DELEGATED DECISION REPORT

SMD/2017/0835	**21 THELMA AVENUE**	**PROPOSED 2 STOREY REAR EXTENSION AND CONSERVATORY**
Valid 22/12/2017	**BROWN EDGE**	
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- design
- neighbour amenity

DESCRIPTION OF SITE
Detached two storey dwelling within the development boundary in a residential area of varied mainly 20th C properties. Thelma Avenue comprises mainly pre-war semis. The application property is post war with an older presumed 19thC stone property at a higher level to its NE and a c.1970s bungalow at a slightly lower level to the SE.

The application property has a narrow width plot to the rear (SE) and parking and turning within a more spacious side garden area to the NE. There is an existing single storey flat roofed kitchen extension of depth 2.5m to the rear (SE) elevation.

PROPOSAL
To remove the existing rear single storey extension and construct a two storey rear extension (depth 3m) across c.3/4 of the rear elevation with a flat roofed single storey element in the remaining c.1/4. This element would be 3.9m in depth.

The two storey section would have a wide gable with roof slopes at right angles to the main house. Brick is proposed for the ground floor levels with render above matching the existing house. The proposal would result in approximately the same numbers of principal windows as in the existing rear but would step them forward by 3m in particular at first floor level.

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
SS6a Larger Villages Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework
Paragraph(s) 1 to 17

Section(s) 7 – Requiring Good Design

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
None

CONSULTATIONS

Publicity
Site Notice expiry date: 6th February 2018
Neighbour consultation period ends: 25th January 2018
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Brown Edge parish Council – no objections, subject to normal planning guidelines.

OFFICER COMMENTS

Principle of Development
Acceptable in principle being within the village development boundary.

Design
Acceptable as a straight forward means to achieve the proposed extension and found not out of keeping with the relatively simple style of the host property. Some consideration was given as to whether a twin gabled rear roof arrangement might be preferable but on balance it is concluded that the scheme as proposed is acceptable.

Amenity
There would remain sufficient amenity space to serve the application property with the area to the NE side of the house. The main considerations are whether there would be development beyond 45 degree lines drawn in relation to the immediate next door property to the SW and whether the development would be overbearing on the bungalow to the SE or would infringe principal window separations in relation to this property.

The application property as existing is not as far back as its neighbour and this and the separation distance of c.4m ensures there would be no unacceptable impacts for the neighbour at 20a Thelma Avenue.

A visit has been made to the bungalow known as Brookside to the SE. The main living quarters in this dwelling face NE and SW but have been extended at an angle towards the rear boundary with the application property. Part of this sections provides a double garage and the site visit revealed that windows in this section facing the application property are obscure glazed presumably serving bathrooms.

They are also overhung by a generous canopy continuation of the main house roof slope. The main gardens of Brookside are to the NE and SW, well away from the proposal property. All these factors combine to assure that the proposal would not have either an overbearing or unduly intrusive impact on Brookside.

No first floor side windows are proposed and the existing boundary treatments will prevent overlooking at the ground floor level.

CONCLUSION / PLANNING BALANCE
With all the above taken into account the proposal is found acceptable in terms of the main considerations of design and amenity.

OFFICER RECOMMENDATION : approve

Case Officer: Arne Swithenbank
Recommendation Date: 29th March 2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council