DELEGATED DECISION REPORT

SMD/2017/0265	**21 GLEN DRIVE**	**TWO STOREY FRONT**
Valid 25/04/2017	**ALTON**	**EXTENSION**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The application site comprises a parcel of land off Glen Drive, Alton. Glen Drive is a small cul-de-sac which was constructed in the 1980's and is made up of two storey red brick residential dwellings, some of which are detached and some of which are semi detached.

The site contains No.21 Glen Drive, a detached two-storey red brick residential dwelling; a single storey garage to the front of the property which also serves No.20 Glen Drive; and amenity space to the front and rear. The fenestration of the dwelling is finished in white UPVC.

No.21 Glen Drive sits in the south western corner of the cul-de-sac. As such the site is bounded to the west by open agricultural land. To the north of the site is No.20 Glen Drive. The front principal elevation of No.20 Glen Drive faces the front principal elevation of No.21 Glen Drive and is separated by a distance of 19 meters. In between these two properties stands the single storey double garage which serves both No.20 and No.21 Glen Drive. To the east of the site is No.22 Glen Drive separated by a single storey garage, whilst immediately to the south of the site beyond the rear garden boundary stands No.24 Glen Drive.

The front principal elevation of No.21 Glen Drive is characterised by a projecting gable which protrudes outwards by approximately 1 metre from the main part of the dwelling. To the side of this gable stands a small single storey lean to entrance porch which is set slightly back from the main gable.

PROPOSAL

The application seeks consent for a two storey front extension where the small lean to entrance porch currently stands. The submitted elevation and floor plans (Drawing No: 00616 AL(0)02) shows that the proposed extension would extend outwards from the main dwelling by 3.8 metres (2.8 metres beyond the existing dwelling) and would appear as a second gable with a pitched roof which has a ridgeline that sits slightly below the existing gable.

The proposed two storey extension is shown to comprise a ground floor study area and a first floor additional bedroom. The ground floor would incorporate a set of double doors which would act as the new entrance to the property on its eastern (side) elevation. The first floor bedroom is shown to incorporate a window into the side (eastern) elevation and the front (southern) elevation which faces No.20 Glen Drive.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

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) which includes the Staffordshire Moorlands Design Principles SPD and Space about Dwellings SPD.

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.

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

No relevant planning history

CONSULTATIONS

Publicity

Site Notice expiry date: 2nd June 2017
Neighbour consultation period ends: 29th May 2017
Press Advert: N/A

Public Comments

Mr and Mrs Beaumont (20 Glen Drive) - Support

Town / Parish Comments

Alton Parish Council – No comments received

OFFICER COMMENTS

Principle of Development

The proposed development is located within the residential curtilage of No.21 Glen Drive. The site is situated within the development boundary and is not constrained by any sensitive statutory designations as shown on the adopted proposals map. The site is therefore 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.

In light of the above the principle of development is considered to be acceptable subject to the application demonstrating compliance with relevant national and local planning 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 the council will grant permission unless material considerations indicate otherwise, taking into account whether any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

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.

In particular new development should be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

The Staffordshire Moorlands ‘Design Principles’ SPD provides design guidance in relating to new extensions. When referring to the siting and relationship of development, the SPD states that when siting a new extension, the most important principle is to avoid dominating the main frontage and the extension should be subordinate to this and to the building as a whole. The guidance goes on to state that extensions should be subordinate to the existing building so that the original building dominates.

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.

The proposed two storey extension encompasses a pitch roof gable which has a ridgeline which is set slightly lower than that of the existing projecting gable. The submitted application form states that the materials to be used in the construction of the extension will match those used in the existing dwelling. These aspects of the proposed design are positive and comply with the above guidance.

However, the proposed two storey extension projects outwards beyond the existing front gable by 2.8 metres. The neighbouring properties to the east are characterised by similar front gables, although no properties have two projecting gables within their front principal elevation.

The proposed gable would overlap with the existing gable which would create an awkward junction between the old and new elements. The window and door proportions in the side elevations would not reflect those of the existing property. Finally, the lack of fenestration in the front elevation at the ground floor level detracts from the appearance of this element of the design, although it is acknowledged that it would be screened to some extent by the existing garage.

As such, the addition of a two storey extension to the front elevation of No.21 Glen Drive would be out of keeping with, and would result in adverse harm to, the existing character and appearance of the street scene. Further, the proposed extension would not only conflict with but dominate the existing frontage of the dwelling in direct conflict with the guidance set out within the Design Principles SPD.

In summary, it is considered that the proposed development is inappropriate by virtue of its scale, relates poorly to the existing dwelling and is completely out of character with other residential properties on Glen Drive, contrary to policies S1, SS1a and DC1 of the adopted core strategy, the Staffordshire Moorlands Design Guidance SPD, and design policies within Chapter 7 of the NPPF. The application is therefore unsustainable in design terms.

Amenity

Policy DC1 of the adopted core strategy requires all new development to protect the amenity of the area, including the residential amenity, in terms of satisfactory daylight, outlook, and privacy.

The Staffordshire Moorlands ‘Space about Dwellings’ SPD gives specific guidelines on distances which should be adhered to between principal windows of residential dwellings. Principal windows are defined as the main window in a living room, dining room, kitchen and first and second floor bedroom. Paragraph A3.4(1) of the SPD states that the distance required between front elevations of dwellings containing principal windows is at least 22 metres.

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 neighbouring properties to the south will not be affected as the proposal is to the front. The neighbouring property to the east No.22 Glen Drive would not be adversely affected as the required 45 degree angle from the front elevation windows of No.22 will be maintained.

No.20 Glen Drive sits approximately 19 metres to the north of the site. The principal front elevation of No.20 faces the front principal elevation of No.21 and contains first floor windows which can be defined as principal windows.

Whilst it is acknowledged that the required distance of 22m stated in the Space About Dwellings SPD is not achieved at present, it is considered that by reducing this distance to some 16.2 metres (the extension protruding beyond the existing gable by 2.8m) the adverse impacts upon the residential amenity of No.20 Glen Drive will be increased further, and as such, the application is in direct conflict with policies SS1, SS1a and DC1 of the adopted core strategy, guidance set out within the Space About Dwellings SPD, and paragraph 17 of the NPPF.

In summary, the proposed development fails to meet the space standards set out within the Space About Dwellings SPD and is considered to result in the adverse harm to the residential amenity of No.20 Glen Drive. The proposed development is therefore unsustainable with regards to amenity.

CONCLUSION / PLANNING BALANCE

The application seeks consent for a two storey extension to the front elevation of No.21 Glen Drive, Alton. The proposed extension would protrude some 2.8m beyond the existing front gable which is a typical characteristic of properties on Glen Drive.

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

The proposed development is considered to be inappropriate and out of character with existing properties by virtue of its scale and poor relationship with the existing dwelling. The proposed extension would not only conflict with, but dominate the existing frontage, contrary to guidance set out within the Design Principles SPD.

The proposed extension incorporates a front bedroom window that would be positioned some 16.2m from the front principal windows of No.20 Glen Drive, contrary to the standards set out within the Space About Dwellings SPD.

In conclusion, it is considered that the proposed development would result in adverse harm by way of poor design which does not relate well to the character of the existing dwelling or the immediate area in which it is situated. The proposal would also result in adverse harm to the residential amenity of neighbouring properties.

The adverse harm that would result from the proposed development is considered to significantly and demonstrably outweigh the presumption in favour of sustainable development set out in policy SS1a of the adopted core strategy and paragraph 14 of the NPPF. As such it is recommended that the application be refused on grounds of design and residential amenity.

OFFICER RECOMMENDATION: Refuse

Case Officer: James Stannard
Recommendation Date: 14th June 2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council