DELEGATED DECISION REPORT

SMD/2016/0524 **Valid 22/08/2016**	**47 OAK MOUNT ROAD** **WERRINGTON**	**PROPOSED FIRST FLOOR SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Impact of the proposed development on the character and appearance of the host builder and wider street scene;
- Impact on residential amenity;
- Impact on highway safety.

DESCRIPTION OF SITE

The application site is a modest detached dwelling which is located on a recent housing estate within Werrington's development boundary. The dwelling, which is constructed from facing brickwork under a concrete interlocking tile roof. An integral garage is provided as part of the application building with off road parking in front as well as a small garden. Private amenity space is provided to the rear. A concrete post and timber boarded fence is provided to the shared boundary with number 45 and 47 Oak Mount Road. A vertical timber boarded fence forms the rear boundary with the properties on Moorlands Avenue, which sit at a slightly higher ground level.

PROPOSAL

This is a householder application which seeks consent for a first floor side extension and single storey rear extension.

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

None.

CONSULTATIONS

Publicity

Site Notice expiry date: 14th October 2016
Neighbour consultation period ends:

Public Comments

No representations received.

Town / Parish Comments

No representations received.

OFFICER COMMENTS

Principle of Development

The application site lies within an established residential area within the settlement boundary of Werrington as identified on the Core Policies Inset Map. The principle of development is therefore acceptable subject to detailed matters regarding design, amenity and highways.

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 extensions within the locality (35 & 37 Oak Mount Road). Given that pedestrian access will be maintained along the shared boundary with number 49 it is not considered that a terracing effect would be created. The proposed rear extension would run the full width of the dwelling and its overall form and design is reflective of the main dwelling. The proposed extensions would be constructed from facing and roofing materials to match the original dwelling so that it is quickly assimilated into its surroundings.

Although the extension is not set back or down from the main dwelling, the small projecting gable which is proposed at the front will disguise any mismatch of material and avoid any terracing effect.

Amenity

Policy DC1 states that all new development should protect residential amenity in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping The neighbouring dwelling, 49 which lies to the north east has a first floor window in the side facing gable. However this is obscure glazed. The shared boundary is formed by a high timber and concrete post fence and the nearest facing window in the rear elevation is a small secondary window serving the kitchen and therefore not afforded any protection under the Authority's space about dwellings standards. With regards to number 45 Oak Mount Road, this dwelling lies to the south west of the application site and would not suffer any overshadowing. A conservatory has been erected alongside the shared boundary with the application site. For the reasons stated above it is not considered that the proposed development would adversely affect amenity afforded to any of the surrounding properties.

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 an additional bedroom. The integral garage has been maintained as part of the proposals and sufficient on site parking provision exists to comfortably serve a dwelling of this size. It is therefore not considered that the proposal would be detrimental 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 dwellings 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 :

Case Officer: Teresa Critchlow
Recommendation Date: 17th October 2016

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council