

The application is for full planning permission for a single storey rear extension.

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

The application is to be determined by the Committee as the applicant is an employee of the Council.

The 8 week period for the determination of this application expires on 4th May 2022.

RECOMMENDATION

PERMIT the application subject to conditions relating to the following matters:-

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

Reason for Recommendation

The proposed extension is modest in its proportions and appropriate in its design and overall appearance. It represents a subordinate addition to the property and so accords with the provisions of policies within the National Planning Policy Framework and Policies of the Development Plan.

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 and no amended plans or additional information has been sought.

Key Issues

Planning permission is sought for a single storey rear extension at No. 15 Morston Drive. The application site is located within an established residential area in the urban area of the Borough, as identified by the Local Development Proposal Framework Map.

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

- The design of the proposal, and
- The impact upon residential amenity.

The design of the proposal

Paragraph 126 of the National Planning Policy Framework (NPPF) 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 130 of the NPPF lists six 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.

Currently the existing rear elevation of the dwelling hosts a conservatory extension. It is proposed to remove this and replace it with a traditional brick extension which would have a flat roof construction. The extension would have the dimensions of 4.8m width x 5m depth x 3m height.

While larger than the existing conservatory, the proportions and design of the extension are considered to comprise a subordinate addition to the property. The use of brickwork to match the existing dwelling would ensure that the works integrate well with the appearance of the property.

Therefore for the reasons outlined above the proposal is considered to be appropriate in design, scale and form and so would comply with Policy H18 of the Local Plan, Policy CSP1 of the Core Spatial Strategy and the provisions of the NPPF.

The impact upon neighbouring properties in terms of amenity.

Criterion f) within Paragraph 130 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.

Supplementary Planning Guidance (SPG) Space Around Dwellings provides guidance on new dwellings including the need for privacy, daylight standards, and environmental considerations. There would be no breach of the guidance contained within the Space Around Dwellings SPG.

Therefore in light of the above, the proposal meets the criteria in NPPF and supplementary guidance and is not considered to have any adverse impact on the residential amenity of surrounding properties.

Reducing Inequalities

The Equality Act 2010 says public authorities must comply with the public sector equality duty in addition to the duty not to discriminate. The public sector equality duty requires public authorities to consider or think about how their policies or decisions affect people who are protected under the Equality Act. If a public authority hasn't properly considered its public sector equality duty it can be challenged in the courts.

The duty aims to make sure public authorities think about things like discrimination and the needs of people who are disadvantaged or suffer inequality, when they make decisions.

People are protected under the Act if they have protected characteristics. The characteristics that are protected in relation to the public sector equality duty are:

- Age
- Disability
- Gender reassignment
- Marriage and civil partnership
- Pregnancy and maternity
- Race
- Religion or belief
- Sex
- Sexual orientation

When public authorities carry out their functions the Equality Act says they must have due regard or think about the need to:

- Eliminate unlawful discrimination
- Advance equality of opportunity between people who share a protected characteristic and those who don't

- Foster or encourage good relations between people who share a protected characteristic and those who don't

With regard to this proposal it is considered that it will not have a differential impact on those with protected characteristics.

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

Other Material Considerations include:

[National Planning Policy](#)

[National Planning Policy Framework \(2021\)](#)

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

[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](#)

17/00472/FUL - Erection of detached building to be used for a dog grooming business – Permitted

[Views of Consultees](#)

None

[Representations](#)

None received

[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/22/00204/FUL>

[Background papers](#)

Planning files referred to

Planning Documents referred to

[Date report prepared](#)

12th April 2022