DELEGATED DECISION REPORT

SMD/2018/0558	**PRIMROSES**	**PROPOSED 2 STOREY REAR**
Valid 28/08/2018	**66 STALLINGTON ROAD**	**EXTENSION AND SINGLE**
	BLYTHE BRIDGE	**STOREY REAR ORANGERY**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- design
- neighbour amenity

DESCRIPTION OF SITE

A prominent detached house finished in white render under a Staffordshire clay tile roof set back from the road in a generous garden plot in established area of mixed residential development. There appears to have been a dwelling at this location at least since the late 19thC. A detached house neighbours to the SW. To the NE is a small semi set down at a slightly lower level but similarly set back from the public road. There are single storey outbuildings to the application property ranged along the boundary with this neighbouring semi.

PROPOSAL

To erect a two storey rear-projecting gabled extension of 4m off the north easterly end of the rear elevation and extend the remainder of the rear elevation with a single storey section projecting 4m. The single storey element would have a flat roof with centrally positioned raised lantern lights. A narrow balcony of width 1m would be formed over the flat roof at its north easterly end against the first floor side wall of the two storey element. The rear facing gable would have a large window from floor level with triangular top shaped to parallel the roof verges of the gable. The ground floor of the flat roofed element would have a long section of full height windows from floor level.

There would be a small square first floor window in the out-facing NE side wall of the gable extension serving an en-suite. No other windows would overlook the neighbouring semi save that there would be a roof light in the roof slope.

The materials finish are proposed render and tile to match the existing.

Amended plans were suggested by the LPA to in-set the NE side wall of the two-storey extension relative to the gable end of the existing dwelling. This also has the effect of setting down slightly the roof ridge height of the extension. These modifications were considered appropriate due to (a) the visibility of the north easterly elevation from the public road and (b) the proximity and scale relative to the neighbouring semi to the NE.

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 Other Rural Areas 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
None

CONSULTATIONS

Publicity
Site Notice expiry date: 12th November 2018
Neighbour consultation period ends: 24th September 2018
Press Advert: N/A)

Public Comments
None

Town / Parish Comments
Forsbrook Parish Council – no objections

OFFICER COMMENTS

Principle of Development
Being within the Blythe Bridge and Forsbrook Village Development Boundary the development is acceptable in principle.

Design

The revised submitted drawing (100-02A) has helped make the two storey extension recessive and therefore more subordinate to the original house by being recessed 600mm from the end wall of the main house. In addition this means that in turn the roof ridge of the extension would be set down some 800mm below that of the original main house whereas in the first proposal the set down would have been 500mm. This recessing was considered important in terms of making the scheme acceptable as a matter of good design and because of the visibility in the street scene.

Whilst design guidance is to generally avoid flat roofed extensions the scheme proposed here is found suitable because it is not in prominent public view and is a lesser part of the overall scheme of which the two storey more traditionally formed outrigger is the more dominant part. Also, there is not an obvious practical means of adding a pitched roof slope here and finally, a single storey extension to the rear, projecting up to 4m, can be carried out as PD without necessarily incorporating a sloping roof. However, a condition to ensure that the size of the balcony would seem prudent.

Some consideration has been given to the appropriateness of the large and non-traditional first floor gable window with triangular top but again in this non-public position at the rear this is found acceptable.

Amenity
The house and its proposed extension is generally set well away from neighbours. The back garden is between 35m and c.60m in length. The distance from the house to the SW neighbouring house is c.15m.

Two important considerations are identified: the possible impacts of the balcony in terms of its usage and therefore potential for intrusive noise and overlooking and secondly the possible impacts of the two story extension on the neighbouring semi to the NE.

The balcony is small at just 1m in width x c.3.8m significantly restricting the numbers of users and it is contained in a corner position. It would be some 20m from the garden boundary of the nearest neighbour to the SW and some 24m from the end wall of the dwelling. Given the restrictive floor area of the balcony and the distance to the neighbour it can reasonably be concluded that this particular balcony would be unlikely to result in any significant adverse impacts for neighbours' amenity.

Careful consideration has been given to the impacts on the neighbour to the NE. The separation is some 8m between the proposed extension and the side elevation of the semi. There are no breaches of the 45 degree line measurements in the horizontal plane from rear facing principal windows. Despite the semi being slightly set back in its plot relative to the application property the proposed extension would be noticeable and potentially somewhat dominant – exacerbated by the semi being at a slightly lower level – but on balance it is not considered over-bearing. It is relevant to note that the extension would be seen behind the nearer single storey outbuildings of the application property (see photo 4051). The reduced ridge height and the 600mm recessing of the amended drawings will help. The Space About Dwellings Guidance also indicates that adjacent extensions should not intrude above a 45 degree angle drawn in the vertical plane to the side from a principal window

(figure1b in the adopted guidance). The proposal here is significantly below and within this recommended limit.

CONCLUSION / PLANNING BALANCE
Being acceptable in principle and acceptable in term of design and neighbour and public street scene amenity the application is recommended for approval.

OFFICER RECOMMENDATION : approve

Case Officer: Arne Swithenbank
Recommendation Date: 23rd November 2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council