DELEGATED DECISION REPORT

SMD/2018/0137	**9 SOUTHLOWE AVENUE**	**1ST FLOOR AND GROUND**
Valid 01/03/2018	**CELLARHEAD**	**FLOOR EXTENSIONS**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development;
- Design and visual impact;
- Neighbour amenity.

DESCRIPTION OF SITE

The application site is 9 Southlowe Avenue Cellarhead, a previously extended detached dwelling occupying a wedged shaped plot of land at the end of the Southlowe Avenue cul-de-sac. For the purposes of planning policy consideration the application site is located within an established residential area and is within the Werrington and Cellarhead Village Development Boundary. Land levels within the site are relatively level, there is a raised deck/patio area at the rear of the house and off road parking to the front including a single garage. Hedgerows and timber fencing depict the property boundary. The application site does not have a Conservation Area designation, the property is not Listed nor are there any Listed buildings within close proximity.

PROPOSAL

Planning permission is sought for ground floor and first floor side and rear extensions. The additional ground floor accommodation would provide a sun/living room area. At first floor level it is proposed to add a bedroom, study and en-suite. Internal alterations would see the existing box room at the front of the house being converted into a dressing room with through access to the new en-suite. The extensions would have hipped roofs and it is understood that all new building materials would match those of the existing house. The house currently benefits from off road parking and has an attached, single garage. The application does not propose to make any alterations to the parking facilities.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

SS1	Development Principles
SS1a	Presumption in Favour of Sustainable Development
SS6a	Larger Villages Area Strategy

SD1 Sustainable Use of Resources
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 to 17
Section(s)

1: Building a strong, competitive economy.
7: Requiring good design.

Supplementary Planning Guidance

1: Design Principles for Development in the Staffordshire Moorlands: New Dwelling and Extensions to Dwellings.
2. Space About Dwellings.

Supplementary Planning Document

- Staffordshire Moorlands Design Guide.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

84/13453 Extension to form sun lounge. Approved.

87/00515 Extension to form garage and sun room. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 03/04/2018
Neighbour consultation period ends: 29/03/2018

Public Comments: No representations received.

Cheddleton Parish Council: No representations received.

Severn Trent Water: The proposal has minimal impact upon the public sewerage system, therefore no objections to the proposals and no drainage condition is required. Informative note to be added to the decision notice to advise there may be a public sewer located within the application site.

OFFICER COMMENTS

Principle of Development

The application site is located within the Werrington and Cellarhead Village Development Boundary and as such there are no 'in principle' objections to the application subject to all other material planning considerations being satisfied. In this instance the matters to consider are those of design (including visual impact) and neighbour amenity.

Design/visual impact

There are no design objections to the application. The extensions will replicate the hipped roof design of the original house and will be constructed using matching materials. Although the newly extended first floor will project beyond the original front wall of the house this is due to the positioning of the existing garage (forwards projecting location). The proportionate width of the extension will however ensure that it would not become the overall dominant feature and it is borne in mind that the removal of a flat roof garage is welcomed. The ground floor rear extension will have a subordinate relationship and raises no design issues. The forward projection will avoid any mis-match of materials.

The proposed extension will be seen from the Southlowe Avenue cul-de-sac however it is noted that there are other properties which have more of a visual impact upon the street scene. The application site is set back from the road, behind the building line of the properties to the west and is at an angle with its neighbour to the south. Surrounding properties do not have a uniform appearance, there are detached and semi-detached dwellings, some have been extended and there is a mix of brick and render finish. Surrounding properties do have hipped roofs; this application includes a hipped roof which will help to assimilate the development within its surroundings.

Amenity

The amenity impact upon surrounding residents is a material planning consideration. The proposed extensions will have no overbearing/overshadowing impact upon the occupants of number 8 Southlowe Avenue due to their positioning on the southern facing elevation and the rear of the house. The dwelling to the south (10 Southlowe Avenue) is separated from the application site by a single width driveway. Number 10 has previously been extended but there are no facing principal windows which would be affected. The proposed first floor study window may offer the opportunity for overlooking into the rear garden area of number 10 Southlowe Avenue and therefore it is considered reasonable to add a condition requiring this window to be obscure/frosted glazed.

Given that the development is very close to neighbouring properties it is considered reasonable to add a condition restricting the hours and times of day in which noisy developments can be undertaken.

CONCLUSION / PLANNING BALANCE

There are no objections in principle to the extension of 9 Southlowe Avenue Cellarhead. The extensions are simple in their design, subordinate in size to the original house and will not result in overdevelopment of the plot. The removal of the flat roof from the garage is welcomed and no part of the scheme will have an adverse visual impact upon either the dwelling itself or the surrounding area. No objections are raised in respect of neighbour amenity and the proposal will not result in the loss of any existing off-road parking provision. An informative should be added to the decision notice in respect of public sewers (as recommended by Severn Trent Water).

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson
Recommendation Date: 12/06/2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council