DELEGATED DECISION REPORT

SMD/2016/0551 **Valid 16/09/2016**	**22 WOODLANDS AVENUE CHEDDLETON**	**SINGLE STOREY REAR EXTENSION PROVIDING GROUND FLOOR BEDROOM AND SITTING ROOM** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design;
- Impact on the residential amenity of nearby properties;
- Highway safety.

DESCRIPTION OF SITE

This application relates to a site that is positioned on the eastern side of Woodlands Avenue and comprises of a two storey semi-detached dwellinghouse with a flat roof garage to the side and a conservatory extension to the rear. The site is commensurate in terms of scale and appearance to other properties within the locality.

The application site falls within the Cheddleton Village Development Boundary as defined on the Policies Maps. The site is bound by residential properties to the north and south and open Green Belt land to the rear.

PROPOSAL

Planning approval is sought for the demolition of the existing conservatory and construction of a single storey rear extension. The extension is proposed to create additional living accommodation in the form of a bedroom and siting room for a dependent relative.

The extension is to be positioned on the southern side of the rear elevation and is to project circa 7.5m, measuring 5.1m in width. A dual pitched roof is proposed that is to measure 3.5m to the ridge and 2.2m at eaves level. 1 no. window is proposed within the east facing elevation, which is to serve a bedroom. French doors leading into a siting area are proposed within the north elevation. 1 no. single door leading to an internal lobby area that is to serve the main dwelling and proposed annex accommodation is also to be positioned within the north facing elevation. 4 no. rooflights are to be positioned towards the western end of the proposed extension in order to provide additional light to the proposed siting room.

External building materials are to comprise of brickwork to match the existing, single lap roof tiles and upvc windows and doors.

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: 10.11.2016
Neighbour consultation period ends: 07.10.2016
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

Cheddleton Parish Council: No objection.

OFFICER COMMENTS

Principle of Development

In accordance with policy SS1a the Council will seek to take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. The site to which this application relates is located within a defined development boundary as outlined by the Core Strategy Policies Maps. Accordingly the principle of development is this location is considered to be acceptable, subject to matters of detailed design, amenity and highway safety.

Design

In accordance with policy DC1 all development should be of a high quality and designed to respect the site and its surroundings; having regard to matters of 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.

This application relates to a plot positioned on the eastern side of Woodlands Avenue, within a predominantly residential area. The application site comprises a semi-detached circa 1970's dwellinghouse with gardens to the front and rear. The application site is characteristic of the other properties within the vicinity of the site, which also comprise of two storey semi-detached dwellings with associated garaging, amenity space and on-site parking provision. The application dwelling has been extended in the past to incorporate a conservatory extension, which is to be removed should planning approval be granted.

The proposed extension is of a generous size and on the limits as to what could be considered to be acceptable. However, the immediate area is characterised by properties of a similar ilk, many of which benefit from single storey projections of a similar depth along the shared site boundary. The extension would therefore not appear out of character in the wider context of the area. The proposed development would not be visible from public vantage points and the stated external building materials are considered to appropriately reflect / match those of the host dwelling.

Taking account of these factors, though the extension is of a generous size and on the upper limits of what could be considered acceptable, it is not considered that the development would fail to respect the scale, proportions and design of the host dwelling, in accordance with policy DC1.

Amenity

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

The application site is bound by no.24 Woodland Avenue to the north. This neighbouring property benefits from a single storey side and rear extension. Established planting serves the shared site boundary. A distance of approximately 3m would exist between the north elevation of the extension this neighbouring property. Taking account of the overall scale of the extension and its proximity relative to no.24 it is considered unlikely for the development to result in undue harm, having regard to matters of overbearing impact, shadowing, privacy, daylight and sunlight.

No.20 Woodland Avenue bounds the application site to the south and will be impacted upon the most by the proposal. The proposed extension is to extend adjacent to the southern site boundary, which is served by a timber fence and an established hedge. It is noted that No.20 has benefitted from a single storey

conservatory extension. Due to the height of the existing boundary treatment the eaves level of the proposed extension would sit approximately 200mm above the fence line, at which point the roof would slope away from the boundary. It is noted that due to the topography of the garden the extension would appear less visible as it projects to the east. It is therefore not considered that the proposal would appear overbearing or visually intrusive. The application site is positioned to the north of No.20 and therefore the proposal would not result in an excessive degree of overshadowing or loss of sunlight. No objections have been received and on balance it is not considered that the proposal would result in detrimental harm to residential amenity and a refusal on such grounds could not be substantiated.

Highway Safety

Policy DC1 states that development should meet the necessary car parking standard from the proposed use. The proposed development would result in an increase in the number of bedrooms contained within the property by 1no. Sufficient on-site parking is to be retained to serve a property of this size and it is therefore not considered that the proposal would lead to undue harm to highway safety.

CONCLUSION / PLANNING BALANCE

This application seeks approval for a generous single storey extension that is to be located to the rear of a two storey semi-detached dwelling. For the reasons outlined within this report it is considered that the proposal adequately respects the scale and design of the host dwelling and wider locality. It is not considered likely that the development would result in detrimental harm to residential amenity or highway safety. No objections have been received from nearby properties or Cheddleton Parish Council. It is therefore considered that this application accords with policy DC1 of the Staffordshire Moorlands Core Strategy and the National Planning Policy Framework.

OFFICER RECOMMENDATION : Approval

Case Officer: Lisa Howard
Recommendation Date: 11.11.2016

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council