DELEGATED DECISION REPORT

SMD/2018/0134	**HERMITAGE LEIGH LANE**	**GARAGE EXTENSIONS**
Valid 28/02/2018	**LOWER TEAN**	
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE
The application site is located within the Checkley ward, within the development boundary. It relates to a large detached bungalow set within a generous plot of land with a front and rear garden. Vehicular access is taken off Leigh Lane and the dwelling has an integral garage which is served by a private driveway to the front.

There is a Public Right of Way (Checkley No. 356) running along the front of the land edged red, along Leigh Lane.

PROPOSAL
The planning application seeks planning permission for an extension to the integral garage which will provide additional vehicular parking.

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
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

- Ministerial foreword
- Introduction (inc. achieving sustainable development, presumption in favour of sustainable development, core planning principles, delivering sustainable development)
- Building a strong, competitive economy Chapter 1
- Promoting Sustainable Transport Chapter 4
- Requiring Good Design Chapter 7
- Meeting the challenge of climate change, flooding and coastal change Chapter 10

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
SMD/1981/0605 Details of bungalow and garage APPROVED

CONSULTATIONS
Publicity
Site Notice expiry date: 06/04/2018
Neighbour consultation period ends: 26/02/2018
Press Advert: N/A

Public Comments
N/A

Checkley Parish Comments
No objection

Environmental Health
N/A

Staffordshire County Council Highways
N/A

OFFICER COMMENTS
Principle of Development
Section 38(6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into account any material considerations relevant to the determination of the application.
The local development plan for this site comprises the Staffordshire Moorlands Core Strategy (Adopted March 2014) and any relevant Supplementary Planning Documents (SPD's).

The National Planning Policy Framework (NPPF) published in March 2012 sets out the Government's 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.

In accordance with Policy SS1 the Council expects development and the use of land to contribute positively to the social, economic and environmental improvements of the Moorlands. Policy SS1a comments that when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. This means that applications which accord with the policies in the Core Strategy should be approved without delay, unless material considerations indicate otherwise.

In light of the above, the principle of development is considered to be acceptable subject to the application demonstrating compliance with relevant national and local planning policy relating to design and amenity.

Design
Policy DC1 requires all new development to be designed to respect the site and its surroundings.

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 elevation drawings indicate that the roof line of the extension will match that of the existing bungalow at 5.2m in height (to ridge). The roof line of the extension is pitched with a gable feature to the front and rear. There is an existing gable feature over the front window to the opposite side of the dwelling to the proposed garage extension. It is considered that the proposed extension will match with the design of the existing gable feature to the opposite side of the dwelling.

The application form which accompanies the planning application states that the materials used for construction will be concrete interlocking roof tiles and red rustic brickwork, to match the existing bungalow.

It is considered that the proposed development constitutes a high quality development which accords with national and local planning policy in relation to design.

Amenity
In accordance with Policy DC1 all new development should be designed 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 a good standard of amenity for all existing and future occupants of land and buildings.

An assessment of the proposed development in relation to the neighbouring properties has been carried out. The elevation plans indicate that the proposed extension will have a garage door to the front elevation measuring 2.2m in width and 2.2m in height. There is a rooflight window to the front elevation. To the rear, there is a small window in the rear of the extension and a set of folding doors to the side, facing towards the garden. There is also a rooflight window in the rear elevation. It is noted that there are no windows in the side elevation of the proposed extension and there is a hedge on the boundary with the neighbouring dwelling at Glenwood. In light of the above, it is not considered that the proposed development would cause a greater level of overlooking than already exists.

The proposal will project beyond both the front and rear building lines. However, the neighbouring dwelling at Glenwood stands further forward on it’s plot so there will be no overshadowing of windows in its front elevation. Given the limited degree of projection to the rear and distance to the boundary no overshadowing of principal windows in the rear elevation will occur either. Glenwood has a number of windows in the side elevation facing the property which appear to serve habitable rooms. However, around 10m will be maintained between the side elevation and these windows, similar to the existing situation and given the single storey nature of the proposal and the fact that the two dwellings are angled slightly away from each other any impact on amenity would be insufficient to sustain a refusal .

Due to the limited projection beyond the existing building lines, no other neighbouring dwellings would be affected.

Overall, it is considered that the proposed development complies with national and local planning policy in relation to amenity.

Highway Safety
The Highways Authority has not raised any objection to this proposal. It is considered that the proposed development is acceptable in terms of Policy T1 of the Core Strategy.

CONCLUSION / PLANNING BALANCE
This application seeks planning permission for a single storey extension to the garage which will provide additional vehicular parking to the dwelling. The principle of a single storey extension in this location is acceptable, subject to compliance with planning policy relating to design and amenity.

An assessment of the proposed development has concluded that there will be no adverse impact upon neighbouring dwelling in terms of amenity and the design is of a high quality which is in keeping with the surrounding character of the area.

When taking all of the above into consideration, it is considered that the proposals accord with national and local policy. It is recommended that the application is approved, subject to conditions.

OFFICER RECOMMENDATION : Approve

Case Officer: Laura Barrowclough
Recommendation Date: 20th April 2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council