DELEGATED DECISION REPORT

SMD/2016/0805 **Valid 10/01/2017**	**52 COTEHILL ROAD** **WERRINGTON**	**PROPOSED FRONT & REAR EXTENSION ALONG WITH INTERNAL ALTERATIONS.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design
- Amenity
- Highway Safety

DESCRIPTION OF SITE

The application site comprises the residential property of No.52 Cotehill Road and its associated ancillary amenity space. The existing dwelling is a two storey detached building which is characterised by red brick exterior walls and fenestration with a UPVC finish.

The existing front elevation has an existing extension by way of a garage which extends beyond the main dwelling by 2.13m, measures 2.76m in length, and has an overall height of 2.43m. In between the front elevation and the public highway is an area of hard standing used for car parking. There is currently a small single storey rear extension to the rear which has a pitched roof and extends beyond the main dwelling by 2.73m, measures 3.76m in length, and has an overall height of 3.63m.

The site is bordered by No.54 Cotehill Road adjacent to the north east and No.50 Cotehill Road to the south west. The border with No.54 is characterised by a 1m high wooden fence and a larger tree which provides screening and privacy. The boundary with No.50 is a maintained hedgerow measuring approximately 1.8m in height and similarly provides an element of privacy.

PROPOSAL

The application seeks permission for a front and rear extension. The proposed front extension will see the replacement of the existing garage with an enlarged kitchen area. As shown on the approved submitted plans (Drawing No: PL(0)02) the proposed extension to the front is of similar height and scale. The application form highlights that this front elevation extension will be finished with materials that match the existing dwelling.

The rear extension is proposed to replace the existing rear extension with one that extends along the whole of the rear elevation (5.93m). The plans show that the extension will contain two sets of double doors, with three skylights in a hipped roof. The proposed rear extension will not extend any further from the main dwelling that

the extension which currently exists. The overall height of the proposed rear extension will match the overall height of the current extension.

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

Achieving Sustainable Development	Paragraphs 1-17
Promoting Sustainable Transport	Chapter 4
Requiring Good Design	Chapter 7

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

There is no planning history for this site.

CONSULTATIONS

Publicity

Site Notice expiry date: 21st February 2017
Neighbour consultation period ends: 1st February 2017
Press Advert: N/A

Public Comments

At the time of writing no public comments have been received in respect of this application.

Town / Parish Comments

At the time of writing no comments have been received from the Parish Council in respect of this application

Staffordshire County Council Highways

No Objection (17th Feb 2017)

OFFICER COMMENTS

Principle of Development

The site is set within the built up area and the proposed development is within the curtilage of the boundary. The site is not situated within any sensitive statutory designation and such the presumption in favour of sustainable development set out in paragraph 14 of the NPPF is engaged. The principle of development is therefore acceptable subject to compliance with policies relating to Design; Amenity; and Highway Safety.

Design

Policy SS1 of the adopted Core Strategy sets out a number of development principles which new development should adhere to in order to contribute positively to the social, economic, and environmental improvement of the Staffordshire Moorlands.

Policy SS1a of the adopted Core Strategy reflects the presumption in favour of sustainable development set out within the National Planning Policy Framework (NPPF). It states that planning applications that accord with relevant policies in the Local Plan will be approved without delay.

Policy DC1 of the adopted Core Strategy sets out a list of design considerations that new development should incorporate into any new scheme. It states that all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area.

Paragraph 17 of the NPPF highlights twelve 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 good standard of amenity for all existing and future occupants of land and buildings.

Chapter 7 of the NPPF highlights the importance of good design, that it is indivisible from planning and that it is a key component of achieving sustainable development.

The submitted plans show that the design is appropriate in terms of its scale and layout. In the case of the proposed rear extension, I consider that the overall appearance will be improved by the inclusion of a hipped roof and will have a stronger visual relationship with the main dwelling. The submitted application form confirms that the materials used in the construction of the front and rear extension will match those of the main dwelling.

I consider therefore that the proposed development represents high quality design and complies with policy DC1 of the local plan. As such I consider that the application represents sustainable development within the context of policies SS1 and SS1a of the adopted core strategy, paragraph 17 of the NPPF and relevant policies within chapter 7 of the NPPF.

Amenity

Policy SS1 of the adopted Core Strategy sets out a number of development principles which new development should adhere to in order to contribute positively to the social, economic, and environmental improvement of the Staffordshire Moorlands.

Policy SS1a of the adopted Core Strategy reflects the presumption in favour of sustainable development set out within the National Planning Policy Framework (NPPF). It states that planning applications that accord with relevant policies in the Local Plan will be approved without delay.

Policy DC1 of the adopted Core Strategy sets out a list of design considerations that new development should incorporate into any new scheme. It states that all development should protect the amenity of the area, including all aspects relating to residential amenity.

Paragraph 17 of the NPPF highlights twelve 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 good standard of amenity for all existing and future occupants of land and buildings.

The submitted plans show that the proposed extensions to both the front and rear will see the introduction of skylights and no other fenestration that is not present in the existing layout. It is not considered that the proposal will have any adverse impacts on neighbouring properties (No.50 and No.54 Cotehill Road) with regards to residential amenity, due to the screening that currently exists, and angle of neighbouring windows in relation to the proposed development.

In light of the above I am satisfied that the proposal will not have any significant adverse impacts with regards to residential amenity and as such complies with policies SS1, SS1a and DC1 of the adopted core strategy, together with paragraph 17 of the NPPF. I consider that the proposal constitutes sustainable development with regards to amenity within the context of paragraph 14 of the NPPF.

Highway Safety

Policy T1 of the adopted core strategy seeks to reduce the reliance on the private car and will ensure that all new development is located where the highway network can satisfactorily accommodate traffic generated by the development.

Paragraph 32 of the NPPF states that when making decisions, local authorities should consider whether safe and suitable access can be achieved.

The Highways Authority has no objection to this development and as such I am satisfied that the application will not have any adverse impacts in regard to highway safety and complies with policy T1 of the adopted core strategy and paragraph 32 of the NPPF. The proposal is therefore considered to constitute sustainable development with regards to highway safety.

CONCLUSION / PLANNING BALANCE

The application is seeking permission for a front and rear extension at No.52 Cotehill Road, Werrington. The site is not situated within any sensitive statutory designation and therefore the presumption in favour of sustainable development is engaged.

The site currently has a front extension in the form of a garage and a rear extension. The submitted plans show that the proposed front extension will be of a similar scale and footprint to the one which currently exists; whilst the rear extension is proposed to extend along the whole of the rear elevation.

No representations have been made in respect of this application.

I consider that the application is of a high quality design. The proposed development will not result in any adverse impacts by way of residential amenity to neighbouring properties and therefore complies with policies SS1, SS1a and DC1 of the core strategy, together with paragraph 17 of the NPPF. There will be no adverse impacts with regards to highway safety. The application therefore complies with policy T1 of the core strategy and paragraph 32 of the NPPF.

In conclusion, I consider that the proposed development accords with all relevant development plan policies. There are not considered to be any adverse impacts which significantly or demonstrably outweigh the benefits of the proposal and therefore in accordance with paragraph 14 of the NPPF the application is approved subject to appropriate conditions being attached.

OFFICER RECOMMENDATION: Approve with Conditions

Case Officer: James Stannard
Recommendation Date: 20th February 2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council