DELEGATED DECISION REPORT

SMD/2019/0045 **Valid 30/01/2019**	**56 MOSS PARK AVENUE WERRINGTON**	**PROPOSED ROOF SPACE BEDROOMS AND FRONT PORCH** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

Is the proposal for well designed development that would have a good relationship with the existing dwelling and not harm the character and appearance of the area?

DESCRIPTION OF SITE
Detached dwelling on a 1960s bungalow development. There is an alternating pattern between those bungalows that have gable fronts and those that have a roof ridge parallel to the road.

Applicant's dwelling occupies a corner plot. Its front and principal elevation forms a gable, while its side facing roof slope, to the east, is exposed to Shirley Avenue that runs alongside. Shirley Avenue slopes down from the rear, along side the dwelling until it meets the road level at the front. Some of the bungalows in the estate have been extended with dormer roof additions. Predominantly these dormers align and coordinate with the dwelling's front elevations.

PROPOSAL
Extend the dwelling by making a dormer roof addition to the side facing, non principal, roof slope. The dormer would almost run the full length of the roof slope and in the middle there would be a larger box section that juts out to make room for a dressing room.

The proposal includes an addition to the rear of the property that would extend 3.2 metres from the existing gable, replacing an existing conservatory. The new gable would introduce a new bedroom window in the apex that would be closer to the neighbour at the rear. This part of the development already has a planning permission that was granted in 2018, that planning permission also covered some dormer roof additions but after negotiation, their width and height were reduced to give them better positioning and assimilation within the roof slope. This application essentially proposes to make those dormers larger again.

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 Strategy
S08 Spatial Strategy
DC1 Design Considerations

Emerging Local Plan
The Council's emerging local plan has reached an advanced stage of the process, but is yet to be finalised and adopted. Relevant to the determination of this application, emerging policy would not introduce material differences and this recommendation relies on the policies of the existing development plan and the NPPF.

National Planning Policy Framework
Section(s) 2 Achieving Sustainable Development; 4. Decision Making; 12 Achieving Well Designed Places

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
SMD/2018/0338 Roof additions, rear extension and porch. Approved 20/09/2018.

CONSULTATIONS

Publicity
Site Notice expiry date: 12/03/2019
Neighbour consultation period ends: 22/02/2019

Public Comments
An objection has been received from the neighbour to the rear, they are concerned that the new bedroom window in the apex of the rear extension will overlook their dining room and reduce their privacy.

Town / Parish Comments
Awaited

Staffordshire County Council Highways
No Objection

OFFICER COMMENTS

Principle of Development
The development would take place within the 'larger village' of Werrington where the area strategy SS6a of the Core Strategy would provide for residential development generally. The NPPF, revised Feb 2019, 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 development would introduce a very long cuboid shape along the full length of the roof slope that would be extended to the exposed side elevation. In the middle there would be a rather odd box shape that juts out, creating a disjointed line. In terms of length, width and depth the development would appear large and overly dominant on the roof slope and introduce a line of slot and square window shapes that would have no continuity with the fenestration of the existing bungalow or any of its neighbours. The sloping road to the side of the dwelling rises toward the rear and has the effect of bringing the roof slope within closer proximity to the level of the road and footway, and this would further exacerbate the prominence of the development within the street scene.

While it is of note that some of the bungalows in the estate have been extended with dormer roof additions, predominantly these dormers align and coordinate with the dwelling's front elevations and present to the road side as part of the principal elevation. In the main those dwellings are semi detached and, where both have been extended, each dormer is not as wide, proportionately, and there is a visual break centrally between the two – the proposed development would not relate well to that convention and these other roof extensions that are nearby do not make the proposed development any more acceptable.

For all of these reasons the proposed development would not relate well to the existing dwelling, the neighbouring properties and the street scene in general. It would have an overly prominent presence and would be harmful to the character and appearance of the street scene and area. As such, the proposal is not for well designed development and it would be contrary to Policy DC1 of the Core Strategy and section 12 of the NPPF 'well designed places'.

Amenity
The rear extension would set the end gable 3.2 metres further back and closer to the neighbour behind. The neighbour objects to the introduction of a new bedroom window below the roof apex, they say this window will overlook their dining room and reduce privacy. A difference in height, where the applicant's bungalow is lower than the neighbour's, would put the new bedroom window in the apex at a similar height to the neighbour's ground floor dining room window. The distance between the neighbour's dining room window and the proposed bedroom window would be 18metres, 4 metre less than the suggested 22 metres as being the appropriate separation in the Council's 'Space About Dwellings' guidance. However, this element of the proposal has planning permission, and there has already been consideration for these matters. However, I make the following observations:

- The neighbour's dining room window appears in their own rear extension that takes the property another 3metres (approximately) toward the boundary. The applicant only seeks parity with what the neighbour has been able to achieve.

- Bedrooms and dining rooms are both habitable rooms that are perhaps mostly used at differing times during the day.

- Views from the bedroom would not be a clear line of sight. They would be interrupted, if not totally obscured, by fences, hedge and garden sheds.

CONCLUSION / PLANNING BALANCE

The proposal would not have a good relationship with the existing dwelling it would harm the character and appearance of the area.

OFFICER RECOMMENDATION : REFUSE

Case Officer: Ben Hurst
Recommendation Date: 25/03/2019

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council