DELEGATED DECISION REPORT

SMD/2018/0437 **Valid 09/07/2018**	**23 BRYN EDEN** **HILLSWOOD DRIVE** **ENDON**	**PROPOSED TWO STOREY SIDE EXTENSION WITH NEW PORCH TO FRONT ELEVATION** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- design
- neighbour amenity
- street scene

DESCRIPTION OF SITE
A large two storey detached largely unaltered 1960s dwelling in a prominent position at a bend in the road and on the brow of a slope.

PROPOSAL
Two storey side extension with addition of a gabled two storey element across part of the front.

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

Local Plan Submission Version (February 2018)
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS8 Larger Villages Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework July 2018
Paragraph(s) 1 – 14;
Section(s) 4 – Decision making; 12 – Achieving well designed places.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
No recent records – likely unchanged since original permission

CONSULTATIONS

Publicity
Site Notice expiry date: 14th August 2018
Neighbour consultation period ends: 3rd August 2018
Press Advert: N/A

Public Comments
None

Town / Parish Comments
None

Severn Trent Water
Minimal impact on the public sewerage system therefore no objections and no requirement for a drainage condition.

OFFICER COMMENTS

Principle of Development
Within the development boundary extensions and alterations are acceptable in principle.

Design
The proposal would distinctly alter the appearance and the airy and light details of form in this typical 1960's modern estate house would be lost. An imposing gabled element to be added across part of the front in combination with a side extension would become the defining feature. The scale and form of the extensions would however be suitably proportioned to the original dwelling and the design per se is fully acceptable. It is noted that other properties on the nearby street scene have had alterations and additions and, though not perhaps on this scale, this does mean that there is no strong single identity or particular consistency to the present day street scene.

The plans as first submitted are ambiguous in respect of materials referring to both render and brick to match existing but the application form refers solely to 'off-white render'. This presents a concern as there is little or no use of render in this street scene. Amended plans have been submitted in response to this which now restrict the use of render to the new-build elements. This is considered an acceptable compromise for this location. The roof is proposed in tile to match existing.

A somewhat imposing heavy-framed timber porch is proposed and whilst stylistically this is somewhat rustic and rural for this suburban estate it is not considered of such concern that it should be amended.

The extension is not set back or set down from the main dwelling. However, the projecting front gable will avoid any mismatch of materials and will create sufficient relief in the elevation to avoid any terracing effect.

Amenity
In terms of neighbour amenity, considerations arise solely in respect of the unattached neighbour to the west at No. 25. On the present layout the application property has a single storey along this side facing No. 25. The proposal would add a second storey and side-facing gable over the ground floor. No windows are proposed in this side elevation. The neighbour has a single storey side extension closest to the application boundary approved under permission 87/00306/OLD described as extensions to form utility room and larger lounge kitchen garage and porch. There is a first floor side window which appears to serve a bathroom. On this basis and from a conversation with the neighbour occupier during the site visit none of these are 'principal' windows in terms of Space About Dwellings and the neighbour was supportive of the development proposed. It is concluded that there would therefore be no unacceptable adverse impacts on the neighbouring window amenity.

For the application property a large back garden would remain and the extensions would not therefore result in an unacceptable loss of garden space amenity.

Highway Safety
An integral single garage would be lost but an expansive frontage forecourt area would remain which would adequately accommodate at least three vehicles which would meet the requirement for this proposed four bedroom house.

CONCLUSION / PLANNING BALANCE
Acceptable in design with no adverse impacts on neighbour amenity or street scene the proposal is recommended for approval based on the amended drawing which reduces the extent of render used.

OFFICER RECOMMENDATION : approve

Case Officer: Arne Swithenbank
Recommendation Date: 30th August 2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council