

Delegated Report – Householder

Application Number	P/2018/01609
Planning Officer	Graham Northern
Site Address	Pipers Croft Bar Lane Barton Under Needwood DE13 8AJ
Proposal	Remodelling of existing dwelling to include raising of ridge height to provide first floor accommodation, two storey extension on west elevation, single storey extension and porch on north elevation and part two storey and single storey extension on east elevation and detached garage.
Consultation Expiry Date	26/02/2019
Screening Opinion	Environmental Impact Assessment not required.
Relevant Planning Policy	National Planning Policy Framework Paragraphs 1.3.76 to 1.3.81 of the East Staffordshire Design Guide. Parking Standards Supplementary Planning Document (where relevant). Highway Authority Standing Advice Adopted Local Plan Policies SP1, SP24, DP1 and DP3.
Relevant Planning History	None
Consultation and Neighbour Responses (including Parish Council)	Parish Council raise concerns relating to the scale of the proposals. They also consider that the proposal is tantamount to a new dwelling due to its scale and as such fails to comply with policy SP8 development outside the settlement boundary.
Human Rights Act Considerations	There may be implications under Article 8 and Article 1 of the First Protocol regarding the right of respect for a person's private and family life and home, and to the peaceful enjoyment of possessions. However, these potential issues are in this case amply covered by consideration of the environmental impact of the application under the policies of the development plan and other relevant policy guidance.
Crime and Disorder Implications	It is considered that the proposal does not raise any crime and disorder implications.
Equalities Act 2010	Due regard, where relevant, has been taken to the East Staffordshire Borough Council's equality duty as contained within the Equalities Act 2010.
Planning Officer's Assessment	<p>Site Description</p> <p>The property is located to the northern side of Bar Lane, 500 metres to the west of the settlement of Barton Under Needwood.</p> <p>The plot forms an isolated triangular shaped area amidst open countryside – however development is present with a farm courtyard of converted dwellings lying to the east and to the west Blackenhill Park which forms a semi farm, semi commercial industrial enterprise with mercer farming, Packington Poultry, Idox health, Orange Tek and Giant crushing businesses present.</p>

The site itself has a single storey bungalow with a steeply hipped roof which dominates the properties visual appearance. The property is very bland at present with no distinctive character.

To the side of the property is a double detached garage.

Proposals

Permission is sought to remodel the existing property with the alterations including raising of ridge height to provide first floor accommodation, two storey extension on west elevation, single storey extension and porch on north elevation and part two storey and single storey extension on east elevation and detached garage.

ASSESSMENT

The main considerations are the impacts on visual and residential amenities, the highway safety implications and flood risk implications. Having regard to these considerations the following local and national policies are relevant:-

East Staffordshire Local Plan Policy SP1 lists principles in determining whether proposals constitute sustainable development. One principle is that proposals are located on, or with good links to, the strategic highway network, and should not result in vehicles harming residential amenity or causing highway safety issues. Another principle is that proposals are designed to protect the amenity of the occupiers of residential properties nearby, and any future occupiers of the development through good design and landscaping.

Policy SP24 of the East Staffordshire Local Plan states that development proposals must contribute positively to the area in which they are proposed and reinforce character and identity through local distinctiveness. Policy DP1 expands upon this aim with specific reference to the design of new development. Policy DP3 requires householder extensions to have no materially adverse affects on neighbouring properties through issues including overlooking, loss of light to principal windows or private amenity space or create an overbearing impact. The Local Plan policies are supplemented by the East Staffordshire Design Guide and the NPPF (in paragraph 127) indicated that developments should have due regard to the future amenities of residents.

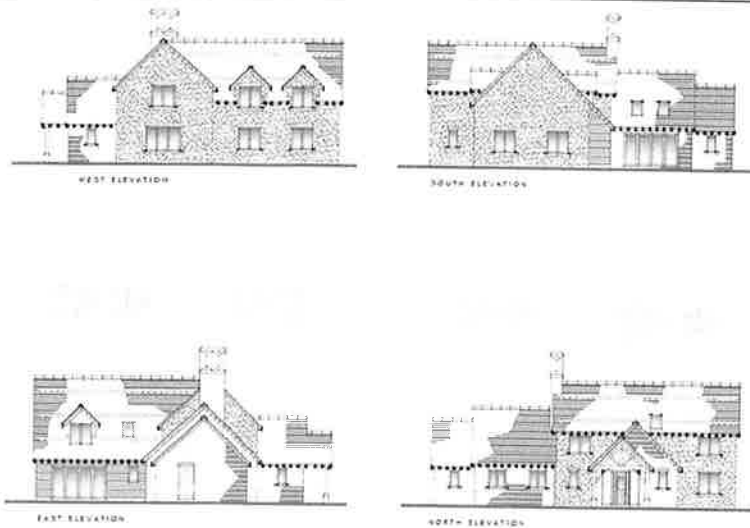
Policy DP3 of the East Staffordshire Local Plan also requires extensions to dwellings outside settlement boundaries to be modest in relation to the original dwelling and retain its identity.

Due consideration has also been given to the submissions of the local residents in relation to the visual and residential impacts of the proposals.

Impacts on Visual and Residential Amenities

The proposal will not adversely affect the character and appearance of this locality for the following reason(s)

Whilst the proposals do involve a number of additions which change the properties overall appearance from the existing, the existing property is small and bland in form and has little in the way of detailing to offer a distinct identity. The proposals remodel the property to create a larger family home that offers a much more efficient and active internal layout.



The elevations shown above show that the proposals are well designed to integrate steps in scale, with the west elevation forming the new front elevation. The eyebrow dormer provide a more subtle form in reducing scale to what resembles more of a 1.5 storey than 2 storey as accommodation will be mainly within the roof. This in itself resembles that of the existing property which has a steep hipped roof which could be utilised for additional accommodation.

The gable presents a feature of visual interest and breaks up the 1.5 storey from the single storey to the other side. The east elevation shows the remodelling still provides a subtle form of development which is more akin to single storey from the rear. The rear and frontage retain a lower scale with the larger bulk evident to the north and south vantage points which are less visible in the context of the site.

Given the bland form of the present dwelling the remodelling is seen as a design improvement and clearly attempts to retain some of the original scaling of the original bungalow.

Policy DP3 of the East Staffordshire Local Plan also requires extensions to dwellings outside settlement boundaries to be modest in relation to the original dwelling and retain its identity or are necessary to improve a smaller or substandard dwelling to modern standards.

The existing property does not offer any distinctive character or identity worthy of retention and the remodelling poses an improved design with reflection of the single storey form, added to this that the proposals improve the internal space and make for a more habitable family dwelling and will bring the property up to modern standards the proposals are as such on balance considered to accord with policy DP3.



The proposal as such is considered of acceptable design and not significantly detrimental to visual amenity.

The proposal will not adversely affect the amenities of occupiers of neighbouring dwellings for the following reason(s):

- it is too far away from neighbouring properties to have an adverse impact on their occupiers by way of loss of light or privacy, or by being overbearing

The proposals involve the creation of a double garage well set back which allows a car to manoeuvre out in a front gear and whilst this results in a large area front and side of driveway there are numerous small sections of garden area provided which are considered overall to give sufficient space to function.

There is the added benefit of removing the need for vehicles to reverse blindly onto the main road which is the existing scenario.

	<p>Highway Safety Implications</p> <p>As stated above the movement of the garage in to the site allows space for cars to turn and leave in a forward gear and removes the need to reverse blindly on to the main road and is a significant highway safety improvement.</p> <p>The proposals provide sufficient parking to accord with the parking standards SPD and as such the proposals are acceptable from a highway safety perspective.</p> <p>Conclusion</p> <p>It is acknowledged the proposals result in substantial extensions and alterations however this is balanced against the fact the existing property offers little in character and functionality. The design put forward remodels the dwelling to create a larger family home, adds features which are visually appealing and breaks up scale to reflect some of the original single storey massing with utilisation of the roof. The dwelling will also be upgraded to a modern standard in line with policy DP3.</p> <p>In addition the existing rear curtilage is such that a large amount of development could be accommodated under permitted development which would be unsightly and likely be of poor design and flat roofed. The proposals as such create a more sympathetic development to which PD rights can be removed to prevent any additional loss of amenity space.</p> <p>Added to this the highway safety improvement on balance it is considered to satisfactory, comply with Local Plan Policies SP1, SP24 and the East Staffordshire Design Guide, and the National Planning Policy Framework.</p>
<p>Planning Officer's response to Parish Council and Neighbour's Comments</p>	<p>Comments noted however the above assessment clarifies the LPAs view in terms of scale and design.</p> <p>The view that the proposals should be treat as the creation of a new dwelling outside settlement limits are not mirrored by the LPA who consider this would not reflect the position that an existing dwelling exists.</p>
<p>Engagement</p>	<p>The Local Planning Authority has taken a positive approach to decision-taking in respect of this application concluding that it is a sustainable form of development which complies with relevant development plan policies and material planning considerations including the National Planning Policy Framework. It is therefore considered that the Local Planning Authority has secured a development that improves the economic, social and environmental conditions of the area in accordance with the requirements of Paragraph 38 of the National Planning Policy Framework.</p>
<p>Planning Officer's Signature and Date of Report</p>	 20/02/2019
<p>Draft Decision Notice checked by Planning Officer (and Team Leader when necessary)</p>	 22/2/19