

The application seeks planning permission for the erection of a porch to the front of the property.

The application has been made by a member of staff at the Council, and in line with the Council's Constitution has to be determined by the Council's Planning Committee.

**The statutory 8 week determination period for the application expires on 26 May 2016**

### **RECOMMENDATION**

**PERMIT subject to the following conditions;**

- 1. Time limit**
- 2. In accordance with the approved plans**
- 3. Materials as application**

### **Reason for recommendation**

The porch is considered to be of acceptable scale and design, would have an acceptable impact upon the existing streetscene and wider character of the area, and would not affect the amenities of neighbouring properties. The proposal is a sustainable form of development which requires no further revisions or alterations.

### **Statement as to how the Local Planning Authority has worked in a positive and proactive manner in dealing with this application**

This is considered to be a sustainable form of development and so complies with the provisions of the National Planning Policy Framework.

### **KEY ISSUES**

This application seeks planning permission for the erection of a porch to the front of the dwelling measuring 2.5m in height, projecting 1.2m from the front elevation of the dwelling, and spanning 3.5m across the entrance way of the dwelling. The proposed porch is predominantly glazed with elements of render.

As the application site is located within a residential area, the principle of extending a dwelling is accepted, subject to detailed consideration of the following matters;

1. Design of the proposal and impact upon the streetscene and wider character of the area
2. Whether the proposed development would adversely affect the residential amenity of neighbouring dwellings

### **Design and Impact upon Character of the Area**

Policy CSP1 of the Core Spatial Strategy outlines how the design of new development is assessed which includes amongst other requirements the need to promote and respect the areas character and identity.

Paragraph 56 of the National Planning Policy Framework (NPPF) states that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Saved policy H18 of the Local Plan relates specifically to the design of residential extensions and advises that the form, size and location of the extension should be subordinate in design to the original dwelling to be extended and the extension should not detract materially from the character of the original dwelling or from the integrity of the original design of the group of dwellings that form the street scene or setting.

The application property is a 1950s semi-detached dwelling with detached garage. The application site is located within a residential area of mixed character with varying house type and design.

The proposed porch would be of flat roofed design, utilising glazed elements and finished in render. The scale and design of the porch is considered to be acceptable and subordinate in relation to the dwelling. It is of merit to note that the adjoined property, No.22 has a porch of similar scale and design. The scale and design of the porch is considered to be accepted and would not adversely affect the character of the area or streetscene.

The proposal is considered to meet the policy requirements of policy CSP1, policy H18 and wider design guidance within paragraph 56 of the NPPF.

#### Impact upon Residential Amenity

The Framework states within paragraph 9 states that pursuing sustainable development involves seeking positive improvements in peoples quality of life, including improving the conditions in which people live, work, travel and take leisure. The impact upon the amenity of surrounding residents has to be taken into consideration. Paragraph 17 sets a core planning principle that planning should seek to secure a good stand of amenity for all existing and future occupants of land and buildings.

Supplementary Planning Guidance (SPG) Space Around Dwellings provides guidance on development including the need for privacy, daylight standards, and environmental considerations.

Sufficient spacing would be retained between the proposed porch and neighbouring dwellings to prevent any adverse impact upon their amenities. The proposal would not result in any loss of light, outlook, or privacy. As such, it is considered that the proposal would meet the requirements of the Council's SPG Space Around Dwellings.

## **APPENDIX**

### **Policies and Proposals in the approved Development Plan relevant to this decision:-**

Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006 - 2026 (Adopted 2009) (CSS)

Policy CSP1: Design Quality  
Policy ASP5: Newcastle and Kidsgrove Urban Area

Newcastle-under-Lyme Local Plan 2011 (NLP)

Policy H18: Design of Residential Extensions, where subject to planning control

### **Other material considerations include:**

National Planning Policy Framework (March 2012)  
Planning Practice Guidance (2014)  
Newcastle-under-Lyme and Stoke on Trent Urban Design Guidance (adopted December 2010)

### Relevant Planning History

NNB03759 Erection of semi-detached dwellings; approved 1957.

### Views of Consultees

None

### Representations

None received to date

### Applicant/agent's submission

The application is supported by a Householder Planning Application, Location Plan, and floor plans with elevations of the existing and proposed development.

All of the application documents can be viewed at the Guildhall or using the following link.

<http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/16/00255/FUL>

### Background Papers

Planning File  
Development Plan

### Date report prepared

6 May 2016