DELEGATED DECISION REPORT

SMD/2016/0426	**34 CHARTWELL CLOSE**	**PROPOSED SINGLE STOREY**
Valid 14/07/2016	**WERRINGTON**	**REAR EXTENSION**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact of the proposed development on the character and appearance of the host building;
- Impact on residential amenity

DESCRIPTION OF SITE

The application site comprises of a semi-detached property which sits on the northern side of Chartwell Close, a short cul-de-sac on an established residential estate. The dwelling which is constructed from brown facing brickwork under a concrete interlocking tile roof occupies a slightly elevated position from the adjacent public highway. A two storey extension has been added to the side. A small garden is provided to the front with the remainder given over to off-street parking. A single storey flat roof extension sits in the centre of the rear elevation. The land continues to rise in a south to north direction so the properties at the rear of the application site, on Ash Bank Road, are located at a higher ground level.

PROPOSAL

This is a householder application which seeks consent for the demolition of the existing single storey rear extension and its replacement with a larger lean to arrangement. The proposed extension, which would measure 4.9m x 3.2m would provide an enlarged kitchen and allow the existing utility room to be repositioned and a downstairs showroom to be provided. It would be constructed from facing and roofing materials to match those on the existing building.

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

Supplementary Planning Guidance “Design Guide”

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1993/0649 Two storey side extension. Approved with conditions.

CONSULTATIONS

Publicity

Site Notice expiry date: 22nd September 2016
Neighbour consultation period ends: 4th August 2016

Public Comments

One letter of objection received from occupier of adjoining semi raising concerns that the projection of the proposed extension would exceed 3m and therefore affect their daylight.

Town / Parish Comments

No representations received.

OFFICER COMMENTS

Principle of Development

The application site relates to an existing dwelling on an established residential estate within a recognised settlement boundary as identified by the Core Strategy’s Proposals Maps where there is a presumption in favour of development subject to other matters including detailed design and amenity.

Design

Policy DC1 (Design Considerations) outlines that all new development should be of a high quality and add value to the local area and also be designed to respect the site and surrounding area, through scale, density, layout, siting, character and appearance, in line with the Council’s Design SPG. Paragraphs 17 & 56-58 of the NPPF also requires design that is of a quality, adds to the overall quality of the area, responds to local character and is visually attractive as a result of good architecture.

The proposed extension is considered to be acceptable in terms of its size and scale and its overall form and design reflects and respects that of the host building. The use of matching facing and roofing materials will ensure that it is quickly assimilated into its surroundings. In this respect the proposal is considered to accord with policy DC1 of the adopted Core Strategy and guidance contained in the NPPF.

Amenity

Policy DC1 states that new development should protect residential amenity in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping. The adjoining neighbour has raised concerns regarding the depth of projection of the proposed

extension. Whilst the proposed extension does not project any closer to the shared boundary than the existing arrangement it will project approximately 1.25m further north. The eaves height of the proposed extension have been retained at the same level as the existing although the provision of a lean to roof will also mean that the overall bulk and massing of the proposed extension is larger than then the existing flat roof arrangement.

The Council's adopted Space About Dwellings Supplementary Planning Guidance outlines the detailed criteria that a house extension should comply with. One of the main considerations when extending a semi-detached house is that the adjoining neighbour is not affected to their detriment particularly with regard to significant loss of light or reduction in privacy. In order to maintain such levels of protection of daylight into neighbouring properties the appendix to the Design Guide states "extensions or new building that are to be sited close to or at right angles to the principle windows of existing properties must be designed so that there is no obstruction beyond. The 45 degree rule involves drawing a line from the mid-point of the sill of a window to a habitable room which is potentially affected by a neighbour's extension at an angle of 45 degrees towards the extension. If a proposal breaches the 45 degree line it is unlikely to be acceptable.

Whilst the adjoining property has a kitchen window at ground floor the proposed extension is set off the shared boundary by 2m. The proposed development would not breach a 45 degree when taken from the mid point of this principal window. The rear gardens are north facing and the small increase in depth of projection and the provision of a lean-to roof would not be considered to block any significant daylight to this window which is already compromised by the orientation of the existing two storey dwellings. The neighbour on the other side no 36 Chartwell Close has benefited from a single storey extension. Whilst this is contiguous with the shared boundary with the application it does not project beyond the rear elevation of the existing dwelling. According to the Council's records this provides an extension to the existing lounge and dining room. Whilst a window is sited in close proximity to the shared boundary with the application site this is not the only or principal window serving this room and as such is not afforded any protecting under the Council's adopted Space About Dwellings Standards. It is also noted that no objections have been received from the occupiers of the adjacent property. The properties to the rear of the site on Ash Bank Road, sit towards the front of their long narrow plots so that a separation distance in excess of 35 m exists. This arrangement combined with the topography of the site and the existing rear boundary treatment means that there would be no detrimental impact on the amenity enjoyed by the occupiers of these dwellings.

On balance it is considered that the proposed development would not be prejudicial to the reasonable enjoyment of the amenity of any of the surrounding residential properties and the application accords with policy DC1 of the adopted Core Strategy and guidance contained in the NPPF. A recommendation for conditional approval is therefore made.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Teresa Critchlow
Recommendation Date: 1st December 2016

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council