DELEGATED DECISION REPORT

SMD/2017/0116	**8 WHITMORE AVENUE**	**PROPOSED SINGLE STOREY**
Valid 17/03/2017	**WERRINGTON**	**FRONT EXTENSION**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

This application relates o no.8 Whitmore Avenue, a detached two storey dwellinghouse located within an area that is predominantly residential in character. The dwellinghouse is of the same design and scale of the other properties located within the wider housing estate, albeit some have been notably extended or altered over time.

PROPOSAL

Planning approval is sought to construct a single storey front extension. The extension is to project 0.6m forward of a part integral garage and hallway.

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: 01.05.2017
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

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 proposes a modest single storey extension to an existing single storey projection. The extension is to be constructed of brickwork to match those of the host dwelling. taking account of the scale of the nature and scale of the development proposed it is not considered that the development would appear incongruous or at adds with the prevailing character of the wider housing estate.

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 no.6 and no.10 Whitmore Avenue. Sufficient distance exists between the proposed development and these neighbouring properties to not raise undue concern in this respect. I am therefore satisfied that the development would not cause significant injury to residential amenity.

CONCLUSION / PLANNING BALANCE

This application is considered to be of an appropriate design and scale that adequately reflects the character and design of the host dwelling and wider streetscene. The development would not cause significant injury to the residential amenity of nearby properties or result in a threat to highway safety. This application is therefore considered to accord with the relevant design and amenity policies of the SMDC Core Strategy and NPPF.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 12.05.2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council