DELEGATED DECISION REPORT

SMD/2017/0759 **Valid 15/11/2017**	**4 BROOKFIELD CLOSE** **WHISTON**	**PROPOSED TWO STOREY REAR AND SIDE EXTENSION - AMENDMENTS TO THE APPROVED APPLICATION SMD/2017/0086** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The application site comprises a parcel of land to the north of a small cul-de-sac Brookfield Close, Oakamoor. It contains the fairly large detached residential dwelling (No.4 Brookfield Close) which is situated towards the centre of the site, together with front and rear amenity garden area, an ancillary garage, and a private driveway.

The building is two storeys and constructed of a dark brick. The main dwelling has an overall length of 9.8m, and a depth of 6.76m. The dwelling rises 4.63m to eaves level, and 7.0m to the ridgeline of the roof. The ancillary garage adjoined to the side (western) elevation measures 4.0m in length, and a depth of 5.43m. It rises 2.37m to eaves level and has an overall height of 4.45m.

The principal front elevation of the dwelling faces southwards and is characterised by a ground floor comprising a front entrance door; a large bay window; and three smaller windows. A sky light is also present. The first floor front elevation contains three windows. The rear elevation is made up of three windows on each floor which overlook the large garden area. All windows have a UPVC finish. The side (western) elevation comprises a blank gable wall which is attached to the single storey garage extension.

The site is bounded by the A52 Ashbourne Road to the north; a single detached property ‘Lagos’ and associated garden to the north west; No. 3 Brookfield Close to the south west; the public highway (Brookfield Close) to the south; No.14 Whiston Eaves Lane to the east; and Eaves Cottage, Whiston Lane to the north east.

The site benefits from a previous consent for a two storey rear extension under SMD/2017/0086. The approved plans under this consent show the side extension to be set slightly below the main ridgeline and approximately 1m in from the building line of the front elevation. The ground floor garage was shown to have a small lean to roof under the first floor window which extended along the front elevation to create the front porch roof.

PROPOSAL

This application seeks consent for a two storey rear extension similar to that approved under SMD/2017/0086 but with material changes to the front elevation of the extension.

As shown on the submitted plans the side elevation forms a two storey extension with a ground floor being used as a garage and the first floor comprising an additional bedroom; bathroom; and general storage area.

The rear extension runs the length of the existing elevation and is shown to have a ground floor kitchen area in the centre of the elevation, which gives the appearance of a single storey extension and has a pitched roof. To the eastern side of the rear elevation, the extension is shown to comprise a dining area on the ground floor with a bedroom and general storage area above.

This proposal seeks to incorporate a secondary gable to the front elevation to match the previously approved gable on the opposite side of the front porch. The gable would be the same height as the existing front gable and would see the continuation of the ridgeline.

The gable is shown to sit some 500mm behind the building line of the existing front elevation and would incorporate a first floor window serving an en-suite bathroom, with ground floor garage beneath, as per the previously approved application.

The plans also show the inclusion of a side window with frosted glazing serving the dressing room on the side (western) elevation.

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

National Planning Policy Framework

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

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2017/0086 Proposed two storey rear extension (Approved 11/04/17)

CONSULTATIONS

Publicity

Site Notice expiry date: 28th December 2017
Neighbour consultation period ends: 19th December 2017
Press Advert: N/A

Public Comments

No comments received

Town / Parish Comments

Kingsley Parish Council:

This is a resubmission of SMD/2017/0086 recommended for approval some months ago. The present plans only involve minimal changes. The council recommended approval. Carried unanimously (4th Jan)

Severn Trent Water

No comments received at time of writing

SCC Minerals and Waste

No comments received at time of writing

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 site is situated within the development boundary of Whiston and is not constrained by any of the restrictive policy areas set out at footnote 9 to paragraph 14 of the NPPF.

Given the nature of the development proposed; the policy context set out above; and that consent for similar development has been previously granted on the site under SMD/2017/0086; the principle of development is considered to be acceptable, subject to compliance with all material considerations.

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.

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 rear aspect of the proposed two storey extension is consistent with the design of the previously approved application under SMD/2017/0086 as is considered to be acceptable. The key material change proposed under this application is the introduction of a secondary gable to the front elevation..

It is considered that the proposed front gable serving the first floor dressing room and en-suite bathroom would relate well and be in keeping with the existing front elevation and add an element of symmetry to the front elevation which would result in a development of a high quality design. The front gable would sit slightly behind the building line of the front elevation in line with supplementary design guidance.

Whilst it is normally desirable for side extensions to be set back and set down from the main dwelling as per the previous approval, in this case the property is at the end of the row and within a substantial curtilage and therefore no terracing effect will occur. The fact that a projecting gable is introduced will create a shadow line to avoid any mismatch of materials and given that the site is within the development boundary and is a modern property it is not considered to be necessary in this instance to create a subservient appearance.

Overall, the proposed two storey side extension in this revised form is considered to comply with the design principles set out within policies SS1 and DC1 of the Core Strategy and constitutes a sustainable form of development in design terms.

Amenity

Policy DC1 of the adopted core strategy states that 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; protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, and privacy.

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.

As per the previous application all of the neighbouring properties which border the site with the exception of No.3 Brookfield Close, are located a reasonable distance from the proposed development (in excess of 30m). It is therefore considered that the proposal as amended will not result in any adverse impacts to the residential amenity of current or future occupiers of properties to the north west, north east, east, or south of the site.

No.3 Brookfield Close is a single storey bungalow situated 11m to the south west of the ancillary garage. The front principal elevations of No.3 face the side elevation of the garage at No.4.

The front principal elevations of No.4 faces southwards, whilst the front principal elevations of No.3 faces eastwards. Due to the nature of the layout and the proposed development, there would be no loss of sunlight to the residents of No.3 as a result of this proposed extension because the elevations are not directly opposing and the proposed side extension would not project beyond the existing front elevation of the property. Sufficient distance would be maintained to the dormer / front gable extension to avoid any loss of light.

The proposed development includes the inclusion of a side window into the first floor of the extension facing No.3 Brookfield Close serving the dressing room. It is made clear that this window would be obscure glazed; this can be enforced by planning condition.

In light of the above, it is considered that subject to appropriate conditions, the proposed two storey extension in this revised form would not result in any adverse harm with regards the residential amenity of any neighbouring properties, in accordance with policy DC1 of the Core Strategy.

CONCLUSION / PLANNING BALANCE

The application seeks consent for a two storey side and rear extension. This proposal follows a previous consent for a similar development approved under SMD/2017/0086 and includes material changes to the front elevation.

The site is located within the development boundary and is not constrained by any sensitive statutory designations. The principle of development is therefore

considered to be acceptable subject to according with national and local policies relating to design and amenity.

An assessment of the proposed development has concluded that the proposed introduction of a secondary gable to the front elevation would be acceptable in design terms as it relates well to the existing front gable and is proportionate to the existing dwelling.

The proposed side window shown on the first floor side elevation is to be obscure glazed, and subject to a suitable planning condition being complied with, it is considered that the proposed development will not result in any adverse harm with regards to the amenity of any neighbouring properties.

Overall, this application, as amended, is considered to accord with all relevant local development plan policies and other material considerations which includes the NPPF. In accordance with paragraph 14 of the NPPF the application is thereby recommended for approval subject to appropriate conditions being attached.

OFFICER RECOMMENDATION: Approve with Conditions

Case Officer: James Stannard
Recommendation Date: 10th January 2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council