DELEGATED DECISION REPORT

SMD/2022/0396 **Valid 14/07/2022**	**10 HEYBRIDGE CLOSE** **LOWER TEAN**	**PROPOSED SINGLE STOREY EXTENSION AND ALTERATIONS.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

The impact on the character and appearance of the area.
The impact on residential amenity.

DESCRIPTION OF SITE

The site is located within the development boundary of Lower Tean and comprises a modern semi-detached two-storey chalet/dormer type dwelling which is one of a row of similar houses facing Heybridge Close cul-de-sac to the west. There are other dwellings to the rear of the site to the east.

PROPOSAL

This is a full householder planning application for single-storey extensions to the side and rear of the dwelling which adjoin to form a complete “wraparound”. The extensions have flat-roofs although a tiled false-pitch roof has been added to the front of the side extension. The rear extension leaves a very small gap from the side boundary. The side extension is very slightly recessed behind the front wall. The side part of the extension would provide a front study, shower room and rear utility room. The rear extension would provide an enlarged open plan living/dining/kitchen space.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Local Plan (Adopted Sep 2020)

DC1 Design Considerations.

National Planning Policy Framework

Section 12 (Design).

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Site Notice expiry date: 6.9.22
Neighbour consultation period ends: 6.9.22
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

None.

OFFICER COMMENTS

As the part of the extension directly to the rear of the rear wall of the house does not exceed a projection from the rear wall of 3.0 metres, this part can be built under permitted development without needing planning permission (under Part 1 of the GPDO) and would have the same materials as the house (brick walls).

The rest of the extension would respect the height and width of the dwelling and although flat-roofed extensions would be out of keeping with the design of the house characterised by a large dormer pitched roof, a false-pitch would be added to the front which screens the flat roofs when viewed from the road and its form and size does not harm the appearance of the dwelling. The front window matches the shape and size of one of the front windows in the dormer on the roof. The materials would be matching i.e. brick. The overall design of the extension would not harm the character and appearance of the area.

With regard to residential amenity, the rear part of the side extension would clip the 45 degree line measured from the nearest rear window of the neighbouring house to the north side, contrary to the Council's Space About Dwellings Design Guide which looks to protect neighbours from loss of light or privacy amongst other things. However, the low flat-roofed design of the extension is such that the neighbouring house would not encounter any harmful loss of light. There would be no adverse effect on the attached dwelling, given that this is to the south and therefore morning and mid-day sunlight from the east and south to the windows in it's rear elevation would be unaffected. There are also no primary side windows at the neighbouring property which would be affected by the side extension which faces the side wall of the neighbouring house. In terms of privacy, new windows are restricted to the front and rear where they would not directly overlook any neighbouring properties. The proposal would therefore not harm the living conditions or residential amenities of the area regarding privacy and light provision.

There are three existing car parking spaces on site to the front of the dwelling and therefore the loss of the drive to the side of the house would not lead to any parking problems at the property in the interests of highway safety.

CONCLUSION / PLANNING BALANCE

The proposal would not harm the visual or residential amenities of the area and therefore the proposal would comply with the Local Plan and also the government planning guidance in the National Planning Policy Framework (NPPF).

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 8.9.22

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council