<u>Delegated Report – Householder</u>

Application Number	P/2020/00001
Planning Officer	Gary Shilton
Application Type	Householder
Site Address	10 Jacks Lane Marchington Staffordshire ST14 8LW
Proposal	Erection of an attached Verandah to the rear of the property.
Consultation Expiry Date	Overall Expiry 17/02/2020
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. Separation Distances and Amenity Supplementary Planning Document (SPD) Parking Standards Supplementary Planning Document (SPD) Adopted Local Plan Policies SP1, SP24, SP25, SP35, DP1, DP3 and DP5 Marchington Neighbourhood Plan Policies DP1, H3 and BE1
Relevant Planning History	P/2016/00262 – Construction of pitched roof over existing front dormer window. Approved 26/04/2016 HO/00958/007– Erection of two storey front and rear extensions, front porch, single storey rear extension, rear/side conservatory, and other associated alterations including the installation of 4 dormer windows and a chimney breast. Approved 25/07/2005 HO/00958/003 – Erection of a first floor rear extension. Approved 21/04/2004
Consultation and Neighbour Responses (including Parish Council)	No neighbour representations or comments from the parish council have been received at the time of writing this report.
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	Site Description This application relates to a modern detached dwelling which has been previously extended to the side, front and rear. The dwelling lies within a row of similar dwellings within the settlement and boundary of Marchington. The Marchington Conservation Area is sited approximately 32m to the north east of the dwelling. Proposals This proposal is for an open sided Veranda to the rear of the dwelling. The structure would be constructed of Grey Aluminium with a glazed roof. ASSESSMENT The main considerations are the impacts on visual and residential amenities and highway safety. 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 identify 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 effects 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, Separation Distances and Amenity SPD and the NPPF which indicate that developments should have due regard to the future amenities of residents.

Policy SP35 of the East Staffordshire Local Plan relates to accessibility and sustainable transport, this is supplemented by the Parking Standards Supplementary Planning Document.

Section 16 of the National Planning Policy Framework states that proposals should not pose significant harm to any heritage asset and should aim to preserve or enhance the asset by way of sensitive and appropriate design. Policy DP5 of the Local Plan states that development which protects the character and setting of listed buildings and conservation areas will be permitted. Strategic Policy 25 of the Local Plan indicates amongst other things that development proposals should protect, conserve and enhance heritage assets and their settings, taking account of their significance, as well as the distinctive character of the Borough's townscapes and landscapes. Such heritage assets may consist of undesignated and designated assets including conservation areas, listed buildings, scheduled monuments, archaeological sites, registered parks and gardens and historic landscapes which contribute to the Borough's historic environment and local distinctiveness.

Policy DP1 of the Marchington Neighbourhood Plan - Sustainable Development Principles, requires a high standard of design and new development to pay regard to the amenity of neighbouring residents, the character of the area and heritage assets.

Policy H3 of the Marchington Neighbourhood Plan states that extensions should be designed to reflect the character of nearby buildings and their setting. This will pay particular attention to:

- The choice of materials (usually to mirror the typical Parish vernacular of red brick and Staffordshire blue roof tiles).
- The scale of development including roof heights.
- Layout within the plot.
- Parking provision, which as a minimum, should be in accordance with the standards adopted by the Borough Council.
- The relationship with adjoining and nearby properties in terms of the amenity enjoyed by occupiers and the character of the area.

Policy BE1 of the Marchington Neighbourhood Plan - Protecting and enhancing local historic character, requires new development to protect, complement or enhance this historic rural character of Marchington.

Visual Amenities and Heritage Assets

The proposal will not adversely affect the character and appearance of this locality for the following reasons:

- the scale and design are considered sympathetic to the existing dwelling and given the rearward siting and the level of glazing within the open sided structure the proposal is not considered to adversely affect the appearance of the dwelling
- it relates well to its residential surroundings
- it is well-screened from public vantage points due to the rearward siting of the proposal and the existing boundary treatments over 1.8m high
- Heritage assets Marchington Conservation Area sited approximately 34m to the north east. Given the rearward siting of the proposal and the intervening boundary treatment which restricts the public vantage points of the proposal; the proposed

	veranda is not considered to cause a negative impact on the setting of the heritage asset.
	Residential Amenities
	The proposal will not adversely affect the amenities of occupiers of neighbouring dwellings for the following reason:
	 the juxtaposition of the proposal in relation to neighbouring properties is such that it will not have an adverse impact on occupiers of those properties by way of loss of light or privacy, or by being overbearing
	Highway Safety The proposal will not have any adverse impact on highway safety for the following reason: • It would not alter the existing access or parking arrangements to the dwelling or require additional parking provision.
	Conclusion There are no other material considerations relevant to this proposal and therefore it is considered to satisfactorily comply with Local Plan Policies SP1, SP24, SP25, SP35, DP1, DP3 and DP5, Marchington Neighbourhood Plan Policies DP1, H3 and BE1, the East Staffordshire Design Guide, Separation Distances and Amenity SPD, Parking Standards SPD and the National Planning Policy Framework.
Planning Officer's response to Parish Council and Neighbour's Comments	None required
Engagement	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.
Planning Officer's S and Date of Report	Planning Policy Framework. Signature 24th February 2020
Draft Decision Notic checked by Plannin (and Team Leader v necessary)	ce g Officer
Where Parish Coun objects Team Leade Planning Manager a Delegate	er or

