DELEGATED DECISION REPORT

SMD/2018/0551 **Valid 30/08/2018**	**191 HILLCROFT ASH BANK ROAD** **WERRINGTON**	**SINGLE STOREY REAR EXTENSION INCORPORATING LEAN-TO ROOF IN PLACE OF EXISTING** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The application site comprises a parcel of land north of Ash Bank Road, Werrington and contains No.191 'Ashcroft'; a two storey semi-detached dwelling, which has a hipped roof and walls constructed of a red brick, part finished in a cream fender; and its associated curtilage. The curtilage is made up of a small front garden, a side driveway and detached single and larger garden area to the rear.

The site is bounded by the public highway to the south, and open agricultural land to the north beyond the rear boundary. To the east is the detached dwelling No.193 'Seymour House', whilst to the east is the other half of the semi-detached property No.189 Ash Bank Road. Both are bordered by timber fencing, with the border with No.193 raised up approx. 1m above the ground level of the garden.

The rear elevation of No.191 is characterised by a small single storey hipped extension which serves the kitchen area. This extension protrudes approximately 2.2m beyond the original rear wall and has a width of 3m, constructed of a red brick with tiled roof.

PROPOSAL

The application as submitted sought consent for a rear extension to form a garden room with balcony over and pitched roof to replace hipped roof. However following concerns raised by the case officer relating to design and amenity as a result of the proposed balcony, an amended scheme has been submitted which proposes a single storey rear extension.

As shown on the revised plans, the single storey rear extension would have an identical depth to the existing extension, and incorporate a lean-to roof that would replace the existing hipped extension, so that it is one continuous roof-scape across the two aspects of development, in effect creating one extension which spans the width of the house.

As there has been a significant change to the description of development as a result of the revised plans, the applicant has agreed to an appropriate change to the description of development, referred to at the top of this report.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

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 Saved Policies of the Staffordshire Moorlands Local Plan (1998); Staffordshire Moorlands 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 Governments 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.

Core Strategy Development Plan Document (Adopted 2014)

S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
DC1 Design Considerations

National Planning Policy Framework

Achieving Sustainable Development	Chapter 2
Achieving Well Designed Places	Chapter 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 5th October 2018
Neighbour consultation period ends: 20th September 2018
Press Advert: N/A

Public Comments

No comments received

Town / Parish Comments

Werrington Parish Council – No comments received

SCC Minerals and Waste

No comments to make

Severn Trent Water

No objection and do not require drainage condition to be included

OFFICER COMMENTS

Principle of Development

The application proposed extensions to an existing residential property which is contained entirely within the existing residential curtilage. The site is located within the development boundary of Werrington and is not constrained by any sensitive statutory designation. The principle of development is therefore considered to be acceptable subject to all relevant material considerations.

Design

Core Strategy (CS) Policy SS1 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.

CS Policy DC1 sets out a list of design considerations that new development should incorporate into any new scheme. In particular 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.

Paragraph 127 states that decisions should ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of development; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; and are sympathetic to local character.

The plans submitted with the application included a balcony at first floor level above a single storey rear extension. It was relayed to the applicant's agent that this proposed balcony is not acceptable, as it would result in adverse impacts to the amenity of the neighbouring property with regards to overlooking and loss of privacy.

The agent has subsequently submitted revised plans that shows the removal of this proposed balcony leaving a single storey rear extension which is proportionate to both the existing rear extension and the main house. The extension has a ridgeline that sits neatly below the first floor, whilst not protruding beyond the rear wall of the existing extension, culminating in a balanced well designed development.

The proposed extension would be constructed of a red brick and have a tiled roof consistent with the existing dwelling and in line with supplementary planning design guidance contained within the 'Design Principles' SPD.

As such, in its revised form, the application is considered to constitute a high quality design that is of an appropriate scale, height, form, layout, massing and visual appearance in line with CS Policies SS1 and DC1 and paragraph 127 of the NPPF.

Amenity

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

Paragraph 127 states that planning should create places with a high standard of amenity for existing and future users.

The plans submitted with the application included a balcony at first floor level above a single storey rear extension. It was relayed to the applicant's agent that this proposed balcony is not acceptable, as it would result in adverse impacts to the amenity of the neighbouring property with regards to overlooking and loss of privacy.

Subsequent revisions have shown the removal of this balcony resulting in a standard single storey lean-to extension which serves as a garden room with bi-fold doors in the rear which open out on to the garden area. No fenestration is proposed on the side of the extension facing No.189.

The extension protrudes outwards by 2.2m in line with the existing extension and does not breach the 45 degree angle from the centre of the ground floor neighbouring habitable window.

In light of the above, it is not considered that the revised extension would result in any adverse harm to the residential amenity of any neighbouring property, in line with CS Policy DC1 and paragraph 127 of the NPPF.

CONCLUSION / PLANNING BALANCE

Paragraph 11 of the NPPF sets out the presumption in favour of sustainable development. For decision taking, this means approving development proposals that accord with an up-to-date development plan without delay; or, where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission, unless:

- the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

The proposed development comprises extensions and alterations to an existing residential dwelling within the development boundary on a site not constrained by any sensitive statutory designation. The presumption in favour of sustainable development is engaged.

The revised proposals have been found to accord with all relevant local development plan policies and other material considerations. As such, in line with CS Policy SS1a and paragraph 11 of the NPPF, the application (in its revised form) is recommended for approval, subject to appropriate conditions.

OFFICER RECOMMENDATION: Approve with Conditions

Case Officer: James Stannard
Recommendation Date: 13th November 2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council