DELEGATED DECISION REPORT

SMD/2017/0368 **Valid 31/05/2017**	**330 ASH BANK ROAD** **WERRINGTON**	**PROPOSED TWO STOREY SIDE AND SINGLE STOREY REAR AND SIDE EXTENSION** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Principle of development
- Design
- Amenity
- Highway Safety

DESCRIPTION OF SITE

The application relates to an interwar semi-detached house of red brick and plan tile construction with a small single storey flat roofed porch feature to the gable elevation.

PROPOSAL

Full planning permission is sought for the erection of a 2 storey side extension to provide a garage with bedroom over and a wrap-around single storey lean-to rear extension.

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

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None Relevant

CONSULTATIONS

Publicity

Site Notice expiry date: 6th July 2017
Neighbour consultation period ends: 6th July 2017

Public Comments

None

Town / Parish Comments

None received

Environmental Health

None received

Staffordshire County Council Highways

None received

OFFICER COMMENTS

Principle of Development

The site is located within the settlement boundary for Werrington where under Core Strategy policy there is a general presumption in favour of new development. The proposal is therefore acceptable in principle subject to compliance with other relevant development plan policies.

Design

The proposed extension is set back and set down from the main dwelling and thus appears subservient and avoids any terracing effect or mismatch of materials. The materials and fenestration respect that of the main building as does the roof form. The proposal is therefore considered to be acceptable and complies with Policy DC1 Design Considerations

Amenity

One small utility room window is proposed in the side elevation. Although there is a boundary treatment in place, given the sloping ground levels it is considered to be appropriate to impose an obscured glazing condition to avoid any overlooking. Separation distances to the front and rear exceed the recommended 21m.

The proposed two storey side extension does not project beyond the existing front or rear building lines and therefore does not raise any concerns of overshadowing of principal windows in the front or rear of neighbouring dwellings. It will project towards

the neighbouring dwelling to the west. This property has a side window facing towards the site. However, this appears to be secondary and the property has a single storey carport/garage to the side which provides a significant amount of separation and therefore it is not considered that the light to this window would be materially affected and the extension would not appear oppressive.

The single storey rear extension does project beyond the rear elevation of the existing house by 3m. Due to the presence of the carport / garage referred to above, and rear extensions there would be no overshadowing of the windows in the rear elevation of no 328 or breach of the 45 degree line from those windows.

Due to the angle of the plot boundaries the rear extension is set in by approx. 1m from the party wall. As a result it does not breach the 45 degree line from the nearest ground floor window in the rear elevation of the attached dwelling and given the single storey nature and limited extent of the projection, no adverse impacts on the amenity of this property will result.

Highway Safety

The proposal would not result in any reduction in off-street parking and in the absence of any objection from the County Highways Manager it is not considered that a refusal on highway grounds could be sustained.

CONCLUSION / PLANNING BALANCE

The proposed extension is considered to be acceptable in principle and complies with the relevant development plan policies in respect of design, amenity and highway safety. Accordingly it benefits from the presumption in favour of sustainable development and is recommended for approval.

OFFICER RECOMMENDATION :
Approve with conditions

Case Officer: Arne Swithenbank
Recommendation Date: 11th September 2017

X

Signed by: Jane Colley

On behalf of Staffordshire Moorlands District Council