DELEGATED DECISION REPORT

SMD/2016/0538 **Valid 12/09/2016**	**457 ASH BANK ROAD** **WERRINGTON**	**PROPOSED FIRST FLOOR SIDE EXTENSION OVER EXISTING GARAGE** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- design
- street scene

DESCRIPTION OF SITE

The application property is the easterly of a pair of hip-roofed semis facing on to the main Ash Bank Road (A52). The property is set back some 14m from the rear pavement edge with a paved drive and paved front garden which slopes down markedly from the road. The pair of semis is one of a series of c. 10 of similar design and position relative to the road front. The application property like its neighbours has an existing single storey garage. As with the neighbouring properties the garage abuts with a similar sized if differently constructed single storey garage of the next adjacent pair of semis.

The elevated position of the road relative to the properties means that there are clear views from the road and pavement over the garages between each pair of semis. Land beyond the rear of the semis, although developed in the immediate foreground with housing, is at a generally still lower level so that the impression is of openness and there are far reaching glimpses of a more distant rural horizon visible from the public street scene. With or without the distant views the spacing of the semis, although quite close together, is consistent along the run and is a significant characteristic of the amenity of this stretch of road.

PROPOSAL

The proposal is to add a first floor over the garage. The design, although not recessed at the existing ground floor level, is properly recessed and subordinate to the host property being set back 450mm at first floor enabling a hipped roof extension which emulates the existing form but at a reduced scale. The spacing between the semi and its neighbour in the next pair is narrow and tapers to the rear.

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
SS6a Larger Villages Area Strategy
DC1 Design Considerations

T1 Development and Sustainable Transport

National Planning Policy Framework
Paragraphs 1 to 17
Section 7 – Requiring Good Design

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
None

CONSULTATIONS
Publicity
Site Notice expiry date: N/A
Neighbour consultation period ends: 4th November 2016
Press Advert: N/A

Public Comments
None

Town / Parish Comments
None

OFFICER COMMENTS
Principle of Development
The property is within the larger villages development boundary for Werrington and Cellarhead. Therefore development in principle is accepted.

Design
In design the proposal commendably addresses the preferred requirements for a suitable side extension, properly recessing the structure at least at first floor level thus allowing a clearly subordinate roof line modelled with the same hipped profile of the existing house.

Amenity
Construction would affect a party wall boundary and close co-operation would be needed with the neighbouring property in order to implement the development.

The first floor side wall of the neighbouring property has a stairs window which would face the development at a distance of c.3.0m. A stairs window is not a principal window as defined in the Council's adopted Space About Dwellings supplementary planning guidance. Whilst there would inevitably be some sense of reduced light to this window the effect is not of a scale leading to the rejection of the proposal.

A more significant implication for amenity is the effect on the street scape of allowing a first floor side extension. Several factors combine to make this aspect important. The property is one of c.10 pairs of very similar semis characterising this stretch of Ash Bank Road. All are joined at ground floor by their side garages. None are joined at first floor level. The sense of space from the through-view over the garages

coincides with, or is close to, eye level from the roadside due to the setting down of the properties relative to the road. A circa 5m to 6m gap would be reduced to c.3m at most tending to make the two pairs of semis be seen as one single developed block.

CONCLUSION / PLANNING BALANCE

The consistency of the spacing of the properties along this extended line of some 10 pairs of semis on the north side of Ash Bank Road, with the sense of openness beyond, is a marked characteristic of this section and of significant value to the amenity of the street scene. On balance it is concluded that its disruption by development into the gap should be avoided. The proposal is therefore found contrary to policies SS6a and DC1.

OFFICER RECOMMENDATION : Refuse

Case Officer: Arne Swithenbank
Recommendation Date: 23/12/2016

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council