DELEGATED DECISION REPORT

SMD/2018/0235 **Valid 18/04/2018**	**42 HEATH AVENUE** **CELLARHEAD**	**PROPOSED FIRST FLOOR EXTENSION OVER EXISTING GARAGE.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design
- Neighbour Amenity
- Access and Parking

DESCRIPTION OF SITE

The site comprises a detached, brick built property situated on the south side of Heath Avenue within the Development Boundary. There are neighbouring properties to both sides of the site and on the opposite side of Heath Avenue with school grounds to the rear.

PROPOSAL

The application is for a first floor extension above the existing attached garage. An amended plan was received during the course of the application which shows the first floor extension being set back from the front elevation by 500mm and showing the ridge line of the extension set slightly below the existing ridge. As amended the first floor extension would extend 6.2m along the side elevation, project 2.85m from the side towards the boundary, its eaves height would be 4.9m and ridge height would be 7.4m. Materials used in construction would comprise matching brickwork and tiles.

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

Paragraphs 6-17 Achieving Sustainable Development
Paragraphs 56-58 Requiring Good Design

Other Material Considerations

Staffordshire Moorlands Space About Dwellings Supplementary Planning Guidance (SPG)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1996/0849 - Two storey extension – Approved 08/03/1996.

SMD/1993/0140 – Two storey rear extension bay window porch and canopy to front elevation – Approved 23/06/1993.

CONSULTATIONS

Publicity

Site Notice expiry date: 18/05/2018
Neighbour consultation period ends: 11/05/2018
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

Cheddleton Parish Council – No objections.

OFFICER COMMENTS

Principle of Development

The application site is situated within the defined settlement boundary as shown on the adopted Proposals Map and is not constrained by any sensitive statutory land use planning policies.

It is therefore considered that the principle of development is acceptable subject to compliance with national and local planning policies.

Design

Policy SS1 of the Staffordshire Moorland adopted Core Strategy promotes development which maintains the distinctive character and Staffordshire Moorlands, its individual town and villages and their setting.

Policy SS1a reflects the overall objective of the National Planning Policy Framework (NPPF) of taking a positive approach that reflects the presumption in favour of sustainable development.

Policy DC1 sets out a list of criteria that new development should meet to ensure

good design. Development should be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area; and should be designed to respect the site and its surroundings.

NPPF Paragraph 17 sets out a list of core planning principles that the planning system ought to play. One 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. Chapter 7 of the NPPF (Paragraphs 56-68) highlights the importance of good design and that it is a key aspect of sustainable development.

The proportions and scale of the proposed extension reflect the existing building. The detailed design is considered appropriate in terms of roof form and fenestration and materials used in construction would match existing. In terms of the impact on the street scene, an amended plan was received during the course of the application which shows the first floor extension being set back from the front elevation by 500mm and showing the ridge line of the extension being set slightly below the existing ridge. This results in a better relationship between the proposed extension and the original house with the extension appearing as a subservient and obviously later addition to the original building. Given that there is a small gap between the proposed extension and the boundary with the neighbour's property (No. 44 Avenue), and that the proposed first floor extension would be both set back from the original front elevation and set down from the existing roof, it is considered that the proposal would not result in a significant terracing effect. The overall impact on the street scene is therefore considered acceptable.

The design of the development complies with the principles set out within policies SS1, SS1a and DC1 of the adopted Core Strategy and is sustainable development in accordance with the relevant paragraphs of the NPPF.

Neighbour amenity

Policy DC1 of the adopted core strategy states that new development should protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

Paragraph 17 of the NPPF sets out a list of twelve core planning principles that should underpin 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.

The main impact of this development would be upon the neighbouring property to the east of the site, No. 44 Heath Avenue. This property has a garage extension to the side which extends up to the boundary with the site and a first floor window to the gable end. This is not a principal window and it is considered that this neighbouring property would not be adversely affected by the proposal in terms of loss of light or overbearing impact. The extension does not project beyond the front or rear elevation so there is no infringement of the 45 degree line in respect of principal windows in the neighbouring dwellings front or rear elevations. No first floor side windows are proposed which would cause overlooking

Given the separation between the proposal and the neighbouring dwellings to the opposite side of Heath Avenue, it is considered unlikely that the neighbouring occupiers opposite would be significantly affected in terms of loss of light, overbearing impact or loss of privacy.

In summary, the impact on neighbouring amenity is considered acceptable and accords with Policy DC1.

Highway safety

The dwelling is served by an access driveway and parking provision to the front and within the garage. No alterations are proposed to these arrangements. It is considered that the proposed development would have no adverse impacts upon parking or highway safety generally and the proposals comply with policy T1 of the adopted Core Strategy.

CONCLUSION / PLANNING BALANCE

The application site is not located within any sensitive land use designation and is situated within the settlement boundary. The principle of development is therefore considered acceptable.

As amended, the proposed development is considered to reflect the principles of good design and will not have any adverse impacts upon the residential amenity of neighbouring properties or highway safety, thereby complying with policies SS1, SS1a, DC1, and T1 of the adopted Core Strategy.

There have been no objections received from statutory consultees or neighbouring occupiers.

The application is therefore considered to accord with relevant policies contained within the local development plan and is sustainable development. In line with paragraph 14 of the NPPF this application should be approved.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Mark Ollerenshaw
Recommendation Date: 12/06/2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council