

DELEGATED DECISION REPORT

SMD/2017/0058
Valid 07/02/2017

18 OAK MOUNT ROAD
WERRINGTON

**SECOND STOREY EXTENSION
ONTO PREVIOUS GARAGE
EXTENSION ON A DETACHED
HOUSE.**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Neighbour amenity
- Highway safety

DESCRIPTION OF SITE

The site comprises a relatively modern detached property situated on the eastern side of Oak Mount Road within the Development Boundary of Werrington. There are neighbouring properties to both sides and at the rear (No. 1 Irvine Road).

PROPOSAL

The application is for a first floor extension above the existing attached garage together with a ground floor extension to the front of the garage. The first floor extension would extend 7.6m along the side elevation, project 2.5m from the side towards the boundary, its eaves height would be 5m and ridge height would be 7.3m. It would extend above the existing garage as well as the ground floor extension to the garage. The proposed ground floor extension has a footprint of approx. 2.6m by 1.6m. The proposed first floor extension would not extend over the existing utility room extension at the rear. Materials used in construction would comprise matching brickwork and tiles.

An amended plan was received during the course of the application which shows the first floor extension being set back from the front elevation by 840mm and showing the ridge line of the extension being set slightly below the existing ridge.

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

Paragraphs 6-17 Achieving Sustainable Development
Paragraphs 56-58 Requiring Good Design

Other Material Considerations

Staffordshire Moorlands Space About Dwellings Supplementary Planning Guidance (SPG)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Site Notice expiry date: 04/04/2017
Neighbour consultation period ends: 03/03/2017
Press Advert: N/A

Public Comments

None received.

Town / Parish Comments

Werrington Parish Council - No comments received.

OFFICER COMMENTS

Principle of Development

The application site is situated within the defined settlement boundary as shown on the adopted Proposals Map and is not constrained by any sensitive statutory land use planning policies.

It is therefore considered that the principle of development is acceptable subject to compliance with national and local planning policies as set out above.

Design

Policy SS1 of the Staffordshire Moorland adopted Core Strategy promotes development which maintains the distinctive character and Staffordshire Moorlands, its individual town and villages and their setting.

Policy SS1a reflects the overall objective of the National Planning Policy Framework (NPPF) of taking a positive approach that reflects the presumption in favour of

sustainable development.

Policy DC1 sets out a list of criteria that new development should meet to ensure good design. Development should be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area; and should be designed to respect the site and its surroundings.

NPPF Paragraph 17 sets out a list of core planning principles that the planning system ought to play. One principle is that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Chapter 7 of the NPPF (Paragraphs 56-68) highlights the importance of good design and that it is a key aspect of sustainable development.

The proportions and scale of the proposed extension reflect the existing building. The detailed design is considered appropriate in terms of roof form and fenestration and materials used in construction would match existing. In terms of the impact on the street scene, an amended plan was received during the course of the application which shows the first floor extension being set back from the front elevation by 840mm and showing the ridge line of the extension being set slightly below the existing ridge. This results in a better relationship between the proposed extension and the original house with the extension appearing as a subservient and later addition to the original building. Given that there is a gap of approx. 1m between the proposed extension and the side of the neighbour's property (No. 20 Oak Mount Road), together with the fact that this neighbour's property is set forward of the application property and the proposed first floor extension would be both set back from the original front elevation and set down from the existing roof, it is considered that the proposal would not result in a significant terracing effect. The overall impact on the street scene is therefore considered acceptable.

The design of the development complies with the principles set out within policies SS1, SS1a and DC1 of the adopted Core Strategy and is sustainable development in accordance with the relevant paragraphs of the NPPF.

Neighbour amenity

Policy DC1 of the adopted core strategy states that new development should protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

Paragraph 17 of the NPPF sets out a list of twelve core planning principles that should underpin plan making and decision taking. One such principle is that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

The main impact of this development would be upon the neighbouring property to the west, No. 20 Oak Mount Road. That property is set slightly forward of the application property. Whilst the proposed first floor extension does not extend beyond the rear of the existing rear building line, due to the property being set back relative to the neighbouring property, the proposed extension would project beyond the rear

elevation of the neighbour's rear elevation by approx. 2.2m at a distance of approx. 1m from the side elevation of that neighbouring property. It is found that the proposed first floor extension would not infringe on a 45 degree line draw on plan from the corner of the extension to the centre of the neighbour's French doors and first floor bedroom window above. This neighbouring property does not comprise any habitable room windows to the gable end facing towards the site. Accordingly, it is considered that the proposal would not cause significant loss of light or overbearing impact to the neighbour's habitable room windows close to the side boundary on the rear elevation.

Given the separation between the proposal and the neighbouring dwelling to the rear (No. 1 Irvine Road) it is considered unlikely that this neighbouring occupier would be significantly affected in terms of loss of light, overbearing impact or loss of privacy. The first floor window to the rear elevation of the extension would serve an en-suite and can be conditioned to be obscure glazed.

In summary, the impact on neighbouring amenity is considered acceptable and accords with Policy DC1.

Highway safety

The dwelling is served by an access driveway and parking provision to the front and no alterations are proposed to these arrangements. It is considered that the proposed development would have no adverse impacts upon parking or highway safety generally and the proposals comply with policy T1 of the adopted Core Strategy.

CONCLUSION / PLANNING BALANCE

The application site is not located within any sensitive land use designation and is situated within the settlement boundary. The principle of development is therefore considered acceptable.

As amended, the proposed development is considered to reflect the principles of good design and will not have any adverse impacts upon the residential amenity of neighbouring properties or highway safety, thereby complying with policies SS1, SS1a, DC1, and T1 of the adopted Core Strategy.

There have been no objections received from statutory consultees or neighbouring occupiers.

The application is therefore considered to accord with relevant policies contained within the local development plan and is sustainable development. In line with paragraph 14 of the NPPF this application should be approved.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Mark Ollerenshaw

Recommendation Date: 09/05/2017

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council