DELEGATED DECISION REPORT

SMD/2017/0656 **Valid 26/09/2017**	**15 GREENFIELD AVENUE** **BROWN EDGE**	**PROPOSED REAR TWO STOREY EXTENSION TO ENLARGE KITCHEN/DINING AREA AND PROVIDE ADDITIONAL BEDROOM AT FIRST FLOOR** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The application site comprises a parcel of land to the north west of Greenfield Avenue, Brown Edge, and contains a two storey semi-detached residential dwelling with an area of hard standing to the front, and a generous garden area to the rear.

The public highway lies to the south east of the property, with No.13 Greenfield Avenue, the other half of the semi-detached property, sitting to the south west. No.17 Greenfield Avenue stands to the north east, which has a building line slightly in front of No.15. Boundary treatments separating the site from neighbouring properties are characterised predominately by a wooden fence and a small section of hedgerow.

Beyond the rear boundary is an open area of land adjacent to Poolfields Court.

The existing character and appearance of No.15 Greenfield Avenue is typical of the area, having external walls constructed of a red brick with a mansard roof in the first floor, and interlocking concrete tiles in the roof space. The total width of the existing rear elevation spans 6.6m.

PROPOSAL

The application seeks consent for a rear two storey extension which is shown on the submitted plans and elevations as extending 3m outwards from the rear elevation serving an enlarged ground floor kitchen area and master bedroom at first floor level.

The original plans submitted with the application showed the ground floor extension having a width of 6.18m, with the first floor bedroom extension above having a width of 5.35m. Concerns were raised by the case officer regarding the design of the proposed first floor extension, and that it was not proportionate to, or in keeping with, the existing rear elevation.

Revised plans were submitted which showed the width of the extension to increase, measuring 5.7m. The existing bathroom window was shown on the revised plans to be removed.

Both original and revised plans raised design concerns and thus further revised plans were submitted in line with the solution offered by the local authority. The further revised plans (dated 29th January) show the ground floor and first floor extension as having a reduced width of 4.25m.

As per the original proposed plans, a small window is set to be incorporated in the side (north eastern) elevation on both the ground floor and first floor level. The rear north western elevation shows a set of French doors to be installed in the ground floor and a single bedroom window to be included in the first floor.

The application form highlights that the proposed development would be constructed of materials which correspond with those used in the existing dwelling.

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)

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/2006/1128 Single storey front extension (Approved)

CONSULTATIONS

Publicity

Site Notice expiry date: 9th November 2017
Neighbour consultation period ends: 3rd November 2017
Press Advert: N/A

Public Comments

No comments received

Town / Parish Comments

No objections – 8th November 2017

SCC Minerals and Waste

No comments to make – 19th October 2017

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 situated within the existing residential curtilage of No.15 Greenfield Avenue, with the site being located within the Brown Edge development boundary, as defined on the Saved Policies Map.

The site is not constrained by any sensitive statutory designation, and as such is 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.

Given the nature of the proposed development, and the planning policy context set out above, it is considered that the principle of development is acceptable, subject to accordance with all relevant 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 should 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 original plans submitted by the applicant were considered to be acceptable with regards to the ground floor extension. However concerns were relayed to the applicant regarding the design of the first floor element of the extension. It was considered by the case officer that the proposed extension comprised an unbalanced and disproportionate addition to the rear elevation, given that the width of the proposed first floor elevation took up 81% of the total width of the elevation. These proposals were therefore considered to result in adverse harm to the character and appearance of the existing dwelling.

In line with the councils duty to offer solutions to planning issues in accordance with paragraph 187 of the NPPF, the application was requested to reduce the width of the proposed extension to be no more than 50% of the total width of the existing dwelling, to allow the extension to be balanced, and read in conjunction with the existing rear elevation.

Revised plans were submitted; however the applicant initially chose not to take this advice on board. Instead, the width of the proposed first floor extension had increased by approximately 0.4m in line with the ground floor extension – 86% of the total width of the rear elevation. The revised plans also show the removal of the existing bathroom window.

It was considered that these revised plans were more damaging in design terms than the original proposal, as it would over dominate and continue to be disproportionate to the existing rear elevation. Indeed as a result of the extension, very little of the original rear would have been visible; the overall scale of the extension was considered to be excessive.

Following further discussions with the applicant's agent, further revised plans were received on 29th January which amended the scheme in line with officer comments. The proposal is now shown to have a ground floor and first floor extension which has a reduced width of 4.25m. This has resulted in an extension which is proportionate to

the main dwelling. The architectural style and proposed materials of the proposed extension corresponds well with the existing mansard roof of the dwelling.

Overall, it is considered that the final revised plans received on 29th January which show an extension of reduced width represents a good quality design which relates well to the existing dwelling and the overall character of the surrounding area, in accordance with the design principles set out in policies SS1 and DC1 of the Core Strategy and Chapter 7 of the NPPF.

Amenity

Policy DC1 of the core strategy requires all new developments to 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.

The neighbouring properties which have the potential to be adversely affected by the proposed development are No.13 and No.17 Greenfield Avenue, which stand to the south west and north east of the site respectively. Poolfields Court stands immediately to the rear of the property beyond the rear boundary. The nearest property in direct line with the rear elevation of No.15 Greenfield Avenue is No.13 Poolfields Court, which stands some 40m distant. Due to this distance and the angle of other habitable windows in other properties beyond the rear boundary, it is not considered that any property to the rear of the site would be adversely affected as a result of the proposal.

From conducting a site visit, it is understood that the neighbouring property No.13 Greenfield Avenue has a rear elevation which contains a ground floor habitable window; and first floor bathroom window and a bedroom window, the bathroom window being closest to the proposed development.

The revised plans have demonstrated that the 45 degree angle from the neighbouring ground floor habitable window can be achieved, and therefore there would be harm to No.13 with regards to loss of sunlight. No fenestration is proposed on the side elevation facing No.13. Given the modest nature of the proposal; the lack of fenestration on this side elevation; and the fact that the proposal has a depth of 3m, it is not thought that the current or future occupiers of No.13 would be adversely affected with regards to any aspect of residential amenity, including overlooking, overbearing impact, loss of sunlight, or loss of privacy.

The building line of the rear elevation of No.17 Greenfield Avenue stands some 2m nearer to the public highway than that of No.15, and is bordered by a small section of hedgerow which acts as an effective screen to any intermittent views.

A ground floor window and small first floor bedroom window is proposed in the side elevation facing No.17 Greenfield Avenue. The proposed ground floor window would

not result in any loss of privacy due to the hedgerow which separates the two properties.

The first floor window has the potential to harm the amenity of No.17 Greenfield Avenue in terms of overlooking, and a loss of privacy. If the application was acceptable in design terms, this issue could easily be dealt with by a suitably worded planning condition.

Following an assessment of the application, it has been concluded that no adverse harm to the residential amenity of any neighbouring property will occur as a result of this proposed development, in accordance with policy DC1 of the Core Strategy.

CONCLUSION / PLANNING BALANCE

The application seeks to construct a modest two storey rear extension at No.15 Greenfield Avenue, Brown Edge. The site lies within the development boundary and is not constrained by any restrictive policy areas set out at footnote 9 to paragraph 14 of the NPPF. The presumption in favour of sustainable development is therefore engaged. The application should therefore be approved unless any adverse impacts significantly and demonstrably outweigh the presumption in favour of sustainable development.

Original plans submitted with the application raised concerns with regards to the dominance of the existing rear elevation and being disproportionate to the existing dwelling, which overall would result in adverse harm to the character and appearance of the dwelling, as a result of poor design.

In line with paragraph 187 of the NPPF, a solution was offered to the applicant by the case officer which involved reducing the width of the proposed first floor extension so that it would be less than 50% of the total elevation, and thereby proportionate and in keeping with the existing elevation so that the extension could be read in conjunction with the existing rear elevation.

Revised plans submitted by the applicant initially did not incorporate the necessary changes to the proposed design, and in fact showed an increase in the width of the first floor elevation, which was considered to result in a poorer form of design.

However, following further discussions, the applicant's agent has submitted plans which show the proposed extension to have a reduced width of 4.25m at both ground and first floor level, resulting in a proposal which accords with design principles set out in policies SS1 and DC1 of the Core Strategy and Chapter 7 of the NPPF.

Subject to appropriate conditions, the proposals are not thought to result in any adverse harm to residential amenity of any neighbouring property.

In conclusion, the application (in its final revised form) is considered to represent an appropriate, sustainable form of development which accords with all relevant local development plan policies and other material considerations which includes the NPPF.

In line with policy SS1a of the Core Strategy and paragraph 14 of the NPPF, the application is in its final revised form is recommended for approval, subject to appropriate conditions.

OFFICER RECOMMENDATION: Approve with Conditions

Case Officer: James Stannard
Recommendation Date: 30th January 2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council