DELEGATED DECISION REPORT

SMD/2016/0537 **Valid 31/08/2016**	**5 STONEHOUSE CRESCENT WERRINGTON**	**PROPOSED PART SINGLE, PART TWO STOREY REAR EXTENSION** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design;
- Amenity.

DESCRIPTION OF SITE

This application relates to a plot located at the head of a residential cul-de-sac. The site comprises of a two storey semi-detached dwellinghouse occupying triangular shaped plot. On site parking is located forward of the principal elevation and landscaped gardens are located to the north and west. The dwellinghouse has been extended in the form a rear conservatory extension. The application dwelling is commensurate in design and appearance to other properties located within the cul-de-sac.

PROPOSAL

Planning approval is sought for the demolition of the existing conservatory and construction of a part single storey, part two storey rear extension.

The proposed extension is to project 3.6m beyond the rear elevation and is to measure a total width of 7.3m. The proposed single storey element of the development is to be positioned towards the southern side of the plot and is to extend adjacent to the shared boundary with no.4 Stonehouse Crescent. The proposed single storey extension is to measure 2.3m in width. The proposed two storey element of the extension is to be positioned to the north west of the single storey and is to measure 5m in width.

The proposed development is to create a family dining area/leisure room, a utility room and a shower room to the ground floor and 1 no. additional bedroom to the first floor.

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 site history relevant to the determination of this application.

CONSULTATIONS

Publicity

Site Notice expiry date: 18.10.2016
Neighbour consultation period ends: 03.10.2016
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

No comments received at the time of preparing this report.

OFFICER COMMENTS

Principle of Development

The application site is located within the Werrington and Cellarhead Village Development Boundary, accordingly the principle of development is considered acceptable subject to matters of detailed design and amenity.

Design

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

The application site is located to the south of the turning head that serves the cul-de-sac, accordingly the application site is triangular in shape, expanding in width as it extends towards the rear boundary. The application dwelling is located on the south eastern side of the site and vehicular access to the site is located to the north eastern corner. The proposed extension is to be sited on the rear elevation, extending 7.3m in width and measuring 3.6m in depth. The proposed single storey

extension is to be positioned to the south of the site and will sit adjacent to the shared site boundary. A flat roof is proposed with a maximum height of 2.8m. The proposed two storey extension is to be positioned to the north west of the single storey extension and is to have a hipped roof.

The proposed extension is located to the rear of the site and accordingly is unlikely to appear visually prominent from within the wider locality. The design and scale of the proposal is considered to reflect that of the host dwelling and is considered acceptable. External building materials are to match those of the host dwelling, which is encouraged.

It is not considered that the proposed development would appear out of character or appearance to the application site or wider streetscene. Accordingly this application is considered to accord with the design principles of policy DC1.

Amenity

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

No.4 Stonehouse Crescent bounds the application site to the south east and forms the other half of the semi-detached pair. There are a series of windows located within the rear elevation of this neighbouring property. As expected these serve both habitable and on-habitable accommodation. There are 2 no. windows located towards the north western side of the property, which are understood to serve as a second window to a lounge/dining room to the ground floor and a bathroom to the first floor.

It is noted that whilst the proposed two storey extension would not cross the 45 degree line taken from the centre point of the ground floor window, the single storey element would. It is however noted that this provides a similar relationship that already exists between this window and the existing conservatory. The south east facing elevation of the conservatory comprises of brick. The boundary treatment at this point also comprises of a brick wall. Taking account of these factors it is not considered that the proposed extension would appear unduly overbearing or intrusive.

The application site is positioned to the north west of this neighbouring property. Accordingly it is not considered likely that the proposed extension would result in an unacceptable level of overshadowing or loss of sunlight to the significant detriment of this neighbouring property.

No.6 Stonehouse Crescent bounds the application site to the north. Due to the orientation of this neighbouring property relative to the application dwelling and the proposed extension it is not considered that the development would cause undue harm to the amenity of this neighbouring property.

Highway Safety

The proposal would result in the provision of 1 no. additional room which could be utilised as a bedroom. The on-site provision for the parking of up to 2 no. vehicles is considered sufficient to serve a property of this size and accordingly it is not considered that the development would result in a threat to highway safety.

CONCLUSION / PLANNING BALANCE

This application seeks approval for the construction of a single storey and two storey rear extension. The proposed development is considered to be of an acceptable design and scale. The proposed development is unlikely to result in significant injury to the residential amenity of nearby properties or cause harm to highway safety. This application is therefore considered to adequately accord with policy DC1 of the Staffordshire Moorlands Core Strategy and Chapter 7 of the National Planning Policy Framework.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 21.10.2016

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council