DELEGATED DECISION REPORT

SMD/2020/0302 **Valid 16/06/2020**	**3 MORETON AVENUE** **KINGSLEY**	**PROPOSED DEMOLITION OF EXISTING CONSERVATORY AND CONSTRUCTION OF GROUND AND FIRST FLOOR EXTENSIONS** **(FULL - MINOR)**

MAIN ISSUES

- Design, character and appearance
- Amenity.

DESCRIPTION OF SITE

The site falls with the Kingsley village development boundary and comprises of a semi-detached brick-built dwellinghouse that is positioned centrally within a triangular shaped. On-site parking is located to the front and side of the dwellinghouse and an enclosed landscape garden is located to the rear. An attached flat roof garage is located to the side and follows the angle of the site boundary. A single storey flat roof kitchen extension is located to the rear elevation, to the side of which is a conservatory. The site is located within an area that is predominantly residential in character.

PROPOSAL

Approval is sought to replace an existing conservatory with a brick built extension and for the construction of a first floor extension that is to sit above the existing flat roof kitchen extension.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan

SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS2 Settlement Hierarchy
SS8 Larger Villages Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 - 14
Section(s) 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

84/13079/OLDDC Extension to form garage and larger kitchen with new chimney
Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 25.09.2020
Neighbour consultation period ends: 10.07.2020
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

No comments received.

Staffordshire County Council Highways

No comments received.

Severn Trent Water

No objection.

OFFICER COMMENTS

Principle of Development

Paragraph 11 of the National Planning Policy Framework (NPPF) promotes a 'presumption in favour of sustainable development'. For decision takers this means (c) approving development proposals that accord with an up-to-date development plan without delay; or (d) where there are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

Paragraph 8 of the NPPF identifies three dimensions to sustainable development as being economic, social and environmental.

In accordance with policy SS1 the Council will expect the development and use of land to contribute positively to the social, economic and environmental improvement of the Staffordshire Moorlands.

Design

Policy DC1 requires all new development to be well designed and of a high quality which adds value to the local area. New development should be designed to respect the site and its surroundings and promote a positive sense of place and identity through scale, height, density, layout, siting, landscaping, character and appearance. Similarly, paragraph 127 of the National Planning Policy Framework requires the design of a development to add to the overall quality of an area by being sympathetic to local character and by being visually attractive as a result of good architecture.

The Council's Design SPD outlines the Council's expectations in respect of design and states that extensions should harmonise with the parent building. An extension should respect the dominance of the original building and be subordinate to it in terms of its size and massing.

It is proposed to construct a first floor rear extension that is to extend above an existing flat roof kitchen extension. The extension is to serve as additional accommodation to bedroom three and will project 2.8m beyond the rear elevation, measuring 3.3m in width. The extension is to be positioned on the eastern side of the rear elevation and is to have dual pitched roof that will sit 1m below the ridge line of the host dwelling. A single storey extension is proposed to the west of the resulting two storey outrigger and will serve to enclose the space between the proposed gable extension and the shared site boundary. This area is currently occupied by a conservatory which is to be demolished. The proposed single storey extension will also project 2.8m beyond the rear elevation.

The extension has been designed to reflect the architectural character of the existing dwellinghouse and moreover, the extension will be finished in materials to match the existing. The extension is of a proportionate scale relative to the existing dwellinghouse and the stepped nature of the development will allow the original dwellinghouse to dominate. As such the extension will appear subordinate. The extension is located to the rear and will not be visible from public vantage points.

Amenity

Policy DC1 requires new development to protect the amenity of the area in terms of satisfactory daylight, visual impact, sunlight, outlook, privacy and soft landscaping. Similarly, paragraph 127f) of the National Planning Policy Framework seek to secure development that protects the amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping. The Councils adopted Supplementary Planning Guidance (SPG), Space About Dwellings provides guidance to protect privacy for existing and proposed residents and recommends a separation distance of 22m between facing principle habitable room windows located in the rear elevation. A distance of 14m is recommended between a principle habitable room window and a non-habitable room window or flank elevation.

The application is bound by no.1 Rushton Avenue to the north and no.5 Moreton Avenue to the south.

A case officer site visit confirmed that no.1 Rushton Avenue occupies a lower ground level to the application site. The site boundary is served by timber fencing and a detached single garage that serves no.1 Rushton Avenue is located adjacent to the shared boundary. Due to the orientation of the application site relative to this neighbouring property it is not considered that the development would likely appear unduly overbearing or visually intrusive. Similarly, opportunities for overlooking would not be significantly greater than that already experienced. The existing detached garage and boundary treatment will serve to mitigate some of the impact imposed.

No.5 Moreton Avenue forms the other half of the semi-detached pair and benefits from an existing conservatory extension that sites adjacent to the shared site boundary. The boundary is served by a timber fence. The proposed extension would not cross the 45 degree line taken from the centre point of the nearest habitable room window. The proposed development is not considered likely to appear visually instructive of detrimental to the amenity of this neighbouring property.

The spacing distances involved would satisfy the SPG and taking account of the siting and scale of the proposed development relative to neighbouring residential properties, it is not considered that the development would result in under harm to residential amenity.

Highway Safety

The proposed development would serve to enlarge an existing bedroom. Sufficient off-street parking exists for a three bedroom dwellinghouse in accordance with Appendix 8 of the adopted Local Plan. The development would not likely result in harm to highway safety.

CONCLUSION / PLANNING BALANCE

This application is considered to accord with the relevant policies outlined in the Staffordshire Moorlands Local Plan and National Planning Policy Framework.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 16.10.2020

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council