DELEGATED DECISION REPORT

SMD/2020/0598 **Valid 27/10/2020**	**14 ROOKERY CRESCENT, CRESSWELL, STAFFORDSHIRE, ST11 9RA**	**PROPOSED SINGLE STOREY REAR AND SIDE EXTENSION** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Impact on the character and appearance of the existing dwellinghouse and the surrounding area.
- Impact on neighbouring amenity.
- Impact on highway safety.

DESCRIPTION OF SITE

The application site comprises a two-storey semi-detached dwellinghouse constructed of brick with a tiled hipped roof. The property is set back from the road by a front garden that is used for off-street parking. The property is located on a circular residential street with a grassed area in the middle. The street comprises semi-detached properties of a similar design. The street is located in the Open Countryside with open fields located to the rear of the application site.

PROPOSAL

Full planning permission is sought for the erection of single storey side and rear extensions.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

SS1 Development Principles
1a Presumption in Favour of Sustainable Development
SS2 Settlement Hierarchy
SS10 Other Rural Areas Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 - 14
Section(s) 4, 12

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2015/0812 Proposed two-storey side extension and single storey rear extension
Approved 10/02/2016

CONSULTATIONS

Publicity

Site Notice expiry date: 18/12/2020
Neighbour consultation period ends: 19/11/2020
Press Advert: N/A

Public Comments: None

Town / Parish Comments: None

Severn Trent Water: No objection to the proposals and do not require a drainage condition to be applied.

OFFICER COMMENTS

Principle of Development

Paragraph 11 of the National Planning Policy Framework (NPPF, 2019) 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are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for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 (2019) identifies three dimensions to sustainable development as being economic, social and environmental. In accordance with policies SS1 and 1a of the Staffordshire Moorlands Local Plan, the Council will expect all new development to make a positive contribution towards the sustainability of communities and to protecting, and where possible, enhancing the environment. When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF (2019).

The dwellinghouse is located within the Open Countryside, whereby policy SS10 is applicable. Extensions to dwellinghouses in the Open Countryside is considered acceptable in principle, providing they are appropriate in scale and design and do not

have a detrimental impact on the existing dwelling and the character of the rural area.

Design

Policy DC1 refers to design and seeks to secure development of a high quality which is designed to add value to the area and to respect the site and its surroundings. New development should promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

Paragraph 127 of the NPPF (2019) 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.

Planning approval was granted in 2015 for the erection of a two-storey side extension and a single storey rear extension, however, the permission was never implemented. The application seeks permission for the erection of single storey side and rear extensions.

It is proposed to demolish an existing flat roofed rear outrigger and erect a single storey extension that will project 4 metres from the rear elevation and occupy the full width of the original dwellinghouse. The extension will have a lean-to mono-pitch roof with an eaves height of 2.3 metres and an overall height of 3.8 metres. The extension will be constructed of brick and tile to match the existing dwellinghouse.

It is proposed to erect a single storey side extension that will be stepped back 5.5 metres from the front elevation of the dwellinghouse. It will project two metres from the side elevation of the existing dwellinghouse, as well as part of the side elevation of the proposed single storey rear extension, leaving a gap of approximately 800mm to the shared side boundary. The extension will have a pitched roof with an eaves height of 2.3 metres and an overall height of 3 metres and will be constructed of brick and tile to match the existing dwellinghouse.

The proposed extensions will be subordinate to the existing dwellinghouse due to their scale and their siting towards the rear of the application site. Their design and materials will complement the existing dwellinghouse and they will not appear visually prominent within the street scene, will not result in a terracing effect and will not have a detrimental effect on the adjacent rural character of the surrounding area. It is for these reasons that the proposed extensions are considered to comply with policy DC1 of the Local Plan (2020) and the NPPF (2019).

Amenity

Core Strategy policy DC1 and paragraph 127(f) of the NPPF (2019) seek to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The attached neighbouring property, No. 13 Rookery Crescent, has been extended to the rear with a conservatory. A closed boarded fence of approximately 1.8 metres in height forms the boundary treatment between the two properties. The proposed single storey rear extension will be stepped in marginally from the shared boundary with No. 13 to ensure that it is contained within the application site. The rear of the properties face almost due south and therefore the proposed extension may result in a small loss of sunlight early in the morning. However, this is not considered to be significantly detrimental to the amenity of No. 15. It is for these reasons that the proposed extension is not considered to have a detrimental effect on the amenity of this property.

On the opposite side of the application site is No. 15 Rookery Crescent that comprises a two-storey semi-detached dwellinghouse that has also been extended to the rear with a conservatory. A secondary window within the side elevation of the single storey rear extension will directly face towards No. 15. However an existing window in a similar location already overlooks this property and the window will be largely screened by the existing closed boarded fence with conifer hedge behind (in the garden of No. 15). No windows are proposed within the side elevation of the proposed single storey side extension and the existing ground floor openings in the side elevation of No. 15 are largely obscured by the existing closed boarded fence. It is for these reasons that the proposed extensions are not considered to have a detrimental effect on the amenity of this property.

No properties are located to the rear of the application site and the properties on the opposite side of the road are sited over 60 metres away from the application site and so will not be affected by the proposed extensions.

It is for these reasons that the proposed extensions will comply with policy DC1 of the Local Plan (2020) and the NPPF (2019).

Highway Safety

Policies DC1 and T1 seek to achieve a level of parking and an access that is appropriate to the development it serves.

The proposed extension will not affect the existing off-street parking provision and will not result in an increase in the number of bedrooms at the property. The proposed development therefore has no highway implications and will comply with policies DC1 and T1 of the Local Plan (2020) and the NPPF (2019).

CONCLUSION / PLANNING BALANCE

For the reasons outlined above, the proposed development is considered to accord with the relevant policies contained in the Staffordshire Moorlands Local Plan (2020) and the NPPF (2019). As such the application is recommended for approval.

OFFICER RECOMMENDATION: APPROVE subject to Conditions

Case Officer: Ailsa Berry
Recommendation Date: 21/12/2020

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council