

The Application is for full planning permission is for the erection of a single storey rear extension and a single storey extension to the garage.

The application site is located within Loggerheads Village Envelope as indicated on the Local Development Framework Proposals Map.

The 8 week determination period expires on the 6th July 2017.

RECOMMENDATION

Permit subject to the following conditions;

- i) Standard time limit**
- ii) Approved plans**
- iii) Materials as per approved plans and application form unless otherwise agreed by the Local Planning Authority**

Reason for Recommendation

In accordance with policy the proposed extensions are acceptable in design and will not adversely affect the living conditions of adjoining residents .

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

The proposal is considered to be a sustainable form of development in compliance with the provisions of the National Planning Policy Framework and no amendments were considered necessary.

KEY ISSUES

Full planning permission is sought for a front and rear single storey extension. The key issues in the determination of the application are as follows:-

1. the acceptability of the design of the proposal, and
2. the impact of the development on residential amenity.

Acceptability of the design of the proposal

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 area's 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.

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 streetscene or setting.

The proposed garage extension is located on a two storey projecting gable at the front of the property. The extension will project further forward by 1.46m and will be constructed in brick and tile to match the existing house. This extension is subordinate in design and will not detract materially from the character of the original dwelling. In addition it will be acceptable in appearance within the streetscene.

The other proposal is for a rear extension that extends to the side of an existing flat roofed rear extension. The proposed extension will project further out from the original rear wall than the existing extension and will also be higher than that extension by 0.5m. The proposed extension is also of a flat roofed design but unlike the existing brick extension it is proposed to clad the new addition in zinc cladding with vertical standing seams. The zinc cladding is to be added to the existing extension so that the extent of the rear additions to the building will have the same external facing materials. A large proportion of the existing and proposed rear extension will be glazed.

The design of the extension therefore is a complete contrast to the more traditionally designed original dwelling, however given that it is single storey and located at the back of the property it will be subordinate in appearance and will not be harmful to the character of the original dwelling. It will not be visible from within the street scene and will therefore not have any impact on the integrity of that street scene.

Overall it is considered that the proposal complies with design guidance within policy H18 of the Local Plan, and paragraph 56 of the NPPF.

Residential Amenity

Supplementary Planning Guidance (SPG) on Space Around Dwellings provides guidance on privacy, daylight standards and environmental considerations. There are no neighbouring properties adversely impacted upon by the proposal in accordance with the advice of the SPG.

There are properties directly to either side and rear of the application however such properties are generously spaced and the rear extension will not be materially affected the living conditions of the occupiers of those properties. Overall it is considered that the proposal will not adversely affect the living conditions of neighbouring residents.

APPENDIX

Policies and proposals in the Development Plan relevant to this decision:

[Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy \(CSS\) 2006-2026](#)

Policy CSP1 Design Quality
Policy ASP6: Rural Area Spatial Policy

[Newcastle-under-Lyme Local Plan \(NLP\) 2011](#)

H18: Design of Residential Extensions, where subject to planning control
N17: Landscape Character – General Consideration

Other Material Considerations

Relevant National Policy Guidance:

[National Planning Policy Framework \(NPPF\) \(2012\)](#)

[Planning Practice Guidance \(PPG\) \(2014\)](#)

Other Guidance

[Space Around Dwellings \(SAD\) SPG \(July 2004\)](#)

Relevant Planning History

N4968 (1977) Lounge and kitchen extension Permit

Consultation Responses

Loggerheads Parish Council has no objection

Representations

None received

Applicants/agents submission

The requisite plans and application forms were submitted. These documents can be viewed on the Councils website;

<http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/17/00396/FUL>

Background Papers

Planning files referred to
Planning Documents referred to

Date report prepared

1st July 2017