DELEGATED DECISION REPORT

SMD/2018/0036	**242 ASH BANK ROAD**	**PROPOSED SINGLE STOREY**
Valid 18/01/2018	**WERRINGTON**	**SIDE EXTENSION**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- design
- neighbour amenity

DESCRIPTION OF SITE
A substantial traditional 1930s brick and tile two storey semi in an are of similar properties. The immediate neighbour to the east is a detached dwelling of similar character and vintage.

There is a narrow side passage space of about 1.5m crossed with a brick arched gateway wall and with a lean to conservatory towards the rear. Also in this space behind the archway wall is a small shed. There is a further single storey lean-to extension across the rear elevation of the original house.

PROPOSAL
To extend the existing rear lean to out to the side of the property and tie in with a new lean-to along the side elevation. The development would be recessed from the front elevation by c.0.75m. In an amendment to the first submitted proposal a side facing gable has been altered to a hipped roof design (still with a half gable facing the road) to be less prominent on the street scene and more in keeping with the characteristics of the host building.

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: 13th March 2018
Neighbour consultation period ends: 8th February 2018
Press Advert: N/A

Public Comments
None

Town / Parish Comments
None

OFFICER COMMENTS

Principle of Development
Within the development boundary therefore acceptable in principle. A side elevation on its own would be PD but due to being tied in, or 'wrapped around with' a rear extension, planning consent is required.

Design
This is a small scale development utilising a restricted space to the side of the house. Subject to a suitable choice of brick which would need to be dark in appearance as the original house has a dark brick the development would be suitably recessive and on that basis acceptable. The application proposes material to match existing.

Amenity
The proposal includes two small side windows neither of which would be principal, one serving a bathroom. The facing side elevation of the neighbouring dwelling has two small ground floor windows which would not be considered principal windows and are in effect partially obscure glazed. Although not principal windows it is considered appropriate that a condition be attached to require the side windows of the proposed extension to be obscure glazed.

CONCLUSION / PLANNING BALANCE
With all the above taken into account the proposal in its amended design is found acceptable in terms of the main considerations of design and amenity – subject to condition as to facing materials and obscure glazing.

OFFICER RECOMMENDATION : approve

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

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council