DELEGATED DECISION REPORT

SMD/2018/0359 **Valid 22/06/2018**	**34 SPINNEY CLOSE** **ENDON**	**SIDE AND REAR EXTENSION TOGETHER WITH ALTERATIONS** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE
The application site is located within the development boundary, towards the centre of Endon. It is located off a cul-de-sac and relates to a detached, single storey bungalow dwelling. It is located to the north of a large woodland area, protected by a blanket TPO (Tree Preservation Order). The application site is at the head of the cul-de-sac along with another two detached dwellings.

The application site has a generous front and rear garden with a private driveway and garage to the side.

To the north the application site is bound by a two storey detached dwelling, beyond which are other residential dwellings on Spinney Close. To the east the rear garden of the application site is bound by the rear gardens of dwellings on Hillswood Drive. To the south the application site is bound by a woodland area. To the west the application site is bound by a similar sized bungalow which is also single storey in height.

PROPOSAL
This application seeks planning permission to extend the existing bungalow to the side and rear to create additional living accommodation in the form of a study, playroom / bedroom, dining room, ensuite bathroom and cloakroom.

The proposed elevation plans indicate that the roof will be tiled with concrete roofing tiles to match with the existing dwelling. The brickwork and rendered panels below the windows will be to match the existing dwelling, whilst the existing bungalow itself is shown to be rendered. The rear elevation is to have a glazed gable feature with windows in the eaves and a door to the side.

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 1-14
Section 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
SMD/2012/0986 Remodelling of existing bungalow and rear extension APPROVED 19/12/2012

SMD/2013/0940 Demolition of existing bungalow to form new dwelling as per approved application no. 12/01034/FUL with minor elevation alterations APPROVED 09/12/2013

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

Public Comments
N/A

Town / Parish Comments
N/A

Environmental Health
N/A

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 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 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 application site is located within the development boundary, covered by Policy SS6b of the Core Strategy. SS6a states that larger villages shall retain and enhance their role as rural service centres, providing for the bulk of housing needs of the rural areas.

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

The proposal includes the demolition of the existing garage and the erection of a side and rear extension to the existing bungalow. The rear extension includes the removal of the existing terrace and the erection of an extension measuring 3.5m out from the rear wall of the dwelling and 7.9m in width. The proposed extension to the rear mirrors the existing pitched roof and forms a gable to the rear. The existing garage has a flat roof and measures 4.2m out from the side wall of the dwelling, this is to be demolished. The proposed side extension measures 5.6m out from the side wall of the dwelling and has a pitched roof, joining onto the main roof as a hip. At its closest, the proposed side extension would be 1.3m off the boundary with the two storey detached dwelling to the north.

The proposed terrace to the rear of the dwelling is to be less than 300mm in height, thus falling under permitted development.

The construction materials stated on the elevation plans are for a rendered panel beneath the front window, to the side of the front entrance door. The existing bungalow is mostly rendered however, the proposed extension is to be finished with brickwork. There is brickwork present in the surrounding environment and this is considered to be in keeping with the surrounding streetscene. The roof of the proposed extension is to be tiles with concrete pantiles, the colour and profile to match with the existing dwelling.

It is considered that the proposed development constitutes a high quality design which is in keeping with the surrounding streetscene. As such, it accords with policy DC1 of the Core Strategy and with national policy in this regard.

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 127 of the NPPF requires development to provide a high standard of amenity for existing and future users.

In terms of windows, the proposed development has an additional window to the front elevation, which is of the same proportions to the existing front bedroom windows, although this is set back with the front elevation taking an L-shape design. Due to the existing boundary treatment comprising a large well established hedge it is not considered that this would cause an overlooking issue with the neighbouring dwelling to the north. It is tucked behind the mass of the dwelling and for this reason would not cause an overlooking issue with the bungalow to the south. The existing dwelling has two windows to the side elevation. This is proposed to reduce as part of the proposals, although there is a patio door to the dining area, which is set back from the main side elevation of the dwelling to the opposite side of the terrace.

To the opposite side elevation, adjacent to the bungalow at No. 32 there is currently one window. The proposals include the introduction of two additional windows and a door. In terms of overlooking, it is considered that there is sufficient boundary treatment in place between the dwelling for the additional window not to cause an overlooking issue. Finally, to the rear of the dwelling the extension has a gable feature window which has glazing in the eaves. There is also a set of four windows to the rear of the proposed extension in place of the existing garage, this serves the proposed study area. It is not considered that the proposed extension would cause an increased amount of overlooking with neighbouring dwelling due to the strong boundary treatment which is present on all three sides of the dwelling including a tall hedge and well established vegetation within the garden. Further, the dwellings are also angled in such a way to prevent overlooking.

In terms of overshadowing, it is not considered that the proposed development would have an adverse impact upon the bungalow at No. 32 or the two storey dwelling to the north. This is because of the elevation on which the extension is proposed and the distance between the proposed extension and neighbouring dwellings. There are no side windows in the gable of the 2 storey dwelling which would be affected and the 2 neighbouring dwellings are angled away from the application property thus avoiding any conflict with the 45 degree rule in respect of the rear extension. This als increases separation between the side extension and the 2 storey dwelling. In addition there is also a strong boundary treatment between the dwellings which would effectively counteract any overshadowing.

It is noted that there is a proposed chimney on the study area to the side of the dwelling. This is to be the same height as the existing chimney and is not thought to cause any additional harm neighbouring amenity than the existing situation. Further, the chimney would be required to comply with the relevant building regulations.

Overall, it is considered that the proposed development accords with 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 the extension of an existing bungalow to provide additional living accommodation in the form of a play area / bedroom, study, extended lounge, ensuite bathroom, extended kitchen and utility room.

The proposed development is within the development boundary as defined on the Core Strategy proposals map, as such the principle of development in this location is acceptable, subject to accordance with amenity and design policies.

The proposals have been assessed as being of high quality design which is in accordance with design policy. Similarly, the proposed development is not considered to have any harm on neighbouring amenity. Overall, the proposed development is considered to constitute sustainable development and is recommended for approval, subject to conditions.

OFFICER RECOMMENDATION : Approve

Case Officer: Laura Barnes
Recommendation Date: 10th August 2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council