DELEGATED DECISION REPORT

SMD/2019/0732	**1 FERNLEA CRESCENT**	**PROPOSED FIRST FLOOR**
Valid 05/12/2019	**ENDON**	**LOUNGE**
		(FULL - HOUSEHOLDER)

MAIN ISSUES
Impact on the character and appearance of the area

DESCRIPTION OF SITE
The surrounding estate is a 70s possibly 60s development built around circular loop roads that provide access to occasional cul de sac spurs. Fernlea Crescent is one such spur that provides a small row of semi detached dwellings that have roof ridges running parallel to the road. The other dwellings in the locality of the estate sit in rows of detached gable fronted properties. All of the dwellings within the estate use a mix of facing brick and cladding common to houses of the period. Over time the cladding has become a mix of different materials (e.g. hanging tiles, timber, faux stone or upvc) where individual properties have been renovated.

The dwelling is at the end of the row at the opening to the Crescent on a corner plot where its side elevation, particularly at first floor (ground floor is currently skirted and enclosed by an attractive well kept laurel hedge), is exposed and prominent at an intersection of estate roads. The exposed side elevation has a flat roof garage that runs forward of the front elevation to provide a wrap around porch to the front door, apparently a feature original to the dwelling types, although it appears that this property and its adjoining neighbour have continued that line across the whole front to build out and extend their lounges in line with the porches.

THE PROPOSAL
First floor side extension above a flat roof adjoining garage to provide a first floor lounge. Proposal has been revised during application process to address concerns. The front elevation has been recessed by a half brick, the first floor patio window with Juliet balcony has been replaced with a conventional window that has similar proportions to the others in the elevation. Tile hung cladding has been detailed for the front of the extension.

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 Village Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

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: 7th Jan 2020
Neighbour consultation period ends: 27th December 2019
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Endon Parish Council: Awaited

OFFICER COMMENTS

Principle of Development
The site is within Endon where the larger village area strategy SS6a applies. The strategy SS6a generally provides for development that retains and enhances its role as a rural service centre having regard to local needs, infrastructure, capacity and character. Such development might include the alteration and enlargement of a dwellinghouse to meet the needs of a resident. However, to be sustainable and strategy or NPPF compliant the development must represent good design that does not harm the character and appearance of the area or the amenity of neighbours to accord with policy DC1 of the Core Strategy and section 12 of the NPPF. The emerging local plan does not introduce any material change to this approach.

Design and Impact on character and Appearance
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The first floor extension would sit on top of the garage, it would not span the full width of the side elevation and as such the full pitch roof ridge would sit subordinately below that of the main dwelling. The side elevation is still some 4metres from the edge of the pavement and as such it would not appear unusually prominent. At the front it would be set back a half brick from the adjacent elevation, creating some recession and visual break. The front of the extension would be clad in hanging tiles to match those on the existing, while a brick column to the outside edge of the extension and to that of the original dwelling would frame the cladding and create appropriate vertical breaks in the dominance of the cladding. It would also help to avoid any mismatch of facing materials to the elevation.

Although it would also be desirable for the roof plane to be set down and back from the main roof, to avoid mismatch of materials, in this case for structural reasons this is not possible as this would push the extension back over a utility room extension to the rear which is of less substantial construction than the garage. Given the elevated position above the road, the front roof slope is not very visible in the street scene which would reduce the visibility of any mismatch. As this is on the end of a row, terracing effect would also be avoided.

Overall the proposal, as revised, would be recessive, subordinate and complementary to the original dwelling. Within the locality it would not be overly dominant or prominent and would be absorbed within the surrounding pallet of architectural shapes and materials.

Amenity
The first floor extension would not breach the footprint of the original dwelling, its side wall would be 23metres from the front windows of the dwellings on the otherside of Kenley Avenue – a distance well in excess of any space about dwelling guidance and there would be no issue of overshadowing or obscured outlook. A narrow window in the side elevation could be secured with obscured glazing, as is the convention with first floor windows in side elevations and appropriate in this case because the development would bring the side elevation and window closer to the edge of the highway from where there might be a perception of being overlooked within the realm.

To the front the new window, with proportions similar to those of the others in the elevation, would not be any further forward than those adjacent. The window would only face the ‘non principal’ side elevation of the house opposite and while there are first floor windows in that elevation they are around 24metres away and guidance compliant.

The proposed extension would not span the full width of the side elevation and therefore the rear window in the side extension would be set 2metre back from the rest of the rear elevation. The window would therefore, be around 23metres from the rear windows of the house behind, again guidance compliant.

No adverse amenity impacts.

Highway Safety/Parking

The dwelling currently has three first floor bedrooms, the garage has been converted to a ground floor study, and the proposed extension would add an additional first floor room, labelled on the plan as 'lounge' but capable of being used as another bedroom. Effectively the dwelling would become a five bedroom property and guidance requires the provision of three available off road spaces for anything more than a three bedroom dwelling. There are two side by side driveway spaces to the front, but being a corner plot there is also a hardstanding to the side and rear that currently provides space for the family caravan. The caravan space is accessed off Kenley Avenue through a gate to the side, the kerb has not been dropped here to regularise the access as a footway crossing but could be carried out in the future if there is a change in the occupant's circumstances and the spaces is required as additional vehicle parking.

CONCLUSION / PLANNING BALANCE

Appropriately designed household extension, no adverse impacts.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst
Recommendation Date: 29/01/2020

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council