DELEGATED DECISION REPORT

SMD/2016/0416 **Valid 08/07/2016**	**115 UTTOXETER ROAD** **DRAYCOTT IN THE MOORS**	**PROPOSED PART TWO STOREY, PART SINGLE STOREY SIDE EXTENSION TO PROVIDE ADDITIONAL BEDROOM, SITTING ROOM AND UTILITY AREA** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Principle of development and impact on the character and appearance of the dwelling and the wider streetscene;
- Impact on residential amenity; and
- Impact on highway safety.

DESCRIPTION OF SITE

The application site comprises of a semi-detached dwelling which occupies a wedge shaped plot at the corner of Uttoxeter Road with New Avenue. The property which is constructed from facing brickwork under a plain clay tile roof sits well back within the plot and is positioned at a 45 degree angle with Uttoxeter Road. To the front of the dwelling is a large hardstanding area which provides off road parking and turning facilities with the remainder given over to a front garden. A high wood panelled fence forms the boundary with the adjacent neighbour 26 New Avenue, which is located at a slightly higher ground level, whilst a low decorative fence forms the front boundary with the adjoining semi.

PROPOSAL

This is a householder application which proposes a two storey/single storey side extension to form a sitiing room, utility and w.c. at ground floor with an additional bedroom above.

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: Posted 27th July 2016 expires 17th August 2016
Neighbour consultation period ends: 2nd August 2016

Public Comments

No representations received.

Town / Parish Comments

No objections.

OFFICER COMMENTS

Principle of Development

This application relates to a site located within an established residential area within a recognised settlement 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.

The proposed two storey extension has been set back off the front elevation of the host building. Whilst the eaves line is contiguous with that of the main dwellinghouse the ridge line is secondary. A small flat roof area is proposed to the rear of the two storey element to form a downstairs w.c. Whilst flat roofs are not generally considered acceptable in design terms this represents a very small element of the proposal and is required due to the tapering boundary of the site. Given its modest size and scale and the fact that it would not be visible from any public viewpoint it is considered that on this occasion refusal of this element alone would be difficult to

substantiate. The overall design and appearance of the extension reflects the character and appearance of the host building. Furthermore, the proposed extension would be constructed from facing and roofing materials which would ensure that it is quickly assimilated into its surroundings.

Amenity

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

The property which would be most affected by the proposed development would be 26 New Avenue. This detached property lies to the north of the application site at a slightly higher ground level. A wrap around front/side extension has been added to this dwelling between this and the application site and a first floor window in the side facing gable is obscure glazed. A high timber fence forms the boundary between the application site and the adjacent dwelling to the north. The alignment of the application building means that the proposed extension would sit slightly forward of the neighbouring dwelling. Whilst this arrangement may result in the loss of some daylight to the neighbouring property it is not considered that this would be sufficient to warrant refusal of the application. The dwellings on the opposite side of New Avenue, are positioned around a short cul-de-sac, Manor Close. These buildings are bungalows and positioned gable end on to New Avenue. The proposed extension is not considered to adversely affect these properties in terms of residential amenity.

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 currently exists to comfortably serve a dwelling of this size. It is therefore considered that the proposal would not 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 result in material harm to the amenity enjoyed by any of the surrounding occupiers nor would it be detrimental to highway safety.

OFFICER RECOMMENDATION : APPROVE.

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

X 

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council