DELEGATED DECISION REPORT

SMD/2017/0381	**24 JOHNSTONE AVENUE**	**EXTENSION TO FRONT**
Valid 31/07/2017	**WERRINGTON**	**BEDROOM**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Residential Amenity
- Access and Parking

DESCRIPTION OF SITE

The site relates to a semi-detached bungalow on the east side of Johnstone Avenue within a residential area and the Development Boundary for Werrington. There are neighbouring dwellings on both sides of the site (Nos 22 and 26 Johnstone Avenue) as well as to the rear (49 Park Road) and on the opposite side of Johnstone Avenue.

PROPOSAL

The proposal is for a single storey extension to the front of the property to provide a larger bedroom. The proposed extension would replace the existing forward projection. The extension would project 4m from the front of the building, have a width of 5.2m, an eaves height of 2m and a ridge height of 4.3m. Materials used in construction would comprise brick and render with a concrete tiled roof, all to match 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

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: 05/10/2017
Neighbour consultation period ends: 15/09/2017
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

No comments received.

OFFICER COMMENTS

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.

Section 7 of the NPPF (Paragraphs 56-68) highlights the importance of good design and that it is a key aspect of sustainable development.

The proposed extension is larger than the existing forward projection but its overall scale is considered subservient to the existing bungalow and the proposal is considered sympathetic in design terms, including roof form, fenestration and construction materials. The proposal would project further forward than the existing

bedroom which it is to replace but the properties on this side of Johnstone Avenue are slightly staggered relative to the highway and the proposal would not breach the building line. The impact on the street scene would be acceptable. It is therefore considered that the proposal accords with Policy DC1 and Section 7 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 would be upon the attached property to the north, No. 26 Johnstone Avenue. The neighbouring property contains a principal window to the front elevation which is close to the side boundary with the site. It is not considered that the proposal would result in significant loss of light or overshadowing impact to the neighbour's principal window given that the proposed extension is not significantly larger than the existing forward projection which it is to replace. The submitted plan indicates that the proposed extension would not infringe on a 45 degree angle (drawn both on plan) when measured from the centre of the neighbour's nearest principal window. This also supports the conclusion that the neighbour's window would not be significantly overshadowed.

It is not considered that there would be any adverse impact on the neighbouring property to the other side, No. 22 Johnstone Avenue, given the scale of the proposal and its distance away from the neighbouring property (approx. 9m). The proposal would not extend any further towards this neighbouring property than the existing dwelling. Other neighbouring properties are further away and would not be significantly affected by the proposal.

In summary, it is considered that the proposed development has been designed to protect to the amenities of the neighbouring occupiers and it thereby accords with Policy DC1.

Highway Safety

The development will not result in any changes to the site access or parking arrangements. There is ample parking provision on the site. As such I am satisfied that the application will have no adverse impacts upon highway safety and complies with policy T1 of the adopted Core Strategy.

CONCLUSION / PLANNING BALANCE

The proposed development is considered acceptable in terms of scale and design and will not have any adverse impacts upon the residential amenity of neighbouring properties or highway safety. 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: 11/10/2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council