

The application seeks planning permission for a first floor side extension above an existing attached garage. Internally the extension is to serve as two additional bedrooms.

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 the Planning Committee as the applicant is related to a Borough Council employee.

The statutory 8 week determination period for the application expires on 27th December 2016.

RECOMMENDATION

PERMIT subject to conditions relating to:-

- 1. Time Limit**
- 2. Plans**
- 3. Materials**

Reason for recommendation

The extension is not considered harmful in visual design terms and has an acceptable impact on neighbouring living conditions.

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

No amendments are considered necessary as this is considered to be a sustainable form of development and so complies with the provisions of the National Planning Policy Framework.

KEY ISSUES

Full planning permission is sought for a first floor side extension above an existing attached garage. The extension would measure 2.8m by 7.9m in plan with an overall height of 7m to match the existing house. Internally the extension is to serve as two additional bedrooms. The key issues are:-

- Would the impact of the development on the character and appearance of the area be acceptable?
- Would the impact to neighbouring living conditions be acceptable?
- Would sufficient car parking be provided within the curtilage of the dwelling?

Would the impact of the development on the character and appearance of the area be acceptable?

Paragraph 56 of the NPPF puts great emphasis on design and details that "The Government attaches great importance to the design of the built environment. 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.

Whilst the proposed extension would not be set back from the front elevation and the ridge height would equal that of the main house, overall the extension is relatively limited in scale and its proportions would be in keeping with the scale and design of this detached property. Subject to the use of matching external facing materials as proposed, there would be no significant adverse harm to the character of the dwelling or the integrity of the street scene.

Would the impact to neighbouring living conditions be acceptable?

The Council's Space Around Dwellings SPG provides guidance on privacy, daylight standards and environmental considerations. The relationship between the proposed development and neighbouring dwellings is compliant with the advice of the SPG and there would be no adverse impact on neighbouring living conditions.

Would sufficient car parking be provided within the curtilage of the dwelling?

The proposal would involve increasing the number of bedrooms from three to five. The maximum car parking standards in the Local Plan require the provision of two off road parking spaces for a three bedroom property and three spaces for a property with more than three bedrooms.

Whilst the property has parking within its curtilage for just two vehicles, all properties in the vicinity have parking available within their curtilage and there are no current problems in the area associated with on-street car parking. Therefore it is not considered that the proposal would 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

Newcastle-under-Lyme Local Plan 2011 (NLP)

Policy H18: The 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 considered relevant

Views of Consultees

None

Representations

None received to date.

The period for comment expires on 28th November and therefore any representations received by that date will be reported in a Supplementary Report.

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/16/00904/FUL>

Background Papers

Planning File
Development Plan

Date report prepared

17th November 2016.