DELEGATED DECISION REPORT

SMD/2018/0791	**5 BARNFIELDS LANE**	**PROPOSED SINGLE STOREY**
Valid 21/12/2018	**KINGSLEY**	**REAR EXTENSION.**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

The way the development relates to the existing dwelling and impacts on the character and appearance of the area and the amenity enjoyed by its neighbours.

DESCRIPTION OF SITE

The applicant's brick bungalow is part of a modest 60s/70s housing development built off the main road through Kingsley with cul de sac branches. The dwelling mix is made up of brick semi detached properties and bungalows. The applicant's property is in a row of bungalows on a sloping ground level that falls toward Kingsley.

Slight variations in dwelling type but generally red brick, concrete pan tile with the use of render sections in places. The bungalows in this row follow an alternating pattern of front facing gable or ridge parallel to the road.

The applicant's bungalow is on a corner plot where the road sweeps round exposing the side elevation and plot to the streetscene. The garden is screen and enclosed by a 2m high fence to the side and a detached little brick and tile garage.

PROPOSAL

Enlargement of the bungalow with a single storey addition that would extend beyond its original rear elevation. The development requires planning permission because it extends more than 4m from the rear elevation, exceeds 4m in height and extends to within 7metres of the rear boundary.

The development would have a full pitched tiled roof that would run in just below the main ridge of the dwelling.

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
SS5 Village hierarchy
S08 Spatial Strategy
DC1 Design Considerations

Emerging Local Plan

The relevant and equivalent emerging policies in the yet to be adopted submission version of the Local Plan do not introduce material changes that would affect this determination.

National Planning Policy Framework

Paragraph(s) 7,8 & 11 Presumption in favour of sustainable development, 124 & 127 Achieving well designed places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

06/01361/FUL Dormer windows and extension to conservatory. REFUSED26/01/2007
07/00188/FUL Dormer windows and extension to conservatory. APPROVED 23/03/2007 (not implemented and expired)
13/00919/FUL Extension to detached bungalow. APPROVED 06/11/2013 (not implemented and expired)

CONSULTATIONS

Publicity

Site Notice expiry date: 25th January 2019
Neighbour consultation period ends: 18th January 2019
Press Advert: N/A

Public Comments

None

Town / Parish Comments

Kingsley Parish Council: No Objection

OFFICER COMMENTS

Principle of Development
The development would take place within the Kingsley settlement boundary where residential development is normally acceptable. The NPPF, revised July 2018, promotes sustainable development making it clear that there should be a presumption in favour of such development. An overarching objective of sustainable development is to achieve good design, and this is reiterated at section 12 which is dedicated to 'achieving well designed places'. The Council's development plan policies in the adopted Core Strategy and the Emerging Local Plan accord with the NPPF in those respects (SS1a and DC1). Essentially, good design is not divisible from good planning that achieves sustainable development. There would be a

presumption in favour therefore, of development that enlarges the dwelling in a way that is designed well and does not harm the character and appearance of the area.

Design
The proposed enlargement would be relatively modest and is designed as a proportionate gable extension that would have a full pitched roof extending from the rear of the bungalow. The roof pitch would match that of the original dwelling and, because it has a narrower gable, the ridge line would run in at a lower subordinate level relating well to and respecting the form and character of the original dwelling. Although the bungalow occupies a corner plot, where its side elevation and garden is rather exposed to the street scene, the development would be positioned on the far side of the elevation, closer to the shared boundary with the neighbour where it would be largely concealed by an existing garage and boundary fence, and would not feature prominently within the streetscene. The proposal can be considered to be good design.

Amenity
The side wall of the development would flank and run close to the shared boundary with the neighbour. It would extend beyond the rear elevation by 5.5 metres. However, the two dwellings are 4metres apart and the centre of the neighbour's closest rear facing bedroom window is 1.85 metre's in from the corner of the dwelling. A horizontal 45 degree line taken from that window therefore, would not be breached by the proposed addition at the applicant's property. In any event prior to the recent grant of a planning permission for the neighbour's property at No. 3 (SMD/2017/0821) that bedroom window was enclosed by a conservatory structure and they had a detached garage that stood to the front of the window flanking the boundary. That conservatory and garage have both been demolished, but that is in preparation for a larger replacement garage and full brick addition that would extend from the rear elevation by 5metres. It appears on site as though there is every intention of carrying this development out and preparatory work was underway. The neighbour's development would negate or prevent the applicant's development from having any impact on their amenity and, moreover, the applicant's proposal would also screen their neighbour's development from their property. In terms of overlooking a side window is proposed to serve a WC which would face towards this dwelling. It is recommended that this is fitted with obscured glazing to protect privacy.

There is a two storey property at 1Rushton Avenue to the rear of the applicant's. Their two rear elevations indirectly oppose each other, the position of the neighbour's dwelling is turned away by about 50 degrees so that it's rear elevation faces more toward the north and across the corner of the applicant's plot. The end of the development would come just within 7metres of the rear garden boundary. There are no windows proposed for the end elevation of the development, they would instead be placed on the side. So this neighbour would have an indirect aspect toward a single storey blank facing gable where there would be a total of 15 metres between the two. Council Space About Dwelling Guidance requires just 11 metres between a principal window and a blank single storey bungalow elevation where the relationship could be direct.

There are no adverse or unreasonable impacts on the outlook, privacy or amenity generally of the applicant's neighbours.

Highway Safety
Parking provision suitable for proposed bedroom numbers and would not be reduced by the extension.

CONCLUSION / PLANNING BALANCE

The revised development proposal amounts to sustainable village centre development that achieves good design and would not harm the character and appearance of the area. There are no adverse impacts that would weigh against a presumption in favour.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst
Recommendation Date: 12/01/2019

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council