DELEGATED DECISION REPORT

SMD/2019/0002	**14 WILTON AVENUE**	**FIRST FLOOR SIDE**
Valid 03/01/2019	**CELLARHEAD**	**EXTENSION**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

Traditional mid to late 20thC brick and tile two storey semi in row of similar / some detached. The neighbour to the south is a detached two storey dwelling of similar era and character. The neighbour has a narrow single storey side extension wrapping around to the front. The attached single storey garage of the application property is linked to / abutts the neighbour's side extension to the south. Overall the gap between the two properties at first floor level is c.3.3m. The width of the application property's existing garage is c. 2.5m.

PROPOSAL

To build a first floor side extension over the garage with a hipped pitched roof creating a fourth bedroom 2.2m in width by 4.8n in length internally. Revised plans have been submitted to recess the front elevation of the extension relative to the original main house front.

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 – Werrington and Cellarhead
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 Larger Villages 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
12/00679/FUL – first floor side extension – approved

CONSULTATIONS

Publicity
Site Notice expiry date: 28th February 2019
Neighbour consultation period ends: 25th January 2019
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Cheddleton Parish Council – no objection

OFFICER COMMENTS

Principle of Development
Development acceptable in principle being within a larger village development boundary.

Design
Adopts materials to match the existing building and the roof ridge is set down from that of the main house giving some sub-ordination. The amended plans show a scheme which sets the first floor front elevation back relative to that of the main house to achieve better subordination and thereby compliance with the SMDC Design Guide adopted February 2018.

Amenity
No side windows are proposed. The extension would not project beyond the existing front and rear building lines so as a result there would be no impact on the attached property. It is located to the north of the neighbouring property to the other side and therefore no overshadowing of the windows in the front elevation would occur despite the fact that it stands forward of it. There is a first floor obscure-glazed bathroom window in the overlooking side elevation of the neighbour to the south at No. 16. This is not regarded as a principal window in terms of any impacts of the extension on this window the proposed extension at No.14 would be judged acceptable by reference to the Council's adopted Space About Dwellings guidance.

Highway Safety

The proposal retains the garage as existing. For a four bedroomed dwelling policy would expect space for three vehicles on the site. The front garden is paved and, with the garage, space for up to 3 vehicles would be available.

CONCLUSION / PLANNING BALANCE
Being acceptable in terms of design with no adverse impacts for neighbour amenity or street scene the proposal is recommended for approval.

OFFICER RECOMMENDATION : approve

Case Officer: Arne Swithenbank
Recommendation Date: 14th March 2019

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council