

DELEGATED REPORT

FILE REFERENCE: SMD/2014/0720

MAIN ISSUES:

Principle of development (Stanley Village Development Boundary and Conservation Area)
Design and visual impact
Neighbour amenity

PUBLICITY/REPRESENTATIONS:

Endon with Stanley Parish Council - No objections.

Conservation Officer - The building is set back from the road and not unduly prominent in the street scene. No detrimental impact on the character and appearance of the Conservation Area.

Neighbour notifications;

Objections - 6 letters of representation received, the concerns of which can be summarised as follows;

- Overlooking and invasion of privacy from the proposed balcony exacerbated by the ground level differences;
- Extension will overlook neighbouring property;
- Overbearing extension;
- Blocking of daylight;
- House has already been extended;
- Disruption and impact of building work noise;
- Precedence has been set within Stanley Village where permission has been refused for a first floor balcony;
- Branches of trees would overhang the rear extension.

Support - 1 letter received commenting that the development will add more character to Stanley Village, that it is a well thought out design and the upgrading proposals can only compliment the existing large curtilage.

Other - 1 representation neither confirming support nor objection to the application. This email response simply states assumption that consideration will be given to protecting the privacy of neighbouring properties which may be overlooked by the proposed balcony.

Site notice displayed at the site.

CASE OFFICER ASSESSMENT:

Planning permission is sought for a two-storey side extension and a single storey rear extension to Greenacre, Tompkin Road, Stanley. Greenacre is a cream rendered, detached dwelling sited within the Stanley village development boundary and Conservation Area. The dwelling has previously benefitted from extensions and alterations, has a parking area to the front of the house, detached garage and generously sized outdoor amenity space in the form of gardens and patios. The proposed side extension would enlarge an existing lounge on the ground floor and provide a dressing room and ensuite at first floor level. The rear extension would provide an enlarged and open plan kitchen/family room. Due to the Development Boundary location, there are no 'in principle' objections to the application, matters to consider are therefore design/visual impact and neighbour amenity. The councils Trees and Woodlands officer has confirmed that there are no tree related objections and that the felling which has occurred on site has been undertaken in accordance with his knowledge.

There are no design or visual impact concerns about the proposal. The two storey extension neatly follows the form of the established hipped/catslide design of the existing house and would see the relocation of the chimney (albeit of same size and design). The front facing dormer window would be slightly enlarged but would still serve a bedroom as per the current arrangement. The rear extension would have a flat roof with centrally located roof lantern for additional light and to add a design feature. The application forms state that all materials would match as closely as possible those of the existing house. The councils Conservation officer has confirmed she has no objections to the proposal.

As well as a two-storey side extension and single storey rear extension, the initial proposal also included the creation of a first floor rear balcony with access from the master bedroom. During the course of consideration of the application, and following on from objections received and a site visit, the applicants have agreed to withdraw the balcony from the proposal and replace it with one of a 'Juliette' style. The Juliette balcony will allow increased light into the bedroom but does not allow for the opportunity of external seating. The amended plans show the intention to retain a covered terrace where the balcony was originally to be placed, therefore a condition would be necessary to prevent any access to this roof top and prevent its use as a balcony. The removal of the balcony addresses concerns which related to overlooking matters. Whilst it is noted that other objections have been received in terms of amenity impact, it is considered that there are no material planning reasons why the application could be refused on this basis. The extensions have been designed to ensure that no new overlooking relationships are formed and a condition is suggested to secure frosted glazing for the 2 small, side facing lounge windows.

For the reasons outlined above, it is recommended that the application is approved subject to conditions.

RECOMMENDATION: Approve subject to conditions

Date 19/01/2015

Signed _____
Lisa Jackson

DEVELOPMENT CONTROL MANAGER COMMENTS:

Date

Signed _____