DELEGATED DECISION REPORT

SMD/2016/0800	**1 RENFIELD**	**SIDE LOUNGE EXTENSION**
Valid 21/12/2016	**NATHAN CLOSE**	
	CAVERSWALL	**(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design
- Street scene and neighbour amenity
-

DESCRIPTION OF SITE

The property is a detached bungalow on a corner plot with a gabled end elevation facing across the front garden to Nathan Close. Access to the property is via a driveway from Nathan Close running to the NW side of the house where there is the front door. The SE side elevation faces on to a paved yard and boundary brick wall which separates the property from number 2 Nathan Close. No2 is a dormer bungalow with its NW gable end close alongside the side boundary with the application property boundary from which it is narrowly separated by between 1.0m and 1.5m. The gable end elevation of No.2 has a side door towards the rear and a garage window towards the front.

Nathan Close is a short cul de sac of similar properties arranged to the rear (N) of properties which front School Lane – the main road through Cookshill. There is a public footpath from School Lane which runs in a broad ginnel along the outside of the NW boundary wall of the application property.

PROPOSAL

To build a single storey extension to project 4.0m off the SE side elevation with dual pitched roof and a gable facing on to the gable of No. 2. The extension would be towards the front of the property, in effect continuing the line of the elevation which faces Nathan Close but it would be recessed by 120mm. There would be no window in the wall of the extension facing Nathan Close but it is proposed to be faced in brick consistent with the greater part of the original front elevation of the existing house but in contrast to a section immediately alongside the extension which is faced in natural stone by way of architectural detailing. A sliding patio doors window is proposed to face rearwards into the yard area alongside the side elevation.

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

National Planning Policy Framework
Paragraph(s) 1 to 17
Section(s) 7 – Requiring Good Design

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
None

CONSULTATIONS
Publicity
Site Notice expiry date: N/A
Neighbour consultation period ends: 12th January 2016 – nos. 2; 78; 80 and 'The Villas' consulted
Press Advert: N/A (*Add date if applicable)

Public Comments
Objection from the occupiers at No.2 Nathan Close. Loss of privacy; proximity of outlook from proposed rear facing window in relation to side door of No.2; likewise in relation to the rear garden of No.2; loss of sunlight; size and height of the proposed extension; visually overbearing and cast shadows; un-neighbourly; closing in of space around ie. to either side of No 2 reducing the sense of a detached property in the street scene.

Town / Parish Comments
NO OBJECTION subject to neighbours approval. However we would request that any approval should state that all material used are match existing materials.

OFFICER COMMENTS
Principle of Development
In principle, being within a smaller villages development boundary, development is acceptable. It is also relevant to note that under Permitted Development rules an extension of similar form could be built in this position (treating the SE elevation as the rear of the property) to extend up to 4m subject to not being more than 4m high. This proposal extends 4m but would be 4.3m high at the roof ridge. Treating the SE as being a side elevation the extension would need to be not more than half the width of the original house, and therefore not more than 3.8m in length.

Design
In relation to the host property the design is compatible. The extent of blank wall which would face the frontage is, on balance, considered acceptable with in this case the overall elevation being broken up both by the recessing and the feature section of stone wall facing.

Amenity
The garage window in the facing neighbour's side gable is not a principal window and is obscure glazed. The proposed extension would align with about half the

window. The separation would be about 2.5m. There is not considered to be an unacceptable impact for this window serving a garage.

Turning to the neighbour's privacy objections in relation to their side door the relationship of the new extension would not significantly alter the current overall arrangement where a kitchen window and back door of the application property directly face the elevation with the side door into number 2.

For sunlight to be directly shaded from the nearest part of the neighbour's rear yard some 10m away from the ridge top of the proposed extension the sun's angle would have to be relatively low at c.30 degrees above horizontal or below. However the extension would be SW of the rear garden of No.2 and it is credible that late afternoon winter sun in particular could be interrupted. Nevertheless any shadow is likely to be cast over the applicants own garden and any overshadowing of the neighbours garden is more likely to arise from their own property and the existing application bungalow. Therefore the predicted level of impact is not considered overbearing or otherwise unacceptable.

CONCLUSION / PLANNING BALANCE
Acceptable in terms of design and amenity and notwithstanding the neighbour's objections the proposal assessed against policy including the Space About Dwellings Guidance is considered acceptable. The potential fall back of Permitted Development is also a significant consideration as this would allow a very similar construction.

OFFICER RECOMMENDATION : approve

Case Officer: Arne Swithenbank
Recommendation Date: 08/02/2016

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council