

## DELEGATED DECISION REPORT

---

**SMD/2016/0499**  
**Valid 30/08/2016**

**31 HILLCREST AVENUE**  
**KINGSLEY HOLT**

**PROPOSED TWO STOREY**  
**SIDE EXTENSION**

**(FULL - HOUSEHOLDER)**

---

### MAIN ISSUES

- Design
- Amenity

### DESCRIPTION OF SITE

The application site comprises a parcel of land which contains the residential dwelling No.31 Hillcrest Avenue and its associated amenity space. The main dwelling is a two storey red brick building which is situated on the corner of Hillcrest Avenue and Churnet Valley Road.

The front elevation faces Hillcrest Avenue. The south western (side) elevation faces Churnet Valley Road, whilst the eastern (side) elevation comprises a gable end which has a chimney stack within it. The rear elevation faces the amenity space associated with No.32 Hillcrest Avenue.

### PROPOSAL

The application seeks permission for the development of a two storey extension to the north eastern gable elevation of the main dwellings. The submitted application form and plans show that the ground floor will comprise a double garage. The first floor is proposed to be used as a bedroom with en-suite bathroom.

The elevations plan (Drawing Ref: Proposed General Arrangement Sheet 4) shows that the proposal will form a continuation of the existing ridge line extending 6.3m outwards from the existing gable end. The plan shows that the front elevation of the extension will contain a double garage door at ground floor level with a large window in the first floor.

The materials proposed for the construction of the roof are stated as being slate tiles which match the existing materials. Similarly, the application form sets out that the materials for the proposed walls and windows will match those present in the existing dwelling.

### 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  
SS6b Smaller Villages Area Strategy  
DC1 Design Considerations  
T1 Development and Sustainable Transport

### **Design Principles for Development SPG**

New Dwellings and Extensions

### **Space About Dwellings SPG**

### **National Planning Policy Framework**

Achieving Sustainable Development      Paragraphs 1-17  
Promoting Good Design                      Chapter 7

## **SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS**

There is no relevant planning history associated with this site.

## **CONSULTATIONS**

### **Publicity**

Site Notice expiry date: 26th October 2016  
Neighbour consultation period ends: 30th August 2016

### **Public Comments**

No public comments have been received in respect of this application.

### **Town / Parish Comments**

Kingsley Parish Council (September 2016) – Support the application

## **OFFICER COMMENTS**

### **Principle of Development**

The site is situated within the settlement boundary of Kingsley Holt and is not constrained by any sensitive statutory designations as displayed on the adopted core strategy proposals map.

In light of the above, subject to the issues of design and amenity being satisfactorily addressed, the principle of development is acceptable.

### **Design**

Policy SS1 and SS1a of the adopted core strategy reflect the overall aim and objective of the NPPF of achieving sustainable development. There is a presumption

in favour of sustainable development unless any adverse impacts significantly or demonstrably outweigh the benefits of the scheme.

Policy DC1 of the adopted core strategy sets out a list of design principles that all applications should integrate in order to uphold high standards of design and respond positively to the immediate environment.

The Staffordshire Moorlands Design Principles SPG provides useful design guidance for new dwellings and extensions within the district. The guidance refers to various aspects of new development including roof design; elevations; and materials.

Paragraph 17 of the NPPF sets out a number of core planning principles that should underpin both 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.

Chapter 7 of the NPPF (Paragraphs 56-68) highlight the importance of good design and that it is indivisible from planning. It also states that good design is a key component of achieving sustainable development.

The original submitted plans highlight that application does not propose any fenestration in the rear elevation of the extension, with the eastern side elevation containing two small windows which are shown as obscured glazing (Drawing Ref: Proposed General Arrangement Sheet 5).

The original plans submitted by the application did not show the ridge of the proposed extension as being subordinate to the main dwelling, in line with Staffordshire Moorlands Design Guidance. However, a positive pro-active discussion with the agent has resulted in revised plans being submitted that address these concerns.

The revised plans demonstrate that the proposal has been designed in such a way that is considered to be in keeping with the scale, form and height of the existing dwelling. The application has stated that the proposed materials will match those of the existing dwelling. In my assessment of this application I consider that the application accords with the principles set out within policy DC1 of the adopted core strategy and the Design Principles SPG. As such I consider that the proposed development (as shown in the amended plans submitted on 16<sup>th</sup> January 2017) constitutes sustainable development in relation to design and therefore accords with policies S1, S1a of the core strategy, paragraph 17 of the NPPF, and relevant policies within Chapter 7 of the NPPF.

## **Amenity**

Policy SS1 and SS1a of the adopted core strategy reflect the overall aim and objective of the NPPF of achieving sustainable development. There is a presumption in favour of sustainable development unless any adverse impacts significantly or demonstrably outweigh the benefits of the scheme.

Policy DC1 of the adopted core strategy sets out a list of design principles that all applications should integrate in order to uphold high standards of design and respond positively to the immediate environment. In particular, development should protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The Space about Dwellings SPG provides guidance relating to distances between principal windows within elevations of a proposed extension and neighbouring properties in order to protect and safeguard all aspects of residential amenity.

Paragraph 17 of the NPPF sets out a number of core planning principles that should underpin both 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.

The nearest neighbouring property which has the potential to be affected by the proposed development is No.32 Hillcrest Avenue which is situated to the north east. The site boundary is separated from No.32 by a hedgerow which stands at over 2m in height.

No.32 sits at a different angle to No.31 with the front elevation facing northwards. The side (western) elevation is a large gable end with no fenestration and would directly face the proposed rear elevation of the extension at No.31.

The fenestration in the rear elevation of No.31 faces south west overlooking their associated amenity space. There are currently no adverse impacts with regards to residential amenity relating to either No.31 or No.32 Hillcrest Avenue.

Based on a site inspection and consideration of the submitted plans, I do not consider that the proposed extension will result in any adverse impacts in respect of residential amenity by way of overshadowing, privacy, loss of sunlight of any other aspect.

As such I consider the proposal to accord with policy DC1 of the adopted core strategy, guidance set out within the Design Principles SPG and Space about Dwellings SPG and relevant paragraphs within the NPPF. The proposal constitutes sustainable development with regards to amenity in the context of policies S1 and S1a of the adopted core strategy and paragraphs 7 and 14 of the NPPF.

### **Highway Safety**

The submitted plans do not propose any alterations to the public highway nor any increase in traffic generation. There have been no comments made by the Highways Authority and as such, I consider that there will be no conflict with policy T1 of the adopted core strategy of paragraph 32 of the NPPF.

## **CONCLUSION / PLANNING BALANCE**

The application is seeking permission to construct a two storey extension on to the north eastern (side) elevation of the existing main dwelling, No.31 Hillcrest Avenue, Kingsley Holt.

The site is not located within any sensitive statutory designation and therefore the principle of development is acceptable subject to demonstrating issues relating to design, amenity and highway safety have been satisfactorily addressed.

The application will allow the occupiers of No.31 Hillcrest Avenue to expand their living space which will have a positive impact on their quality of life. This benefit is given due weight in the determination of the application.

An assessment of the existing and proposed elevations against national and local planning policy and other material considerations in relation to the main dwelling and neighbouring land and buildings has resulted in me concluding that the proposal (as shown in the amended plans) is of an appropriate scale and is in keeping with the existing design and character of the main dwelling and upholds the principles of good design as set out within policy DC1 of the adopted core strategy and supplementary planning guidance.

There will be no adverse impacts regarding all aspects of residential amenity or highway safety and as such I consider the proposal to represent sustainable development in the context of policies S1 and S1a of the adopted core strategy and paragraph 7 and 14 of the NPPF.

In conclusion, I consider that the proposal accords with all relevant local development plan policies. There are no adverse impacts which either significantly or demonstrably outweigh the benefits associated with this application and in the context of paragraph 14 of the NPPF, permission should be granted subject to appropriate conditions.

**OFFICER RECOMMENDATION:      APPROVE WITH CONDITIONS**

**Case Officer: James Stannard**

**Recommendation Date: 19/01/2017**

X *B.J. Haywood*

---

Signed by: Haywood, Ben

**On behalf of Staffordshire Moorlands District Council**

