DELEGATED DECISION REPORT

SMD/2020/0148	**4 BROOKFIELD AVENUE**	**PROPOSED SINGLE STOREY**
Valid 20/03/2020	**ENDON**	**REAR EXTENSION**
		(FULL - HOUSEHOLDER)

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

DESCRIPTION OF SITE

Semi detached, inter war dwelling – hipped roof, bay window with tiled cladding, in a row of very similar dwelling types.

PROPOSAL

Extension to the rear that would project 3m from the rear elevation. The extension would have a lean to roof and span the full width of the elevation. It would present two sets of patio doors to the garden.

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
92/01089/OLD two storey side extension and single storey rear. Refused.

CONSULTATIONS
Publicity

Site Notice expiry date: 1.5.2020
Neighbour consultation period ends: 1.5.2020
Press Advert: N/A

Public Comments
One letter of support has been received from the neighbour to the west of the application site.

Town / Parish Comments

Endon and Stanley Parish Council: No objection, extension would not effect 45 degree line and be of conventional design.

Severn Trent Water
No objection, minimal impact on public sewerage

Highway Authority
No objection

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. Its design uses a rather conventional approach to a household extension, limited 3m projection with lean to roof. It would remain subordinate to the host dwelling without affecting its character and appearance.

Amenity
Both neighbours either side of the applicant's have had rear additions that flank and extend beyond what would be the rear of the proposed extension and, as such, the proposed extension would not have any adverse impact on the neighbour's 45 degree horizontal sightlines. 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.

The applicant's garden backs on to St Luke's school playing field, approximately 17metres away. There would be no issue of overlooking to the rear.

Highway Matters

It is noted that the Highway officer raises no objection to the proposals. The extension would not interfere with the existing access arrangements and therefore it is considered that the application does not raise any highway safety concerns.

CONCLUSION / PLANNING BALANCE
The proposed 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: 13/05/2020

X

Signed by: Jane Colley

On behalf of Staffordshire Moorlands District Council