

DELEGATED DECISION REPORT

SMD/2016/0689
Valid 09/11/2016

22 WILLOW CLOSE
UPPER TEAN

TWO STOREY SIDE
EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Neighbour amenity
- Highway safety

DESCRIPTION OF SITE

The site comprises a detached property and associated domestic curtilage on the western side of Willow Close within the development boundary of Upper Tean. The property is situated within a linear row of similar properties with neighbouring dwellings on the opposite side of the road and open countryside to the rear (on lower ground).

PROPOSAL

The proposed development comprises a two storey extension to the side and rear of the property. It would be situated at the rear of the existing attached garage and would almost fill in the gap formed between the garage and lounge and the side boundary with the neighbour's property, no. 24 Willow Close. Due to the topography of the site, whereby the property appears as a true bungalow to the front but is two storey to the rear, the proposed extension would provide a new bedroom at lower ground level with a new utility room and shower room to the upper ground level. The proposal would have a footprint of approx. 5m by 2.5m and a maximum height of 5m to the flat roof (measured from the rear elevation). The submitted plans indicate that the roof of the proposed extension would project above the existing garage by approx. 0.4m. Materials used in construction would comprise facing brick to match the existing building and felt roofing to match the existing garage roof. A new set of external steps would be built onto the side of the extension which will lead down into the rear garden of the property.

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

Paragraphs 6-17 Achieving Sustainable Development
Paragraphs 56-58 Requiring Good Design

Other Material Considerations

Staffordshire Moorlands Space About Dwellings Supplementary Planning Guidance (SPG)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No recent planning history.

CONSULTATIONS

Publicity

Site Notice expiry date: 16/12/2016
Neighbour consultation period ends: 02/12/2016
Press Advert: N/A

Public Comments

None received.

Parish Council Comments

None received.

OFFICER COMMENTS

Principle of Development

The application site is situated within the defined settlement boundary as shown on the adopted Proposals Map and is not constrained by any sensitive statutory land use planning policies.

It is therefore considered that the principle of development is acceptable subject to compliance with national and local planning policies as set out above.

Design

Policy SS1 of the Staffordshire Moorland adopted Core Strategy promotes development which maintains the distinctive character and Staffordshire Moorlands, its individual town and villages and their setting.

Policy SS1a reflects the overall objective of the National Planning Policy Framework (NPPF) of taking a positive approach that reflects the presumption in favour of

sustainable development.

Policy DC1 sets out a list of criteria that new development should meet to ensure good design. Development should be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area; and should be designed to respect the site and its surroundings.

NPPF Paragraph 17 sets out a list of core planning principles that the planning system ought to play. One principle is that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Chapter 7 of the NPPF (Paragraphs 56-68) highlights the importance of good design and that it is a key aspect of sustainable development.

The proposed extension will be sited at the rear of the existing flat roof garage to the south side of the property. Whilst a flat roof design is not usually ideal from a design perspective, in this instance, taking into account the proposed siting of the extension at the rear of the existing garage, where it will have limited visibility from the road, together with the flat roof design of the existing garage to which it would be attached, it is considered that the design of the proposal and resulting impact on the appearance of the street scene are acceptable.

The development thereby complies with the principles set out within policies SS1, SS1a and DC1 of the adopted Core Strategy and is sustainable development in accordance with the relevant paragraphs of the NPPF.

Neighbour Amenity

Policy DC1 of the adopted core strategy states that new development should protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

Paragraph 17 of the NPPF sets out a list of twelve core planning principles that should underpin plan making and decision taking. One such principle is that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Given the proposed siting of the extension, the main impact would be upon the neighbouring property directly to the south of the site, no. 24 Willow Close. As stated above, the proposal will almost infill the existing gap between the garage and lounge and the side boundary with the neighbouring property. The submitted plans indicate that the extension would not extend beyond the rear elevation of the neighbour's property and the side elevation of the neighbour's property does not contain any habitable room windows. As such, the proposal is unlikely to significantly affect this neighbouring occupier in terms of loss of light or overbearing impact.

In summary, the impact on neighbouring amenity is considered acceptable.

Highway Safety

The application does not propose any alterations to the public highway nor does it seek to alter the existing private driveway to the property. As such I am satisfied that the application will have no adverse impacts upon highway safety and complies with policy T1 of the adopted Core Strategy.

CONCLUSION / PLANNING BALANCE

The application site is not located within any sensitive land use designation and is situated within the settlement boundary. The principle of development is therefore considered acceptable.

The proposed development is considered to reflect the principles of good design and will not have any adverse impacts upon the residential amenity of neighbouring properties or highway safety, thereby complying with policies SS1, SS1a, DC1, and T1 of the adopted Core Strategy.

There have been no objections received from statutory consultees or members of the general public.

The application is considered to accord with relevant policies contained within the local development plan and is sustainable development. In line with paragraph 14 of the NPPF this application should be approved.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Mark Ollerenshaw
Recommendation Date: 29/12/2016

X *B.J. Haywood*

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council