DELEGATED DECISION REPORT

SMD/2017/0698 **Valid 17/10/2017**	**MERRAVAY 2 HEYBRIDGE CLOSE LOWER TEAN**	**KITCHEN EXTENSION WITH BEDROOM EN SUITE & FRONT PORCH WITH WC** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The application site comprises a corner plot of land which contains No.2 Heybridge Close; a two storey residential dwelling, with associated amenity space and parking provision, situated to the north of the dwelling.

The site sits on the junction of Goldhurst Drive– which runs in a west to east direction to the south of the site, and Heybridge Close which runs northwards from Goldhurst Drive to the west of the site. The front principal elevation of the dwelling faces westwards onto Heybridge Close, with a side gable facing southwards onto Goldhurst Drive.

The site is bounded to the west and south by the public highway, with residential dwellings situated adjacent to it on the opposite side from No.2 Heybridge Close. The neighbouring property immediately to the east is No.11 Goldhurst Drive has a rear elevation characterised by a flat roof dormer window facing northwards. To the north, the nearest property is No.4 Heybridge Close. The side elevation of No.4 is situated approximately 30m from the side elevation of No.2 Heybridge Close.

The external walls of the existing dwelling and constructed of a yellow brick with timber cladding present on the first floor of the southern gable and peddle dash render present on the northern gable. The roof is pitched made up of interlocking tiles. The existing dwelling has an eaves height of 4.8m and an overall height of 6.9m.

The existing elevation and floor plans show that the front elevation has a ground floor window serving a kitchen and a first floor window serving a bathroom. The side (southern) elevation contains a ground floor lounge window and two first floor bedroom windows. The northern gable contains a ground floor window serving the dining room, and two first floor windows serving a bedroom and bathroom. The northern gable is also characterised by a small single storey flat roof porch which extends outwards by 1.1m.

PROPOSAL

The application seeks consent for a two storey front extension, and separate single storey front extension. The submitted plans show that the proposed two storey extension would serve a ground floor extended kitchen area, with an additional fourth bedroom above. The single storey extension would serve a small entrance porch.

The proposed extension would protrude outwards from the front elevation by 3.6m and have a width of 5.7m. The plans show that this extension would be a pitched gable which has an overall height of 6.7m lying subordinate to the main ridgeline of the existing dwelling, and would be constructed of materials which match those used in the construction of the existing dwelling. The single storey porch would extend some 2.2m outwards from the existing elevation and have a lean to pitched roof.

With regards to fenestration, the proposed extension is shown to incorporate a ground floor kitchen window and a first floor bedroom window into the front elevation. The side (northern) elevation would include a smaller window on each floor. The southern elevation is shown to include a small bathroom window in the first floor.

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 Saved Policies of the Staffordshire Moorlands Local Plan (1998); Staffordshire Moorlands Core Strategy (adopted 26th March 2014) and any relevant Supplementary Planning Documents (SPD's).

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)

S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
DC1 Design Considerations

Space About Dwellings SPD (1998)

National Planning Policy Framework

Achieving Sustainable Development	Paragraphs 1-17
Requiring Good Design	Chapter 7

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 6th December 2017
Neighbour consultation period ends: 27th November 2017
Press Advert: N/A

Public Comments

One letter of objection has been received from No.1 Heybridge Close, raising the following concerns:

- I strongly object to the proposed extension. The privacy in my lounge has already been affected by the small upstairs window at the rear of the house having been removed and replaced by the large separate window; was planning permission needed for this?

- I feel sure that an extension of this size will overlook my property considerably and will feel intense. Also the work will cause dust and noise pollution, not to mention parking problems on Heybridge Close caused by work vans parked all day on a narrow road.

Town / Parish Comments

Checkley Parish Council – No comments received

Staffordshire County Council Minerals

No comments to make

Severn Trent Water

No objections and do not require a drainage condition

OFFICER COMMENTS

Principle of Development

Policy SS1a of the adopted core strategy reflects the presumption in favour of sustainable development set out within the National Planning Policy Framework (NPPF).

Paragraph 14 of the NPPF sets out the presumption in favour of sustainable development. For decision taking this means approving development proposals that accord with the development plan without delay unless any adverse impacts of doing

so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies indicate development should be restricted.

The proposed development is within the confines of the residential curtilage associated with No.2 Heybridge Close. The site is located within the development boundary, as defined on the Saved Policies Map (1998) and is not constrained by any sensitive statutory designation. The application is therefore not subject to any of the restrictive policy areas set out at footnote 9 to paragraph 14 of the NPPF. The presumption in favour of sustainable development is therefore engaged. Planning permission should be granted unless there are any adverse impacts which significantly or demonstrably outweigh the presumption in favour of sustainable development.

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 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.

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 existing dwelling is unusual, as it does not have a clear and established front elevation. The only reason that the west elevation is the front is due to the entrance door and that it faces Heybridge Close. In many cases, the introduction of a front elevation can severely alter the character of a dwelling and result in adverse impacts to the overall character of the street scene.

However, in this instance, due to the positioning of the existing dwelling within the plot, and that the dwelling sits on a corner site, it is considered that the proposed two storey extension comprising a pitched roof, can be satisfactorily accommodated without having any adverse impacts on the character and appearance of the existing dwelling or wider street scene.

The resultant gable and adjacent single storey porch with entrance door would stand subordinate to the main dwelling and would provide an element of clarity as to what constitutes the principal elevation. The design of the proposed extension is considered to be of an appropriate scale, height, massing and visual appearance which is in keeping with existing development, in accordance with policies SS1 and DC1 of the core strategy, and relevant paragraphs within Chapter 7 of the NPPF.

Amenity

Policy DC1 of the adopted core strategy requires all new development proposals to protect the amenity of the area, including residential amenity, which includes aspects of satisfactory daylight, sunlight, outlook, and privacy.

The Staffordshire Moorlands Space About Dwelling SPD provides useful guidance for new householder applications, and is a material consideration in the determination of this application.

An objection has been received from the current occupiers of No.1 Heybridge Close, which stands some 26m to the north west on the opposite side of the street. The objection relates to potential harm with regards to overlooking and privacy. No further objections have been received from any other neighbouring property.

The Space About Dwellings SPD (1998) advises that front principal elevations containing habitable rooms should be separated by a minimum distance of 22m. An objection has been received from 1 Heybridge Close on amenity grounds. Due to the nature of the proposed development; the angle of the proposed extension in comparison to the front elevation of No.1 Heybridge Close; and the distance between these properties (over 20m); and the intervening highway from where public views are possible in any event; the application is considered to not result in any adverse harm to the residential amenity of No.1 Heybridge Close in respect of overlooking, privacy, or any other aspect relating to residential amenity.

The other neighbouring properties which border the site are No.4 Heybridge Close some 30m to the north, and No.11 Goldhurst Drive which stands to the east. Due to the distance between the proposed extension and the side elevation of No.4, the application is not considered to result in any adverse harm for the residential amenity of No.4 Heybridge Close. Due to the extension being proposed on the opposite side of the dwelling from the boundary with No.11 Goldhurst Drive, no adverse harm to the amenity of this property is expected to occur.

No. 9 Goldhurst stands to the west of the site on the opposite side of Heybridge Close. It has a ground floor window and first floor window which would face the proposed extension. The separation distance between the 2 dwellings would be reduced from approx. 22m to approx. 18m.

An inspection of the site has confirmed that a conifer hedge acts as an effective screen for any views into or out of the ground floor window. Further, the first floor window is obscure glazed and as such it is considered that residential amenity for current or future occupiers of No.9 Goldhurst would not be adversely affected as a result of the proposed development with regards to privacy.

Whilst there would no be no issues with regards to privacy, the inclusion of a first floor bedroom window on this front elevation would result views directly into the amenity space of No.9 Goldhurst, and could result in adverse harm to the amenity of this property. To overcome this issue, it is considered appropriate to attach a condition which requires this first floor front window to be obscure glazed, a further

window serving this bedroom on the southern elevation would remain as clear glazed.

Following a detailed assessment of the potential impacts of the development in respect of residential amenity, it is considered that, subject to relevant windows being obscure glazed, the proposed development will not result in any adverse harm to the residential amenity of any neighbouring property, in accordance with policies SS1 and DC1 of the adopted core strategy and relevant guidance within the Space About Dwellings SPD.

CONCLUSION / PLANNING BALANCE

The application seeks consent to construct a two storey extension and smaller single storey lean to porch to the front elevation of No.2 Heybridge Close; a two storey residential dwellings situated within a corner plot which contains a generous amount of curtilage.

The site lies within the development boundary and is not constrained by any sensitive statutory designation. The presumption in favour of sustainable development is therefore engaged.

An assessment of the application has found that the proposed two storey extension can be accommodated without having any adverse impacts on the character of the existing dwelling or wider character and appearance of the street scene, and that overall, the proposal is of an appropriate scale, height, massing and visual appearance in accordance with policies SS1 and DC1 of the Core Strategy.

Due to it's positioning in relation to neighbouring properties, and distance between habitable windows in front elevations, an assessment of the application has concluded that, subject to the first floor window in the front elevation being obscure glazed, no neighbouring property would be adversely affected with regards to any aspect of residential amenity, in accordance with policy DC1 of the Core Strategy.

In conclusion, the application has demonstrated compliance with all relevant local development plan policies and other material considerations which includes the NPPF. There is no adverse harm which significantly or demonstrably outweighs the presumption in favour of sustainable development set out at policy SS1a of the Core Strategy and paragraph 14 of the NPPF, and as such the application is recommended for approval subject to conditions.

OFFICER RECOMMENDATION: Approve with Conditions

Case Officer: James Stannard
Recommendation Date: 11th December 2017

X 

Signed by: Jane Colley

On behalf of Staffordshire Moorlands District Council