DELEGATED DECISION REPORT

SMD/2018/0356 **Valid 19/06/2018**	**4 CHESTNUT ROAD** **BROWN EDGE**	**SINGLE STOREY REAR KITCHEN EXTENSION AND REPLACEMENT OF GROUND FLOOR CONCRETE PANEL WALLS WITH FACING BRICKWORK TO MATCH ADJACENT PROPERTY.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE
The application site relates to a two storey semi-detached dwelling on a residential estate in Brown Edge. It has a Gambrel shaped roof which is characteristic of the dwellings in this area.

To the north the application site is bound by No. 6 Chestnut Road which is another semi-detached dwelling. To the east the application site is bound by a detached residential dwelling at No. 8 Spring View. To the south the application site is bound by No. 2 which is the adjoining semi-detached dwelling. To the west the application site is bound by Chestnut Road, beyond which are Nos. 1-3.

PROPOSAL
The application seeks planning permission for the erection of a single storey extension to the rear of the dwelling and replacement of the existing concrete cladding with facing brickwork to match the surrounding dwellings.

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
Paragraph(s) 1-14
Section(s) Chapter 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
SMD/1987/0781 Improvements alterations and extensions APPROVED 10/09/1987

CONSULTATIONS
Publicity
Site Notice expiry date: 31/07/2018
Neighbour consultation period ends: 20/07/2018
Press Advert: N/A

Public Comments
A neighbour representation has been received from the occupant of No. 6 Chestnut Road. Their comments are as follows:

"I live at 6 Chestnut Road which is the house that shares a path entrance with the property in this application. I am concerned after looking at the plans that the shared access has not been taken into account as it is not shown on the plan on your website. My other concern is that the applicant has not measured the area properly as the dividing railings do not show how the sheds are divided as my shed area is wider than the railings show.

As the applicant has not asked to check the width area of my shed and would not of gained access with out knocking and asking for the door to be unlocked, he has not done this. My concern is that damaged will be done to my property and they will not have the space they think they have. I have 2 jack Russell's and any damage to my fence at the side of the house or the back fence which is also only up to the boundary not on it, would allow my dogs to get out. Would you please ask to make sure this has been done as my husband and myself have no other problems with this application."

Brown Edge Parish Comments
No objections

Severn Trent Water
No objections

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 consideration any material considerations relevant to the determination of the application.

The local development plan for this site comprises the Staffordshire Moorland Core Strategy (adopted 26th March 2014) and any relevant Supplementary Planning Documents (SPD's).

The Revised National Planning Policy Framework (NPPF) published in July 2018 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.

The proposed development is within the curtilage of the site and is situated within the development boundary as highlighted on the adopted core strategy proposals map. The site is not constrained by any other sensitive statutory designation and as such the presumption in favour of sustainable development is engaged.

Policy SS1 of the adopted core strategy sets out a number of development principles which new development should adhere to in order to contribute positively to the social, economic, and environmental improvement of the Staffordshire Moorlands.

Policy SS1a of the adopted core strategy reflects the presumption in favour of sustainable development set out within the National Planning Policy Framework (NPPF). It states that planning applications that accord with relevant policies in the Local Plan will be approved without delay.

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 of the adopted core strategy sets out a list of design considerations that new development should incorporate into any new scheme. It states that all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area.

Chapter 12 of the NPPF highlights the importance of the good design and states that design quality should be considered throughout the evolution and assessment of individual proposals.

The proposed development includes the demolition of an existing outbuilding which is located to the rear garden of the dwelling. This will make way for the proposed extension which is to increase the amount of living accommodation in the form of a kitchen extension and a ground floor bathroom. The footprint of the building is to measure 2.2m out from the rear wall of the dwelling and 5.7m in width. The extension has a flat roof and measures 2.9m in height. The planning application also seeks permission for the removal of the existing concrete panel which forms the outer skin to the existing ground floor of the dwelling. This is to be replaced with facing brickwork which is to match with the adjacent dwelling, No. 2. The surrounding dwellings all have brick facing material to the ground floor, as such the proposed development would result in a design which is more in keeping with the surrounding area. It is considered that the proposed development represents an improvement in design terms, which should be weighed positively in the overall planning balance.

The proposed development accords with Policy DC1 of the Core Strategy and with national policy in this regard.

Amenity
Policy DC1 of the adopted core strategy states that new development should be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance; protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

Paragraph 127(f) of the Revised NPPF seeks a high standard of amenity for existing and future users.

The proposed extension falls within the 45 degree angle of the centre point of the ground floor rear windows at No. 2, meaning that it would not cause a significant loss of light to the neighbouring dwelling. This is set out on the proposed floor plan and elevations plan. The proposed development is also located to the north of the neighbour, where it is considered the impact from a shadowing effect would be the least harmful.

The proposed development has a triple pane window to the rear elevation, which looks out towards the rear garden. To the side elevation which faces No. 6 Chestnut Road there is also a small window serving the proposed ground floor bathroom, it is recommended that this is obscure glazed. There are no windows to the side elevation which faces towards No. 2. There is an existing window to the side elevation next to the side door of the dwelling which is proposed to be blocked up. It is not considered that the proposed development would result in a greater amount of overlooking.

In light of the comments received from the neighbouring occupant at No. 6 Chestnut Road, the applicant has submitted some additional plans which detail the demolition of the shared outbuilding. This makes clear that the fence along the boundary will not be disturbed and that the wall along the boundary of the two properties inside the outbuilding will remain, with any disturbances being made good. The issue raised in relation to the shared path to the front of the dwelling has been resolved by removing this element of land from the red edge on the location plan and site plan.

In light of the above, it is considered that there would be no increased impact upon amenity and the proposed development would accord with national and local planning policy in this regard.

Highway Safety
Policy T1 of the adopted Core Strategy concerns development and sustainable transport, stating that the Council will support development which reduces reliance on the private car for travel journeys.

The proposed development proposes an increase in the amount of floor space but does not increase the number of bedrooms at the dwelling. As such, it is not considered that the proposed development would result in an increase in the number of cars at the dwelling. In light of the above, it is not considered that off-street car parking is necessary.

Other Matters
Due to the proposed demolition of the outbuilding the applicant needs to be mindful of the Party Wall Act 1996. This is a civil matter which is separate to the planning decision.

CONCLUSION / PLANNING BALANCE

This application seeks planning permission for the demolition of an existing shared outbuilding / garage and the extension of an existing two storey dwelling. The extension would be in the form of a single storey rear extension with a flat roof. It also seeks permission for the alteration of the external appearance of the walls to remove the concrete cladding in place of facing brickwork to match with the next door property, this is to the front, side and rear elevation at ground floor level. It is considered that the proposed development would represent an improvement in design terms, which should be weighed positively in the planning balance.

The proposed development is located within the development boundary where the principle of development is acceptable subject to accordance with amenity and design policies. It is considered that there would be an improvement in the overall design of the dwelling, should the application be approved. Equally, it is not considered that there would be an increased amount of harm to amenity resulting from the proposed development.

In light of the above, it is recommended that the application is approved, subject to conditions.

OFFICER RECOMMENDATION : Approve

Case Officer: Laura Barnes
Recommendation Date: 20th August 2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council