DELEGATED DECISION REPORT

SMD/2019/0517	**21 KENLEY AVENUE**	**PROPOSED SINGLE STOREY**
Valid 27/08/2019	**ENDON**	**REAR EXTENSION.**
		(FULL - HOUSEHOLDER)

MAIN ISSUES
Impact on the character and appearance of the area and neighbouring amenity.

DESCRIPTION OF SITE
Detached c.1970s red brick bungalow in a row of similar with gable facing front and rear. There is a flat roof garage to the side and toward the rear. The bungalows on either side of the plot have been extended to the rear.

PROPOSAL
Extension to the rear that would project the gable 4.6m from the rear.

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
DC1 Design Considerations

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

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
None

CONSULTATIONS
Publicity
Site Notice expiry date: 18.10.19
Neighbour consultation period ends: 17.09.19
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Awaited

Severn Trent Water
No objection, minimal impact on public sewerage

Highway Authority
No objection, suggest conditions requiring turning area and garage space to be retained.

OFFICER COMMENTS
Principle of Development
In the 'larger village' settlement of Endon, where strategy SS6a of the SMDC Core Strategy is relevant, householder development that is well designed and does not have adverse impacts on the character and appearance of the area can be accepted as being sustainable and not at odds with the overarching aims of the planning system.

Impact on the character and appearance of the area
The extension to the rear would not be visible from the front and would have no impact on the street scene. From the rear it would have a similar appearance to that of the existing gable. Alterations to the front would represent an improvement to match some of the neighbour's and replace the pvc cladding and flat window frame with red brick and a bow window, this perhaps returns the dwelling to original design.

Amenity
Both neighbours either side have had rear extensions. The proposal would simply even the rear elevations up again along the row and it would not project beyond any of the adjacent neighbour's outlook.

Highway Safety
The bungalow would go from 2 bedrooms to 4. Parking standards in the emerging plan would require 3 spaces to be provided for a dwelling of that size. The highway officer suggests a condition to require the garage to be retained for parking, the provision of parking and turning areas, and realignment of the footway crossing.

However, the plans don't specifically propose changes to parking and turning space at the front. The pre existing situation provides a wide drive on which three cars could park, they could not turn on the drive and there is no practical way of making that provision. The cars, as with every other property in the row must pull on and pull off. There remains a narrow strip of lawn to one side and, on balance, this visually breaks up the hardstanding and the frontage, and it would be undesirable and unnecessary to give this grass over to hard surface. Overall the suggested conditions are considered onerous for the project proposed.

CONCLUSION / PLANNING BALANCE
Extension can be considered to be sustainable development that accords with the development plan and the Framework. There are no adverse impacts that would outweigh the benefits.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst
Recommendation Date: 21/10/2019

X B.J. Haywood

Signed by: Ben Haywood
On behalf of Staffordshire Moorlands District Council