

DELEGATED DECISION REPORT

SMD/2017/0524
Valid 25/08/2017

16 HOUSTON AVENUE
ENDON

SINGLE STOREY PITCHED
ROOF REAR EXTENSION

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design and appearance
- Amenity

DESCRIPTION OF SITE

This application relates to no.16 Houston Avenue, a detached two storey dwellinghouse positioned on the north western side of the highway. The property has benefitted from a two storey side extension that was approved under planning reference SMD/2004/0137. On site parking is found to the front of the property and an enclosed garden is located to the rear. The site boundary is served by established trees and foliage. The site is located within a predominantly residential area; on a residential cul-de-sac comprising properties of varying type and design.

PROPOSAL

Planning approval is sought for the construction of a single storey rear extension that is to be positioned on the north eastern side of the plot. The extension is to have a dual pitched roof and is to project 4.8m beyond an existing single storey projection. Cumulatively the extension would project circa 7m beyond the rear elevation of the host dwelling. The extension is to measure 3.65m in width and 4.2m to ridge level.

High level glazing is proposed to the north east elevation, bi-fold doors are proposed to the south west elevation and a standard window is proposed to the north west elevation.

Facing brickwork and roof tiles are to match the 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

Paragraph(s) 1 - 17
Section(s) 7

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1978/0006	Extension to garage Approved
SMD/1981/0053	Erection of porch Approved
SMD/1998/0958	Single storey domestic extension Approved
SMD/2004/0137	Two storey side extension Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 13.10.2017
Neighbour consultation period ends: 06.10.2017
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

No comments received.

Staffordshire County Council Highways

No comments.

OFFICER COMMENTS

Principle of Development

In accordance with policies SS1 and SS1a the Council will expect the development and use of land to contribute positively to the social, economic and environmental improvement of the Staffordshire Moorlands. When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework.

Design

In terms of design CS policy DC1 expects all new development to be well designed to respect the site and its surrounding; 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 the Government attaches 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.

At a cumulative depth of 7m the extension is considered to be large, however, when assessed within the context of the existing single storey projection and the overall scale and proportions of the host dwelling, it is not considered that the extension would appear disproportionate in nature. The extension has been appropriately designed to respect the character and appearance of the host dwelling and as such is acceptable in that regard. The extension would not be visible from public vantage points and would therefore not detract from wider character and appearance of the locality.

Amenity

Core Strategy policy DC1 requires all new 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 residential properties to the north east and south west. By virtue of the positioning of the proposed extension towards the north eastern side of the dwellinghouse in addition to the single storey nature of development and the degree of natural screening it is not considered that the proposed extension would result in significant harm to the amenity of no.18 Houston Avenue.

A distance of approximately 2.5m would remain between the proposed extension and the shared site boundary to the north east. Circa 6m would remain between the proposed extension and the side elevation of no.14 Houston Avenue. A flat roof attached garage to no.14 serves to separate the application site and the main dwellinghouse of no.14. There are no principal habitable room windows that would be affected by the proposed development and those proposed within the affecting elevation are to be high level. Existing boundary treatment is to be retained and having considered the proposal in the context of no.14 it is considered unlikely that the proposal would result in significant harm.

Highway Safety

In accordance with Core Strategy policy DC1 all new development should provide for safe and satisfactory access. The proposed development would not result in an intensification of bedroom accommodation or alter the existing onsite parking

arrangements. It is therefore not considered that the proposal would likely result in harm to highway safety.

CONCLUSION / PLANNING BALANCE

The proposed development is considered to be of an acceptable design and scale that would not be considered to detract to the character and appearance of the application site or wider area. The development would not cause significant injury to the amenity of nearby properties or lead to a threat to highway safety. This application is therefore considered to accord with policies SS1, SS1a, DC1 and T1 of the Staffordshire Moorlands Core Strategy and Chapter 7 of the National Planning Policy Framework.

OFFICER RECOMMENDATION : Approval

Case Officer: Lisa Howard

Recommendation Date: 20.10.2017

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council