DELEGATED DECISION REPORT

SMD/2017/0069 **Valid 02/02/2017**	**FOUR WINDS LEEK ROAD CELLARHEAD**	**PROPOSED KITCHEN AND SUNROOM EXTENSION TO REAR** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The application site comprises a corner plot of land adjacent to Leek Road on its eastern boundary and Cellarhead Avenue on its northern boundary. The site contains a detached two storey residential dwelling ('Four Winds' Leek Road), together with a hard standing parking area to the front of the property and an ancillary amenity area to the rear. The property has external walls made of red brick and windows finished in Upvc.

The front principal elevation faces Leek Road, with the rear (western) elevation facing the side elevation of No.114 Cellarhead Avenue. The rear elevation of Four Winds is characterised by a 'lean to' extension (approved under application ref: SMD/2014/0506) which opens out onto a patio area. The rear elevation contains two habitable windows on the ground floor and four habitable windows on the first floor.

The rear elevation of Four Winds stands approximately 12m from the side elevation of 114 Cellarhead Avenue. The boundary separating these two properties is characterised by a 1.8m high fence. The fenestration in the side elevation of No.114 Cellarhead Avenue comprises two small windows on the ground floor and one obscure glazed window in the first floor.

On its southern side, the site shares a boundary with 'Greenfields', Leek Road; a detached residential dwelling which sits at a slightly lower level than 'Four Winds'. The rear elevation of 'Greenfields' is characterised by a small extension and a separate conservatory. The boundary is characterised by a fence which stands at approximately 1.8m in height.

PROPOSAL

The proposed development encompasses a single storey rear extension with a pitched roof. This extension would sit to the south of the existing lean to extension. As shown on the submitted elevation plans (Drawing No. 14/1/3313/1 Rev B) the proposed rear extension would protrude 2.3m outwards from the main dwelling leaving a distance of 5.8m to the rear boundary fence.

The proposed fenestration is for the rear elevation of the extension to have a set of French doors leading out into the garden area together with a small secondary window. The plans also show three velux skylights incorporated into the roof.

Section 38(6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application.

The local development plan for this site comprises the Staffordshire Moorlands Core Strategy (adopted 26th March 2014) and any relevant Supplementary Planning Documents (SPD's).

The National Planning Policy Framework (NPPF) published in March 2012 sets out the Governments planning policies for England and how these are expected to be applied. As stated in paragraph 2 of the NPPF, the document is a material consideration which must be taken into account in planning decisions.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
DC1 Design Considerations

National Planning Policy Framework

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

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1987/0839	Extension to form double garage and study (Approved 25th May 1987)
SMD/1994/0490	Domestic Garage and Study (Approved 7th March 1994)
SMD/2006/0966	First floor extension over existing garage (Approved)
SMD/2014/0506	Rear Extension (Approved 7th October 2014)

CONSULTATIONS

Publicity

Site Notice expiry date: 9th March 2017
Neighbour consultation period ends: 27th February 2017
Press Advert: N/A

Public Comments

No comments have been received in respect of this application.

Town / Parish Comments

Cheddleton Parish Council – No Objection (23rd February 2017)

OFFICER COMMENTS

Principle of Development

The site is situated within the development boundary. The site is not constrained by any restrictive policies set out at footnote 9 to paragraph 14 of the NPPF and as such the presumption in favour of sustainable development is engaged.

It is therefore considered that the principle of development is acceptable subject to the application demonstrating accordance with relevant local development plan policies relating to design and amenity.

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.

Chapter 7 of the NPPF highlights the importance of good design, that good design is indivisible from planning and should contribute positively to making places better for people.

Having reviewed the submitted plans and carried out a site visit, it is considered that the proposed development is in keeping with the main dwelling and adjacent buildings with regards to scale and massing. The material to be used in the construction of external walls, roofing and fenestration in the proposed development are set to match those of the existing property and as such responds well to the immediate character of the area.

In light of the above, the application is considered to represent high quality design in accordance with policy DC1 of the core strategy and Chapter 7 of the NPPF. As such the application is considered to constitute sustainable development with

regards to design in the context of policies SS1 and SS1a of the core strategy and paragraph 14 of the NPPF.

Amenity

Policy DC1 of the core strategy requires all new development to protect the amenity of the area including aspects of residential amenity including satisfactory daylight; sunlight; outlook; and privacy.

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 distance between the rear elevation of the proposed extension and the side elevation of the neighbouring property to the west, No.114 Cellarhead Avenue, measuring 6m. A boundary fence measuring 1.8m in height separated the rear garden of Four Winds with No.114 Cellarhead Avenue. Due to the height of this fence, there are not considered to be any views into the ground floor of both properties. The first floor window in the side elevation of No.114 Cellarhead Avenue is obscure glazed and therefore has no view of the rear amenity space at Four Winds.

'Greenfields' lies to the south of 'Four Winds' and is characterised by a small extension and a conservatory on its rear elevation. There are no windows on the side elevation of the extension which faces 'Four Winds'.

Given the nature of the proposed development and its relationship with surrounding properties, it is not considered that the application will result in any adverse impacts in regard to the residential amenity for current or future occupiers of neighbouring properties, and as such the proposal accords with policy DC1 of the core strategy and Paragraph 17 of the NPPF.

The application is considered to constitute sustainable development with regards to amenity in the context of policies SS1 and SS1a of the core strategy and paragraph 14 of the NPPF.

CONCLUSION / PLANNING BALANCE

The application seeks permission for a rear single storey extension at the detached two storey residential dwelling 'Four Winds', which is situated on a corner plot site with Leek Road to the east (front elevation) and Cellarhead Avenue to the north (side elevation).

The site is located within the development boundary and is not constrained by any restrictive policies listed at footnote 9 to paragraph 14 of the NPPF. The presumption in favour of sustainable development is therefore engaged.

An assessment of the application has found that the proposed development responds well to the main dwelling and immediate character of the area and thereby

constitutes high quality design. No adverse impacts with regards to residential amenity are considered to result from the proposed development. No objections have been received from any consultee or member of the public.

In conclusion, the application has been found to accord with all relevant local development plan policies and other material considerations which includes the NPPF. In the context of paragraph 14, the application is considered to constitute sustainable development and is therefore recommended for approval, subject to appropriate conditions being attached.

OFFICER RECOMMENDATION: Approve with Conditions

Case Officer: James Stannard
Recommendation Date: 3rd April 2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council