DELEGATED DECISION REPORT

SMD/2017/0184	**3 MOSS PARK AVENUE**	**SINGLE STOREY FRONT**
Valid 15/03/2017	**WERRINGTON**	**EXTENSION**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

This application relates to no.3 Moss Park Avenue, located within a predominantly residential area. The site comprises of a detached bungalow that occupies and elevated position. The immediate streetscene is characterised by properties of varying type and architectural design.

PROPOSAL

Approval is sought for the construction of a modest single storey extension to the front elevation of the bungalow that is to serve as a bedroom extension. The extension is to project 1.1m and measure 5.2m in width. A dual pitched roof is proposed that would reflect the same pitch and form as the host dwelling. Brown facing brickwork and white uPVC cladding is proposed to the walls and brown pantiles are proposed to the roof. Windows are proposed to be white uPVC to match the existing.

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

There is no site history relevant to the determination of this application.

CONSULTATIONS

Publicity

Site Notice expiry date: 18.04.2017
Neighbour consultation period ends: 10.04.2017
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

No comments received.

OFFICER COMMENTS

Principle of Development

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

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.

This application seeks approval for the construction of a modest single storey extension to the principal elevation of a detached bungalow. The extension would be visible from public vantage points, however the scheme has been designed to respect the character and proportions of the host dwelling. Though white uPVC cladding is not a desirable material choice, it is a material that is present on the application dwelling and within the wider locality. It is considered that the proposal would not present an incongruous form of development and sufficiently accords with policy DC1 of the SMDC Core Strategy and Chapter 7 of the NPPF.

Amenity

CS policy DC1 requires all development to protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping. The application site is bound by residential properties to the south-west and north-east. Taking account of the positioning of the proposed extension and its size it is not considered likely that the development would result in injury to the amenity of no.1 Moss Park Avenue. It is noted that 1 no. additional window is proposed within the north-east side elevation of the bungalow. This is to serve a bedroom. The window would look directly onto the side elevation of the neighbouring garage and would not therefore result in detrimental harm to the amenity of this neighbouring property.

CONCLUSION / PLANNING BALANCE

This application is considered to be of an acceptable design and scale that would not detract from the character or appearance of the application site or wider locality. The development is not considered to likely cause significant harm to the amenity of nearby properties or highway safety. This application is therefore considered to comply with SMDC policy DC1 and Chapter 7 of the NPPF.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 09.05.2017

X

Signed by: Jane Colley

On behalf of Staffordshire Moorlands District Council