DELEGATED DECISION REPORT

SMD/2019/0091	**NORBURY SYTCH ROAD**	**PROPOSED FIRST FLOOR**
Valid 25/02/2019	**BROWN EDGE**	**SIDE EXTENSION**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Neighbour Amenity
- Access and Parking

DESCRIPTION OF SITE

The application site relates to a semi-detached two storey property within a row of similar properties on the south west side of Sytch Road within the development boundary of Brown Edge. Land to the rear (south west) of the site is designated as open countryside / green belt.

PROPOSAL

First floor side extension above the existing attached garage to provide an additional bedroom. An amended plan was received during the course of the application to correct discrepancies on the original plans and show that the proposed extension would be set back slightly from the front elevation. The extension would be set back from the front elevation by 225mm and the ridge line of the extension would be slightly below the existing ridge. As amended the extension would extend 6.75m along the side elevation, project 3.22m from the side towards the boundary, its eaves height would be 4.5m and ridge height would be 7m. Materials used in construction would comprise matching brickwork and tiles. The plans also detail a small pitched roof above the existing garage and porch to the front of the property.

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

Emerging Staffordshire Moorlands Local Plan

Emerging Policies

The following policies are considered to be relevant to this application:

SS1 - Development Principles
SS1a - Presumption in favour of sustainable development
SS2 - Settlement Hierarchy
DC1 - Design Considerations
SD1 – Sustainable Use of Resources
T1 - Development and Sustainable Transport

National Planning Policy Framework

Paragraph 11 – Presumption in Favour of Sustainable Development
Section 2 - Achieving Sustainable Development
Section 4 – Decision making
Section 9 – Promoting Sustainable Transport
Section 12 – Achieving well designed places

Other Material Considerations

Staffordshire Moorlands Space About Dwellings Supplementary Planning Guidance (SPG)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2002/0890 – Rear conservatory – Approved 03/09/2002.

CONSULTATIONS
Publicity

Site Notice expiry date: 19/04/2019
Neighbour consultation period ends: 22/03/2019
Press Advert: N/A

Public Comments

None received.

Town / Parish Comments

Brown Edge Parish Council – No objections.

OFFICER COMMENTS

Principle of Development

The application site is situated within the defined settlement boundary as shown on the adopted Proposals Map and is not constrained by any sensitive statutory land use planning policies. It is therefore considered that the principle of development is acceptable subject to compliance with national and local planning policies.

Design

Policy SS1 of the Staffordshire Moorland adopted Core Strategy promotes development which maintains the distinctive character and Staffordshire Moorlands, its individual town and villages and their setting.

Policy SS1a reflects the overall objective of the National Planning Policy Framework (NPPF) of taking a positive approach that reflects the presumption in favour of sustainable development.

Policy DC1 sets out a list of criteria that new development should meet to ensure good design. Development should be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area; and should be designed to respect the site and its surroundings.

The proportions and scale of the proposed extension reflect the existing building. The detailed design is considered appropriate in terms of roof form and fenestration and materials used in construction would match existing. In terms of the impact on the street scene, an amended plan was received during the course of the application which shows the first floor extension being set back from the front elevation by 225mm with the ridge line of the extension correspondingly set below the existing ridge. This results in a better relationship between the proposed extension and the original house with the extension appearing as a subservient and obviously later addition to the original building. Given that the proposed first floor extension would be both set back from the original front elevation and the slightly staggered relationship to the neighbouring property to the north west, known as Rostein, it is considered that the proposal would not result in any significant terracing effect. The small pitched roof to the front over the existing flat roof porch and garage raises no issues. Indeed, as this removes the existing flat roof it would improve the appearance of the property. The overall impact on the street scene is therefore considered acceptable.

Overall the scale and design of the development complies with the principles set out within policies SS1, SS1a and DC1 of the adopted Core Strategy and is sustainable development in accordance with the relevant paragraphs of the NPPF.

Neighbour amenity

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

The main impact of the proposed development would be on the property to the north, Rostein, which is set back slightly relative to the application property. The side elevation of the neighbouring property contains a kitchen window to ground floor and a landing window above. As with the existing garage the proposed extension would extend to approx. 2.6 metres from the side wall of the neighbouring property. Given the proximity of the extension to the neighbour's kitchen window, the proposal would not strictly comply with the guidance relating to obstruction to daylight

contained within the Space About Dwellings SPG. However, in this instance the neighbour's kitchen is also served by a window to the rear elevation of that property which mitigates the impact of the proposal in terms of loss of light. In addition, the kitchen window is set back relative to the proposed extension so that it will not be significantly overshadowed. Accordingly it is considered that this neighbouring property would not be significantly affected by the proposed extension.

The proposed extension does not contain any windows to the side elevation and does not therefore raise any overlooking issues.

The separation distance between the proposal and the neighbouring dwelling to the opposite side of the road (40 Sytch Road) is approx. 26 metres and this neighbouring occupier would not be significantly affected in terms of loss of light, overbearing impact or loss of privacy.

As such there would be no significant impact on neighbouring amenity in terms of loss of light or privacy and the application thereby accords with Policy DC1 in this respect.

Highway safety

The dwelling is served by an access driveway and parking provision to the front and within the garage. No alterations are proposed to these arrangements. It is considered that the proposed development would have no adverse impacts upon parking or highway safety generally and the proposals comply with policy T1 of the adopted Core Strategy.

CONCLUSION / PLANNING BALANCE

The application site is not located within any sensitive land use designation and is situated within the settlement boundary. The principle of development is therefore considered acceptable.

The proposed development is considered to reflect the principles of good design and will not have any adverse impacts upon the residential amenity of neighbouring properties or highway safety, thereby complying with policies SS1, SS1a, DC1, and T1 of the adopted Core Strategy.

There have been no objections received from statutory consultees or neighbouring occupiers.

The application is therefore considered to accord with relevant policies contained within the local development plan and is sustainable development. In line with paragraph 11 of the NPPF this application should be approved.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Mark Ollerenshaw
Recommendation Date: 23/04/2019

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council