

The application is for full planning permission for a part two-storey, part single-storey extension to the rear and an extension to the garage with a replacement roof.

The site is located within the Urban Area, as identified within the Local Development Framework Proposals Map.

The 8 week period for the determination of this application expires on the 6th April 2021.

RECOMMENDATIONS

PERMIT subject to conditions relating to the following matters:-

- 1. Time limit condition**
- 2. Approved Plans**
- 3. Materials**

Reason for Recommendation

The proposed extensions are considered to be subordinate to the main dwelling and the streetscene in line with Policy H18 of the Local Plan and would not have a negative impact to surrounding dwellings in terms of neighbouring amenity. In all other respects the development accords with local and national planning policy.

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

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

Key Issues

The application is for full planning permission for a part two-storey, part single-storey extension to the rear of this detached property and an extension to the garage with a replacement roof.

The site is located within the Urban Area, as identified within the Local Development Framework Proposals Map.

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

- Design and visual impact
- Impact upon neighbouring occupiers in terms of amenity; and
- Impact on parking and highways.

Design and visual impact

Paragraph 124 of the National Planning Policy Framework (the Framework) 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 of the framework lists 6 criterion, a) – f), with which planning policies and decisions should accord and details, amongst other things, 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 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.

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 rear extension would extend across the full width of the dwelling. The two-storey element would extend a maximum of 2.9m from the rear elevation and the single-storey element would extend a further 2.4m to the rear with a lean-to roof. The proposed extension to the garage would extend the width and length of the existing garage by approximately 1.8m, allowing a connection with the main dwelling at ground floor level. In addition, the existing flat roof would be replaced with a pitched roof. The proposed materials are to match the existing dwelling.

Whilst relatively large, the extensions are to the rear of the dwelling and their overall scale is considered to be proportionate to the scale of the existing dwelling. The design of the proposals reflects the character of the existing dwelling, and the replacement roof of the garage is considered to be an improvement on the existing flat roof. Overall, it is considered that the design and scale of the proposals are subordinate to the main dwelling in line with Policy H18 of the Local Plan.

Given the above, the development is considered to be an appropriate form of design that would accord with the policies of the development plan and the aims and objectives of the NPPF.

Is the impact upon neighbouring occupiers in terms of amenity acceptable?

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.

Given the orientation of the neighbouring dwelling to the north and the location of the garages of both properties, it is not considered that the proposals would have a negative impact in terms of neighbouring amenity. The garage and outrigger element of the property to the south extend beyond the rear building line of the application dwelling and there is approximately 6m distance between the two properties. Given this, it is not considered that the proposed rear extension would have an unacceptable impact on the amenity of the occupiers in terms of overbearing impact, overshadowing or loss of privacy.

The proposed development accords with the guidance set out in the SPG and would not be harmful to neighbouring residential amenity levels. It therefore accords with the SPG and the NPPF.

Impact on parking and highways

The most up to date position with respect to highway safety matters (contained within paragraph 109 of the Framework) indicates that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. In 2015 the Secretary of State gave a statement on maximum parking standards indicating that the Government is keen to ensure that there is adequate parking provision both in new residential developments and around town centres and high streets.

Whilst Saved Policy T16 of the Newcastle-under-Lyme Local Plan (NLP) is not consistent with the Framework in that it seeks to apply maximum parking standards, it states that development which provides significantly less parking than the maximum specified levels will not be permitted if this would create or aggravate a local on-street parking or traffic problem, and furthermore that development may be permitted where local on-street problems can be overcome by measures to improve non-car modes of travel to the site and/or measures to control parking and waiting in nearby streets. The car parking standards set out in the Appendix to the Local Plan state that 4 or more bedroom properties should provide a maximum of 3 off road parking spaces.

The proposed extension would increase the number of bedrooms from 3 to 4, and therefore the maximum off road parking spaces required is 3. The submitted block plan demonstrates that the front driveway can accommodate parking for 3 cars and therefore is considered acceptable.

Given the above, the development is considered to accord with Policy T16 of the Local Plan and the aims and objectives 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: The design of residential extensions, where subject to planning control

Policy T16: Development – General Parking Requirements

Other Material Considerations include:

National Planning Policy

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

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

Supplementary Planning Guidance/Documents

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

[Space around Dwellings Supplementary Planning Document \(2004\)](#)

Relevant Planning History

None relevant

Views of Consultees

None.

Representations

None received to date.

Applicant's/Agent's submission

The submitted plans for the development can be viewed on the Council's website using the following link: <https://publicaccess.newcastle-staffs.gov.uk/online-applications/plan/21/00122/FUL>

Background papers

Planning files referred to

Planning Documents referred to

Date report prepared

12th March 2020