DELEGATED DECISION REPORT

SMD/2018/0644 **Valid 15/10/2018**	**6 HAMPSHIRE CLOSE** **ENDON**	**PROPOSED TWO STOREY REAR EXTENSION INCLUDING DORMER WITH LANDSCAPING AND RAISED TERRACE** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The application site comprises a parcel of land to the south of Hampshire Close; a small cu-de-sac accessed off Hillside Avenue in the centre of Endon village. The cul-de-sac is characterised on its southern side by a row of three bungalows (Nos. 6, 8 and 10 Hampshire Close), orientated so that the gable faces the public highway, some of which have small dormer windows on the side elevations.

The site itself contains No.6 Hampshire Close; a detached bungalow constructed of a red brick, with timber cladding on the front gable elevation - consistent with other properties to the south of Hampshire Close – and its associated curtilage. The curtilage is made up of a small front garden area, and off street parking space, and a rear garden area, which is set on slightly lower ground to the dwelling, accessed via a flight of steps.

The site is bounded by the public highway to the north east, and residential properties on three sides. To the south east is No.8 Hampshire Close, a dormer bungalow of identical scale, layout, and visual appearance, whilst to the north west stands No.4 Hampshire Close; a two storey detached property which has a similar layout, orientation and height to the neighbouring bungalows.

To the rear of the property beyond the curtilage boundary are the rear elevations and garden areas of properties which stand adjacent to Hillswood Drive. The closest properties are Nos. 12 and 14 Hillswood Drive; the elevations of which stand approximately 36m distant from the rear elevation of No.6 Hampshire Close.

PROPOSAL

The application seeks consent to extend the rear elevation of the property by 2.6m, maintaining the existing height of the dwelling, to facilitate a large open plan dining room at ground floor level with a larger second bedroom in the upper floor level.

The plans also propose to extend the width of the dormer window situated on the side elevation by 3.9m.

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 (2014)

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

Revised National Planning Policy Framework (2018)

Achieving Sustainable Development	Chapter 2
Achieving Well Designed Places	Chapter 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 19th November 2018
Neighbour consultation period ends: 13th November 2018
Press Advert: N/A

Public Comments

No comments received

Town / Parish Comments

Endon with Stanley Parish Council – No comments received

Severn Trent Water

No Objection and no requirement for drainage condition

Staffordshire County Council Highways

No Objection

OFFICER COMMENTS

Principle of Development

The application seeks consent for proposed extensions and alterations to an existing dwelling which is contained entirely within the residential curtilage. The site is located within the development boundary of Endon and is not constrained by any sensitive statutory designation. The general principle of development is therefore considered to be acceptable.

Design

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.

The proposal to extend the property by 2.9m to the rear would see the resultant dwelling maintain a similar height, layout, and visual appearance with only a minor increase in floor area. It is not considered that this proposed increase would significantly alter the character and appearance of the building, and would not be visible from any public vantage point, thereby preserving the reasonably uniform character of the row of bungalows (Nos. 6, 8 and 10) and not resulting in any adverse harm to the character and appearance of the street scene.

Whilst the extended side dormer window would be visible from the public highway, it is not considered that the increased width would have any adverse impact on the character and appearance of the building or the wider street scene, as it extends towards the rear of the property, and therefore this increase would not be easily viewed from Hampshire Close.

The materials and finishes to be incorporated into the proposed development are consistent with those used in the construction of the existing dwelling in line with supplementary design guidance.

In summary, it is considered that the proposed development would be of an appropriate scale, layout, height, massing and visual appearance which relates well to the existing dwelling without having any adverse impacts on the character and

appearance of the building or wider street scene, 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 residential properties that have the potential to be impacted upon by the proposed development are Nos.4 and 8 Hampshire Close which sit either side of the site. The properties situated adjacent to Hillswood Drive lie in excess of 35m away from No.6 Hampshire Close and would at this distance not be affected.

No.4 Hampshire Close has a rear building line which sits some 5m further forward than No.6; a flat roof garage stands immediately adjacent to the boundary. A modest extension of 2.9m would not be considered to result in any harm to the amenity of No.4 by way of overbearing impacts or loss of sunlight given the distance to the nearest principal window and given that no.4 is located to the north west. The existing side dormer is located on the opposite side of the house and therefore there would be no adverse harm with regards to overlooking or loss of privacy. There are 2 side windows proposed to serve a utility and WC which should be obscured glazing to avoid any overlooking. Some views may be possible back towards the rear windows of no4 from the patio area but, as this is not significantly higher than the existing patio and odes not project significantly further it is not considered that a refusal on these grounds could be sustained, particularly given the distance to the nearest ground floor principal window.

The rear elevation of No.8 Hampshire Close stands further back on it's plot than that at No.6. The proposed extension would bring the two in line. As such there are no concerns regarding breach of the 45 degree line. There are no side windows proposed facing no. 6 at ground floor level in the rear extension. A site visit has confirmed that there is a small narrow window facing the site but it has been confirmed that this does not serve a habitable room as it is obscure glazed and therefore loss of light to this window is not an issue.

Whilst the side dormer window that faces No.8 is set to be widened, this does not include any extension to the window itself and would therefore not result in any further harm to neighbouring amenity.

The raised terrace would cause some overlooking of the rear gardens to either side at a 45 degree angle but not significantly greater than the existing rear patio and would be mitigated to some degree by existing boundary treatments.

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

CONCLUSION / PLANNING BALANCE

CS Policy SS1a reflects the presumption in favour of sustainable development set out within the National Planning Policy Framework (NPPF).

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 application seeks consent for extensions and alterations to an existing dwelling which lies within the development boundary and is not constrained by any sensitive statutory designation. The principle of development is therefore acceptable.

An assessment of the application has found that the proposal complies with all relevant local development plan policies and other material considerations which include the NPPF and thereby comprises a sustainable form of development.

In line with CS Policy SS1a and paragraph 11 of the NPPF, the application is recommended for approval, subject to appropriate conditions.

OFFICER RECOMMENDATION: Approve with Conditions

Case Officer: James Stannard
Recommendation Date: 26th November 2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council