DELEGATED DECISION REPORT

SMD/2018/0643 **Valid 08/10/2018**	**138 LYNTON CHURNET VALLEY ROAD KINGSLEY HOLT**	**PROPOSED EXTENSION TO RAISE THE ROOF HEIGHT, DORMER ROOF CONVERSION, EXTENSION TO REAR, PORCH TO FRONT AND BAY WINDOWS WITH LANDSCAPING AND DRIVE WIDENING** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Amenity
- Design

DESCRIPTION OF SITE

The application site relates to a detached single storey bungalow located within a street of two storey dwellings on Churnet Valley Road. To the north the application site is bound by a two storey detached dwelling, number 140 Churnet Valley Road. To the east the application site is bound by the rear gardens of dwellings on Sidney Drive. To the south the application site is bound by another detached two storey dwelling, number 136. To the west the application site is bound by Churnet Valley Road which provides the vehicular access via a private driveway.

The application is located within the development boundary and lies within Kingsley Parish.

PROPOSAL

The application seeks planning permission to extend the bungalow to provide additional living accommodation. This includes raising the roof height, two dormer windows to the front elevation, a two storey extension and a single storey extension to the rear and alterations to the driveway.

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
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework
Paragraph(s) 1-14
Section(s) 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
There is no relevant planning history associated with this site.

CONSULTATIONS
Publicity
Site Notice expiry date: 12/11/2018
Neighbour consultation period ends: 05/11/2018
Press Advert: N/A

Public Comments
N/A

Kingsley Parish Council Comments
Agreed to recommend approval

Severn Trent Water
No objections

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.

Policy SS1 of the adopted core strategy 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.

Policy SS1a of the adopted core strategy reflects the presumption in favour of sustainable development set out within the National Planning Policy Framework (NPPF). It states that planning applications that accord with relevant policies in the Local Plan will be approved without delay.

The proposed development is within the curtilage of the site and is situated within the development boundary as highlighted in the adopted Core Strategy proposals map.

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 of the adopted core strategy sets out a list of design considerations that new development should incorporate into any new scheme. It states that all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area.

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.

Following pro-active discussions with the case officer, revised plans have been submitted which have less flat roof extensions to the rear. The proposed development includes raising the roof height from 5.6m to 6.8m in order to accommodate a pitched roof extension to the rear. It is considered that a pitched roof is a higher quality design which is still considered subordinate to the main dwelling as it is set off the ridge line. To the front elevation there is a dormer to each side of the roof, which both have pitched rooves. These are set off the ridge line of the main dwelling and are considered to be subordinate and in proportion with the roof. The chimney is also proposed to be raised in height, so that it is in keeping with the raised roof.

The application also seeks planning permission for an extension to the rear which will provide living accommodation upstairs, in the form of an ensuite bathroom, dressing room and large bedroom. The proposed extension is greater in height than the existing bungalow resulting in a larger bulk and massing. The two storey element has two gables with a small valley to the centre. This has a monopitch lean-to roof to the single storey extension which is to provide an extended kitchen, dining room and art room.

To the front elevation the application seeks planning permission for a porch. Following discussions with the case officer, this has been amended to a pitch roof to match with the dormer windows in the roof. It is considered this is a higher quality design which is more in keeping with the surrounding street scene.

The elevation plans demonstrate that the proposed extension shall be built of brick to match the existing dwelling. It is recommended that a condition is applied to ensure the roof is also in keeping with the existing dwelling and the neighbouring properties, being Staffordshire blue plain clay tile.

Although the application involves increasing the roof height of the bungalow to convert it to a two storey dwelling, it will be read in the context of a street scene of two storey dwellings. In this sense, the existing bungalow is quite unusual in character and does not blend in with the surrounding dwellings. Therefore, it is considered that the proposed extension will represent a design improvement, this must be weighed positively in the planning balance. It is acknowledged that there is an increase in massing which would result in a greater bulk of building, this is

assessed further in the amenity section, particularly in relation to neighbouring windows.

It is considered, following amendments, that the proposals represent a high quality design which accords with national and local planning policy in relation to design, as well as the Design Guide SPD.

Amenity
Policy DC1 of the adopted core strategy states that 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; protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

Paragraph 127(f) of the NPPF requires a high standard of amenity to be achieved or existing and future users of development.

The application seeks planning permission for two new dormer windows to the front elevation which will be in the roof space. These will look out over Churnet Valley Road, to which directly opposite there are no neighbouring properties. To the front elevation at the ground floor level, there are two existing large windows, these are to be replaced by two bay windows. There are examples of other bay windows in the streetscene. It is considered that this will not cause any greater loss of privacy than the existing windows.

To the side elevation which faces 136 Churnet Valley Road (south), the existing dwelling does not have any windows. It is noted that there are ground floor and first floor windows to the side elevation of number 136 which are plain glazed. In relation to the proposed extension, this is a greater mass and height (increasing roof height by 1m), meaning there will be a greater impact upon the side windows. Having undertaken a site visit it is clear that the side window to the ground floor serves a kitchen. Having measured the angle which the proposed extension meets in the horizontal plane, there would be no breach of the 45 degree angle. However, when measured in the vertical plane, the Council's Space About Dwellings SPD requires a 25 degree angle, which the proposed extension breaches. However, upon further investigation and a site visit to consider the proposals from inside the neighbouring property it is considered that there is a secondary source of light to the room in the form of the conservatory. This is because internally, the walls are knocked through allowing light to pass from the rear of the dwelling into the kitchen area. It is also noted that the kitchen is essentially a food preparation area rather than a habitable space. As such, it is considered that the kitchen window in the side elevation is not a principal window.

The proposed extension seeks an obscured glazed window to the side elevation closest to No. 136, in order to let some natural light into the building through the utility room. It is considered that the obscure glazing will prevent overlooking issues between the neighbouring properties. There are also to be a set of French doors to the single storey extension, to be used as an art room in the side elevation. However, these are set back from the neighbouring property by 10m, so as not to cause an amenity issue. It is noted that there is a conservatory to number 136 and a

boundary hedge approximately 1m in height. It is considered that this boundary treatment could be increased in height by future occupants, if considered necessary to further improve privacy.

To the opposite side elevation (north), it is noted that there are three existing windows and the porch entrance door to the property which has a large window to the top panel. The proposed extension is to have two windows to the ground floor, both of which are to be obscure glazed in the interests of privacy and amenity. To the first floor there is also to be an obscure glazed window which serves the stairwell, a secondary source of light into the roof space. It is noted that there are plain glazed windows to the ground and first floor to the neighbouring dwelling at number 140 Churnet Valley Road. From an examination of the plans of no 140 on file, these appear to be secondary windows and therefore no overshadowing issues are raised.

To the rear elevation there is a large expanse of glazing to the existing ground floor extension which runs along almost the entire length of the building. The elevation plans indicate that the proposed extension is to have a set of French doors accessed off the kitchen, to the ground floor. There is also to be a large three panel window with full length panes to the rear of the art room, single storey extension. To the first floor there is a set of windows with four panes serving the bedroom and an single small window serving the ensuite bathroom, it is recommended that this is obscure glazed in the interests of privacy. Due to the proposed rear building line matching with that of the neighbouring two properties and the distance between them, it is not considered that the extension to the rear elevation would breach the 45 degree angle, causing an amenity issue.

Due to the proposed single storey extension being to the south of the neighbouring dwelling at number 140 Churnet Valley Road it is considered that the single storey extension will cast a shadow across the rear garden to the neighbouring property. However, it must be considered that the applicant could achieve a similar, or perhaps larger, single storey extension by exercising their permitted development rights. As such, it is considered that the proposed development is less harmful than the maximum extension achievable under permitted development. Further, at single storey in height it is not considered that this extension would cause a significant neighbouring amenity issue.

Overall, the proposed extension has been carefully considered from an amenity perspective as being in accordance with policy.

Highway Safety
The proposed block plan indicates that there are to be some changes to the driveway at the front of the dwelling, which is accessed off Churney Valley Road. This includes a brick retaining wall and a set of steps down into the garden to accommodate the slight change in levels. The block plan indicates that the driveway is to be tarmacked with drainage gullies within the applicant’s control. It is considered that the proposed alterations to the driveway would provide a suitable level of parking for the increase in number of bedrooms.

The highways authority have not objected to the proposed development. It is considered that the proposals accord with Policy T1 of the Core Strategy.

CONCLUSION / PLANNING BALANCE

This planning application seeks permission for the extension to an existing bungalow to raise the roof height and provide additional accommodation in the roof space, including the insertion of two dormer windows to the front elevation. The application also seeks to extend the dwelling to the rear at two storey and single storey. Finally, the application seeks planning permission to incorporate alterations to the driveway including resurfacing. The application is located within the development boundary where the principle of development is acceptable. Following amendments, the proposed development is considered to be a high quality design and there are no significant amenity issues. Overall, it is recommended that the application is approved.

OFFICER RECOMMENDATION : Approve

Case Officer: Laura Barnes
Recommendation Date: 8th January 2019

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council