequately accords with Core Strategy DC1 and Chapter 7 of the NPPF. Accordingly a recommendation of approval is given.

**OFFICER RECOMMENDATION : Approve**

**Case Officer: Lisa Howard**
**Recommendation Date: 22.09.2016**

X B.J. Haywood

Signed by: Haywood, Ben

**On behalf of Staffordshire Moorlands District Council**