

2 ROSEACRE, NEWCASTLE-UNDER-LYME

MRS JOANNA HISSEY

19/00459/FUL

The application is for a two storey side extension to form an extended lounge and first floor bedroom at No. 2 Roseacre.

The dwelling is located within the urban area of the Borough, as identified by the Local Development Proposal Framework Map.

The application has been called in to the Planning Committee for determination, by two Councillors, due to resident concerns about the overbearing impact on the street scene and questioning whether this is a second or retrospective application as an extension has already been built and completed recently.

The statutory 8 week period for the determination of this application expires on the 5th August 2019

RECOMMENDATION

Permit, subject to conditions relating to:

- 1. Time limit conditions**
- 2. Development to be carried out in accordance with the approved plans and submitted details**
- 3. Materials**

Reason for Recommendation

The proposed extension is considered to represent a proportionate addition to the dwelling that would not have any adverse impact on the character or appearance of the original building or the surrounding area. There would also be no detrimental impact on the residential amenity of neighbouring properties. Therefore it is considered that the development would comply with Policy H18 of the Newcastle-under-Lyme Local Plan 2011, Policy CSP1 of the Newcastle-under-Lyme and Stoke-on-Trent Core Spatial Strategy 2006-2016 and the guidance and requirements of the National Planning Policy Framework 2019.

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

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

Key Issues

Full planning permission is sought for a two storey side extension to enlarge the existing lounge and first floor bedroom. The dwelling is located within the urban area of the Borough, as identified by the Local Development Proposal Framework Map.

A single storey side extension, replacing a garage, and bay window on the front elevation have recently been constructed. Such extensions did not require planning permission.

As the proposal would extend an existing bedroom rather than create an additional bedroom, and would not reduce the existing parking provision for the dwelling the development would not result in any parking or highway safety implications. Therefore the determination of the application should consider the following key issues;

- Is the design and the impact upon the character and appearance of the area acceptable?
- Would there be any adverse impact on residential amenity?

Acceptable design and impact upon the character of the area and street scene

Section 12 of the NPPF sets out policy which aims to achieve well-designed places. Paragraph 124 states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Paragraph 127 goes on to detail that developments should be visually attractive and sympathetic to local character and history, including the surrounding built environment and landscape setting while not preventing or discouraging appropriate innovation or change.

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 two storey side extension would project 2.3m from the side (west) elevation of the dwelling and would have a maximum height of 6.8m. It would feature a gable roof with bi-fold doors serving the ground floor, and two vertical geometric style windows serving the extended first floor bedroom. Adjacent to these windows would be an area of horizontal cladding.

Given the orientation of the property, the extension would be visible from within the Roseacre street scene, although the existing mature hedgerows and trees on the north west boundary of the site would contribute to screening some of the development.

It is accepted that the styling of the gable end would be a contemporary addition to the property, but this is not considered to harm the character or appearance of the surrounding area. The extension would be set down below the main ridgeline, by a large extent, and would also be setback 0.5m behind the principal elevation of the dwelling, ensuring that the extension appears a proportionate addition to the dwelling and does not overwhelm the appearance of this modest detached dwelling.

Whilst the lack of openings on the front elevation of the two storey side extension is unusual, given the modest width and height it is not considered that this expanse of blank wall would appear an incongruous addition to the dwelling. The extension would be finished in white render and roof tiles to match the main dwelling, which has been recently renovated and refurbished.

Therefore for the reasons outlined above, the proposed two storey side and front extension would be contrary to Policy H18 of the Local Plan, Policy CSP1 of the Core Spatial Strategy as well as the provisions within the NPPF.

Impact upon residential amenity:

Criterion f) within Paragraph 127 of the National Planning Policy Framework states that development should create places that are safe, with a high standard of amenity for existing and future users.

SPG (Space Around Dwelling) provides guidance on privacy, daylight standards and environmental considerations.

The proposed two storey side extension would enlarge an existing first floor bedroom, and given its size this bedroom would be considered to be a principal room in accordance with the council's Space Around Dwellings guidance.

This principal room would be served by the existing window on the front elevation, and the two geometric shaped windows on the side elevation of the proposed extension. These windows would have an outlook to the north west of the site, across the front garden space of No. 4 and the Roseacre highway towards No's 9 and 11 on the opposite side.

There would be a distance of approximately 24.5m between the side elevation of the extension and the front elevations of No's 9 and 11 and as such the development would not breach any of the council's space around dwellings guidance in relation to the distances between facing principal windows. Furthermore the views achieved from the windows would not look into the private rear garden space of neighbouring dwellings.

Therefore on this occasion the development is not considered to have a detrimental impact on the residential amenity of neighbouring properties and as such is considered to be acceptable.

APPENDIX

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

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

Strategic Aim 16: To eliminate poor quality development;

Policy ASP5: Newcastle and Kidsgrove Urban Neighbourhoods Area Spatial Policy

Policy CSP1: Design Quality

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

Policy H18: Design of Residential Extensions, Where subject to Planning Control

Other material considerations include:

[National Planning Policy Framework](#) (February 2019)

[Planning Practice Guidance](#) (March 2014, as updated)

Supplementary Planning Guidance/Documents

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

[Newcastle-under-Lyme and Stoke-on-Trent Urban Design Guidance Supplementary Planning Document](#) (2010)

Relevant Planning History

None considered relevant to this application

View of Consultees

None.

Representations

None received to date

Applicant/Agent's submission

All of the application documents submitted for consideration can be viewed using the following link;

<https://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/19/00459/FUL>

Background Papers

Planning File
Development Plan

Date report prepared

27^h June 2019