

The application is for a two storey side extension to this detached property.

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

The statutory 8 week period for the determination of this application expires on the 16th December 2020

RECOMMENDATION

Permit, subject to conditions relating to the following: -

- 1. Standard time limit for commencement of development**
- 2. Approved plans**
- 3. Matching facing and roofing 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 integrity of the street scene and surrounding area. There would also be no detrimental impact on the residential amenity of neighbouring properties. The proposals accord 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 2006-2026 and the guidance and requirements of the National Planning Policy Framework 2019.

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

This is considered to be a sustainable form of development that complies with the provisions of the National Planning Policy Framework and no amendments to the scheme were necessary.

Key Issues

Full planning permission is sought for a two storey side extension at 1 Copper Close in Kidsgrove.

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

The key issues to be considered in the determination of the application are;

- The design of the proposals and the impact upon the character and appearance of the area
- The impact upon neighbouring properties in terms of amenity, and
- The impact on parking and highway safety

The design of the proposals and the impact upon the character and appearance of the area

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.

Policy CSP1 of the Council's Core Spatial Strategy 2006-2026 requires that the design of the development is respectful to the character of the area.

The proposed two storey extension would extend beyond the side elevation by 3.6m and would match the existing ridge and eaves height of the dwelling, which would allow it to appear as a seamless extension to the original property. It is considered that due to the generous plot size of the application site, the proposed extension can be easily accommodated within the plot without appearing as overdevelopment.

It should also be noted that the dwellings surrounding the application site vary in their scale and design, with many having implemented various alterations, as such the proposal would not be out of character with the appearance of the wider locality.

On the basis of the above it is considered that the proposed development accords with Policy H18 of the Local Plan, Policy CSP1 of the CSS and the aims and objectives of the NPPF.

The impact upon neighbouring properties in terms of 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 Dwellings) provides guidance on privacy, daylight standards and environmental considerations.

The size and form of the proposed extension and its relationship with neighbouring properties ensures that it would comply with the guidance of the Council's SPG. On this basis, the proposals would not significantly harm the residential amenity levels of neighbouring occupiers, which is in accordance with the guidance and requirements of the NPPF.

The impact on parking and highway safety

The proposed extension would increase the number of bedrooms from three to four. The property has an existing driveway which can accommodate parking for 2 vehicles, and the internal dimensions of the proposed garage would allow one additional vehicle to be parked within the site.

As the application would have parking spaces for at least 3 vehicles, the property would provide sufficient off street parking in accordance with the standards outlined in Policy T16 of the Local Plan, and is unlikely to result in any adverse parking and/or highway safety implications.

Alterations to the existing driveway are also proposed and these do not raise any significant concerns.

The proposal complies with Policy T16 of the Local Plan as well as the provisions of the NPPF.

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](#)

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
Policy T16: Development – General Parking Requirements

Other Material Considerations include:

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

[Planning Practice Guidance \(2014 as updated\)](#)

[Supplementary Planning Guidance/Documents](#)

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

Relevant Planning History

10/00278/OUT 12 dwellings Permitted

14/00235/REM Erection of 12 dwellings, 10 semi detached and 2 detached dwellings Permitted

Views of Consultees

Kidsgrove Town Council have not responded by the due date of the 11th November 2020 and therefore it is assumed that they have no observations to make on the application.

Representations

None received.

Applicant's/Agent's submission

All of the application documents can be viewed on the Council's website using the following link:
<http://publicaccess.newcastle-staffs.gov.uk/online-applications/PLAN/20/00894/FUL>

Background papers

Planning files referred to
Planning Documents referred to

Date report prepared

26th November 2020