DELEGATED DECISION REPORT

SMD/2019/0171	**101 ARMSHEAD ROAD**	**FRONT AND REAR**
Valid 19/03/2019	**WERRINGTON**	**EXTENSION**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Neighbour Amenity
- Access and Parking

DESCRIPTION OF SITE

The application relates to a semi-detached, two storey property situated on the south side of Armshead Road with a side boundary onto Moorland Avenue. The site includes front and rear gardens and a driveway to the front and also a garage to the rear. The site is within the Development Boundary of Werrington.

PROPOSAL

The application is for single storey extensions to the front and rear of the property. The proposed single storey rear extension would project 3m from the rear elevation and have a width of 7.3m. It would be sited away from the common boundary with No. 99. The extension to the front would project 1.6m from the front elevation with a width of 4.4m. Materials used in construction would comprise brickwork and concrete tiles.

The plans also indicate an extension to the existing hardstanding area 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

<u>Emerging Policies</u>

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/2002/0391 (old ref 02/00252/FUL) – Garage – Permitted Development.

SMD/2000/0936 (old ref 00/00517/FUL) – Two storey side extension to form additional living accommodation and boundary fence – Approved 13/07/2000.

SMD/1980/0635 (old ref 80/09173) – Erection of garage – Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 02/05/2019
Neighbour consultation period ends: 25/04/2019
Press Advert: N/A

Public Comments

None received.

Town / Parish Comments

No comments received.

Severn Trent Water

No objections but advise that there may be a public sewer located within the site.

Staffordshire County Council Highways

No objections on highway grounds subject to a condition requiring the parking area to be extended in accordance with the submitted plans prior to the occupation of the development and thereafter for the parking area to be retained unobstructed for the parking of vehicles.

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 scale of the proposed extensions is considered subordinate to the existing property and in keeping with the existing in terms of roof form, fenestration and materials would match the existing. The proposed extension to the front of the property would not extend beyond the line of the existing forward projecting gable and therefore would not adversely affect the character of the property or the street scene.

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 extensions would not adversely affect neighbour amenity. The proposed single storey rear extension would be set approx. 3m from the boundary with No. 99 and it is therefore unlikely that this neighbouring occupier would be significantly affected in

terms of overshadowing or overbearing impact. The proposal would not infringe upon a 45 degree line drawn on elevation or plan towards the rear elevation windows of these neighbouring properties. The extension to the front would not be visible from No. 99 due to its position on the other side of the existing forward projecting gable.

As such the application accords with Policy DC1 in this respect.

Highway safety

The dwelling is served by an access driveway and parking provision to the front of the property and a garage to the rear. The extension to the front of the property would slightly reduce the driveway area but this would be compensated for by the extension to the parking area adjacent to the boundary with No. 99 and the driveway would be still be of sufficient width. There is also an existing vehicular access and a garage to the rear of the property such that overall the proposal would not result in an under provision of off road parking. The Highway Authority raises no objection and advise that the extension to the front parking area will provide adequate parking for three vehicles. Accordingly 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: 22/05/2019

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council