

The application seeks planning permission for a two-storey side and rear extension at 29 Vale Street, Silverdale.

The application site lies within the urban area of Newcastle as indicated on the Local Development Framework Proposals Map.

The application has been brought to Planning Committee as the applicant is related to a Borough Councillor.

**The statutory 8 week determination period for the application expires on 8<sup>th</sup> December 2016**

### **RECOMMENDATION**

**PERMIT subject to the following conditions;**

- 1. Time limit**
- 2. Approved plans**
- 3. Materials as specified in application**

### **Reason for recommendation**

The proposed extensions would be of an acceptable design that would be compliant with Local and National Planning Policies, and would not give rise to any on street car parking problems or harm to residential amenity.

### **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**

The applicant seeks planning permission for a two storey side and rear extension at 29 Vale Street, Silverdale, which is a semi-detached dwelling located within the urban area of Newcastle as indicated on the Local Development Framework Proposals Map.

The key issues in the determination of the application are:

- The design of the proposed extension
- The impact upon residential amenity
- Car parking and highway safety

### **The design of the proposed extension**

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 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.

Policy R23 of the urban design guidance indicates that extensions to dwellings should be well designed and contribute positively to the townscape character.

Policy H18 of the Local Plan is concerned with the design of residential extensions, and states that the form, size and location of extensions should be subordinate to the original dwelling, and that extensions should not detract from the character and appearance of the original dwelling, or from the character of the wider street scene.

The proposed side extension would be set back from the front elevation of the house by approximately 2.75 metres. This set back, coupled with the step down in the ridge height, would give the extension a subordinate appearance to the main dwelling. It is considered that the design and appearance of the two storey extension would be acceptable and in line with the requirements of Policy H18 of the Local Plan.

The proposed single storey rear extension would not be visible from the street scene, and would be of a subordinate size and acceptable design.

The extensions are all proposed to be rendered with plain clay tiles to match the existing property.

Overall, the proposed extensions are considered to be compliant with the requirements of Policy H18 of the Local Plan, Policy CSP1 of the Core Spatial Strategy and with the aims and objectives of the National Planning Policy Framework.

#### The 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 standard of amenity for all existing and future occupants of land and buildings.

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

There is an existing high boundary wall between the application property and the adjoining semi and given that the single-storey element of the extension would not extend above the height of the wall, it is not considered that there would be any adverse impact on the amenity of the occupiers of that dwelling.

In terms of the impact on the neighbouring dwelling to the east, that property does not appear to have any principal windows at ground floor level as defined by the Council's Space Around Dwellings SPG. There are principal windows at first floor level, however there would be no conflict in the vertical plane when the 45 degree test is applied.

There would be a sufficient sized garden remaining for a three bedroom dwelling.

Overall, the proposed development would have an acceptable impact on the residential amenity of both the neighbouring residents and also the occupants of the application property, and as such the proposed development would comply with the Space Around Dwellings Supplementary Planning Guidance and with the aims and objectives of the National Planning Policy Framework.

#### Car parking and highway safety

The proposal would involve increasing the number of bedrooms from two to three. Policy T16 of the Local Plan requires that two off road parking spaces are provided for a two or three bedroom property.

As the property has no off road car parking currently, and there would be no increase in the number of parking spaces required, it is considered that the proposal is acceptable in terms of Policy T16 of the Local Plan. It is considered that the parking of up to two cars on the highway would not give rise to or exacerbate a local on street car parking problem and would therefore comply with the requirements of the National Planning Policy Framework.



## **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

Policy T16: Development: General Parking Requirements

### **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

None

Views of Consultees

**Silverdale Parish Council** – No comments

Representations

None received

Applicant/agent's submission

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/16/00859/FUL>

Background Papers

Planning File

Development Plan

Date report prepared

21<sup>st</sup> November 2016