DELEGATED DECISION REPORT

SMD/2017/0178 **Valid 15/03/2017**	**HEATHFIELD COTTAGE** **TYTHE BARN** **ALTON**	**2 STOREY SIDE EXTENSION WITH A SINGLE STOREY REAR EXTENSION AND PORCH AT THE FRONT.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design;
- Amenity

DESCRIPTION OF SITE

This application relates to a corner plot that is positioned on the northern side of Ththe Barn. The site comprises of a two storey semi-detached dwellinghouse constructed from red facing brickwork with render above under a plain clay tile roof. The immediate area is predominantly residential in character, comprising properties of varying type, age and architectural design.

PROPOSAL

Approval is sought for the construction of a two storey side extension, single storey rear extension and porch to the front elevation. This application follows extant permission for a development of a similar ilk that was approved earlier this year. Work has commenced on site.

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

Paragraph(s) 1 - 17
Section(s) 7

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2016/0699 2 storey side extension with a single storey rear extension and porch at the front
Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 28.04.2017
Neighbour consultation period ends: 07.04.2017
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

No comments received.

OFFICER COMMENTS

Principle of Development

SMDC Core Strategy policy SS1 states that development should contribute the social, economic and environmental improvements of the Staffordshire Moorlands. In accordance with policy SS1a, when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.

The application site benefits from extant planning permission for the construction of a two storey side extension, single storey rear extension and front porch extension that was approved earlier this year. The principle of development has therefore been assessed and considered to be acceptable by the LPA. They have not been changes in the site circumstances or policy to warrant the Council reaching a different conclusion here.

Design

Core Strategy policy DC1 outlines that development should be of a high quality and add value to the local area. Development should be designed to respect the site and surroundings having regard to matters of scale, density, layout, siting, landscaping, character and appearance in line with the Council's Design SPG.

Paragraph 55 of the NPPF advises that he Government attached great importance to the sign of the built environment. Paragraphs 63 and 64 go on to comment that in determining applications, great weight should be given to outstanding or innovative designs which help to raise the standard of design more generally within the area. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of the area.

The design and scale of the proposed extension is largely the same as that previously considered and approved by virtue of planning reference SMD/2016/0699. The difference between that approved and that now proposed relates solely to the insertion of a 1 no. additional window at first floor level on the side west facing elevation of the two storey extension and the construction of an additional extension under permitted development (which is not the subject of this application). The proposed window is to be of the same proportions and design as existing widows and accordingly would not appear out of character when viewed in context.

It is not considered that the proposal would result in an incongruous form of development and would therefore accord with policy DC1 of the SMDC Core Strategy and Chapter 7 of the NPPF.

Amenity

SMDC Core Strategy policy DC1 states that all new development should protect residential amenity in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping. The application site is bound to the north-east by 'Oaklea' which forms the other half of the semi-detached pair. Taking account of the positioning of the proposed development relative this neighbouring property it is not considered that the proposal would result in injury to this neighbouring property. No.35 Shirley Road bounds the application site to the north-west and comprises of a detached bungalow. Consideration was given to the scale of the proposed extension relative to this neighbouring property and the juxtaposition of the dwellings. The LPA considered the impact upon this property to be acceptable. The proposed additional window is to serve habitable accommodation and is to be positioned within the south-west facing elevation. The proposed development has been assessed from within the grounds of No.35 Shirley Road and I am satisfied that due to the positioning of the proposed window relative to this neighbouring property it is unlikely that the development would cause significant harm to the amenity and enjoyment of this neighbouring dwelling. This application is therefore considered to accord with SMDC Core Strategy policy DC1.

As with the previous application it is recommended that condition be imposed securing obscure glazing to the proposed ensuite which is the window closest to the neighbour.

CONCLUSION / PLANNING BALANCE

This proposed extension is considered to be of an acceptable design, scale and form that adequately reflects the character and proportions of the host dwelling. The proposed development would not result in significant injury to the residential amenity of nearby properties. This application is therefore considered to accord with the relevant policies of the SMDC Core Strategy and NPPF.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 10.05.2017

X

Signed by: Jane Colley

On behalf of Staffordshire Moorlands District Council