

ITEM

Application Reference	DC/077059
Location:	10 Lawton Avenue Bramhall Stockport SK7 2JL
PROPOSAL:	Demolition and re-build of existing house, Demolition of garage, Front extension with dormer windows in roof space. Increased ridge level, Part single rear extension, rear dormer extension.
Type Of Application:	Householder
Registration Date:	07.07.2020
Expiry Date:	01.09.2020 Extension of time agreed to 16.11.2020
Case Officer:	James Appleton
Applicant:	Mr Salar Zardooi
Agent:	Cheadle Architects

COMMITTEE STATUS

Bramhall and Cheadle Hulme South Area Committee. The application has been referred to Committee due to the number of objections received and the application has been called up by Cllr Walker.

DESCRIPTION OF DEVELOPMENT

This application relates to the complete remodelling of the existing property, permission is sought for raising the existing ridge height by 0.8m to provide accommodation at first floor including two front dormer extensions and a dormer extension to the rear. Permission is also sought for a single storey rear extension with a terrace above, a single storey side extension, single storey front extension including a part two storey-projecting gable at 10 Lawton Avenue, Bramhall.

The property is an existing hipped roof bungalow. The property will be transformed from a hipped roof to a gabled end pitched roof property including raising of the roof height of the original dwelling by 800mm from 5.5m to 6.3m. The eaves will also be raised from 2.7m to 3.1m. There will be two flat roof dormers to the front roof slope measuring 1.8metres in height with a width of 2.8m and a depth of 2.5m.

The proposed rear dormer would comprise of an 'L' shape measuring 2.5m in height by 11.2m in width and would project at a maximum approximately 4.7m from the rear roof slope. The element closest to 58 Fir Road to the east contains a depth of 3m.

The proposed rear extension will have a length of 4m with a width of 11.4m. The extension comprises of a stepped designed adjacent to 58 Fir Road. It will have a flat roof with a maximum height of 3.1m. There will be two terraces located on the roof of the extension. The terrace located to the north-western side of the dwelling adjacent to 8 Lawton Avenue measures 1.7m in length with a width of 3.8m. The terrace located to the south-eastern side of the dwelling adjacent to 58 Fir Road measures 1.9m in length with a width of 2.8m. A 1.8m obscure glazed privacy screen

is provided to the side elevations of the terraces.

Other works include a single storey side extension measuring 5.4m in length with a width of 2m. The side extension contains a pitched roof with a ridge and eaves height of 4.8m and 2.8m respectively. The side extension will be located approximately 911mm off the side boundary shared with 5 Fir Road to the south east.

A single storey front extension is proposed measuring approximately 1.5m in length with a width of 11.4m containing a pitched roof with a ridge and eaves height of 6.3m and 3.1m respectively. A two storey front projecting gable is proposed measuring 1.5m in length with a width of 3.1m. The extension will contain a dual-pitched roof with a ridge and eaves height of 6.3m and 4.3m respectively.

The extensions will be sited approximately 457mm off the side boundary shared with the neighbour to the north-west at 8 Lawton Avenue.

SITE AND SURROUNDINGS

The application property forms a detached bungalow and is located at the junction of the cul-de-sac of Lawton Avenue and Fir Road, Bramhall. Following a site visit it is noted that the bungalow has been partly demolished and there are two walls which remain. The original property was faced with red brick, a grey tiled roof with white UPVC windows. There was a single storey detached garage to the east.

The adjacent neighbours either side of the property are bungalows, the surrounding area is predominantly residential with the majority of the street scene made up of bungalows. There are numerous examples of extensions and alterations within the street scene. Located to the rear is a Definitive Right of Way and beyond that is a two storey cottage style dwelling and three storey flats.

There is a large front with a driveway and a small rear garden. The site is located in Flood Zone 1 and the dwelling is set back from the highway by approximately 13 metres.

POLICY BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 ("PCPA 2004") requires that planning applications be determined in accordance with the development plan unless material considerations indicate otherwise.

The Development Plan includes-

- Policies set out in the Stockport Unitary Development Plan Review adopted 31st May 2006 which have been saved by direction under paragraph 1(3) of Schedule 8 to the Planning and Compulsory Purchase Act 2004; &
- Policies set out in the Stockport Local Development Framework Core Strategy Development Plan Document adopted 17th March 2011.

Saved policies of the SUDP Review

CDH 1.8: RESIDENTIAL EXTENSIONS

LDF Core Strategy/Development Management policies

SD-2: MAKING IMPROVEMENTS TO EXISTING DWELLINGS

H-1: DESIGN OF RESIDENTIAL DEVELOPMENT

CS8: SAFEGUARDING AND IMPROVING THE ENVIRONMENT

SIE-1: Quality Places

Supplementary Planning Guidance

Supplementary Planning Guidance does not form part of the Statutory Development Plan; nevertheless, it does provide non-statutory Council approved guidance that is a material consideration when determining planning applications.

'Extensions and Alterations to Dwellings' Supplementary Planning Document (adopted in February 2011) states that the issue of design is a highly important factor when the Council assessed proposals for extensions and alterations to a dwelling. The Council require all development to be designed to a high standard in order that it makes a positive contribution to the provision of an attractive built environment.

National Planning Policy Framework

A Revised National Planning Policy Framework (NPPF) issued by the Secretary of State for Housing, Communities and Local Government (MHCLG) on 19th February 2019 replaced the previous NPPF (originally issued 2012 & revised 2018). The NPPF has not altered the fundamental legal requirement under Section 38(6) of the Planning and Compulsory Purchase Act 2004 that decisions must be made in accordance with the Development Plan unless material considerations (such as the NPPF) indicate otherwise.

The NPPF representing the governments up-to-date planning policy which should be taken into account in dealing with applications focuses on achieving a lasting housing reform, facilitating the delivery of a greater number of homes, ensuring that we get planning for the right homes built in the right places of the right quality at the same time as protecting our environment. If decision takers choose not to follow the NPPF, then clear and convincing reasons for doing so are needed.

N.B. In respect of decision-taking the revised NPPF constitutes a “material consideration”.

Para.1 “The National Planning Policy Framework sets out the Government’s planning policies for England and how these should be applied”.

Para.2 “Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise”.

Para.7 “The purpose of the planning system is to contribute to the achievement of sustainable development”.

Para.8 “Achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in

mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective*
- b) a social objective*
- c) an environmental objective”*

Para.11 “Plans and decisions should apply a presumption in favour of sustainable development.

For decision-taking this means:

c) approving development proposals that accord with an up-to-date development plan without delay; or

d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole”.

Para.12 “.....Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed”.

Para.38 “Local planning authorities should approach decisions on proposed development in a positive and creative way..... Decision-makers at every level should seek to approve applications for sustainable development where possible”.

Para.47 “Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing”.

Para.124 “The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. 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”.

Para.130 “Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents. Conversely, where the

design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development”.

Para.153 states *“In determining planning applications, local planning authorities should expect new development to:*

a) comply with any development plan policies on local requirements for decentralised energy supply unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable; and

b) take account of landform, layout, building orientation, massing and landscaping to minimise energy consumption”.

Para.213 *“existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)”.*

Planning Practice Guidance

The Planning Practice Guidance (NPPG) is a web-based resource which brings together planning guidance on various topics into one place (launched in March 2014) and coincided with the cancelling of the majority of Government Circulars which had previously given guidance on many aspects of planning.

RELEVANT PLANNING HISTORY

No previous planning history.

NEIGHBOUR'S VIEWS

The owner/occupiers of eleven neighbouring properties have been notified by letter. The neighbour notification expired on 31st July 2020 and five letters of representations were received citing objections to the proposal which are summarised below:

- Out of character and not in keeping with other properties in the area
- Proposed materials and colour scheme are not sympathetic or in keeping with the surrounding area
- No.60 Fir Road has been built in keeping with properties in the area
- Front extension projects beyond building line
- Overshadowing
- Breaks the architectural cohesiveness of the bungalows in the avenue
- The front elevation does not respect the established character of any existing properties in the surrounding area.
- Sited adjacent to a party boundary
- Overshadowing to garden and conservatory
- Loss of outlook
- The height and design of the extension does not respect the shape and form of the original bungalow
- Impact on privacy
- Overlooking

- Removal of tree in front garden
- Loss of light
- Shed removed from neighbours garden
- Neighbouring property to the other side has already extended reducing light.
- Devaluation of a property.

Following the submission of amended plans, the neighbouring properties were given the opportunity to comment on the amended proposals and four further comments have been submitted thus far which are summarised below. The expiry date for comments is the 6th November 2020.

- Still not in keeping with any other properties in the avenue or Fir Road
- All the bungalows are uniform with similar roof lines
- The proposed materials and colour schemes are not sympathetic to, nor in keeping with, the surrounding bungalows or the immediate area.
- No.60 Fir Road has been built in keeping with properties in the area
- Front extension projects beyond building line
- Overshadowing
- Breaks the architectural cohesiveness of the bungalows in the avenue
- Loss of outlook
- The proposal will materially affect both the symmetry of the buildings in the Avenue.
- The front elevation does not respect the established character of any existing properties in the surrounding area.
- Sited adjacent to a party boundary
- Overshadowing to garden and conservatory
- Impact on privacy – occupants are able to directly overlook garden and conservatory
- Who will ensure the balcony privacy screen remains in place for years to come
- Inaccuracy of the plans
- Loss of outlook
- The height and design of the extension does not respect the shape and form of the original bungalow
- Overlooking
- Out of character with the cul de sac and the surrounding area which are all single storey bungalows.
- The drawing provided does not have any dimensions
- The plans are incorrect as the rear side elevation states 1.8 privacy screen but it clearly a wall cladding.
- Property will break the building line
- Certain neighbours don't have the opportunity to comment on the amended proposals.
- Property is being used as a land fill site on a temporary basis
- Devaluation of the property

CONSULTEE RESPONSES

None consulted

ANALYSIS

The site lies within a Predominately Residential Area as identified on the Proposals Map of the SUDP Review. In assessment of the application, it is considered that the main issues of contention are the visual impact of the proposed extension in relation to the existing house, the character and appearance of the area, the potential harm to the amenity of the neighbouring properties and impacts on highway safety.

Design, Character and Appearance

CDH 1.8: Residential Extensions of the UDP Review states that extensions to residential properties are only permissible where they complement the existing dwelling in terms of design, scale and materials and do not adversely affect the character of the street scene.

Policy SIE-1 of the Core Strategy recognises that specific regard should be had to the sites' context in relation to surrounding buildings and spaces. Policy H-1 of the Core Strategy is also relevant stating that proposals should respond to the townscape and landscape character of the local area, reinforcing or creating local identity and distinctiveness in terms of layout, scale and appearance.

The Council require all development to be designed to a high standard in order that it makes a positive contribution to the provision of an attractive built environment. This does not mean that a new development has to exactly replicate the style and character of the existing building or its locality, but it should be harmonious with what is already there. The character of an area is reflected in the layout, massing, scale, height, style and materials of buildings and the spaces around them. Any extension or alteration to a property should:-

- Respect the form, shape, symmetry and proportions of the existing dwelling and compliment the character of the surrounding area (DESIGN)
- Generally appear subordinate in relation to the existing dwelling in terms of massing, scale and overall appearance (SCALE)
- Respect the architectural integrity of the existing dwelling. External materials and finishes should be durable and of good quality. They should be visually appropriate for their surroundings and sympathetic in terms of colour, texture and detail in relation to the existing dwelling (MATERIALS).

Special attention should be given to matters such as siting, scale, height, massing, detailed design and appropriate use of materials. The Council wishes to protect the boroughs buildings and residential areas from unsympathetic changes by ensuring that new extensions are designed in context with their surroundings.

Extensions which would result in the increased height of a property, through the provision of extra storeys, often raise additional planning concerns to other forms of extension. Their effect on neighbourhood amenity and the street scene is usually more significant. In determining proposals for upward extensions the most satisfactory design solution will depend on the individual character of the property and neighbouring properties. This form of development will normally only be appropriate on detached properties in residential areas of varied design and roof height. Where an upward extension is acceptable in principle, it must respect the established character of the area. The emphasis should be on height, massing, use of materials and roof pitches, which complement both the original house and the locality.

Extensions to the front of a property can often have the greatest visual impact.

Front extensions should:

- Leave sufficient space between the extension and the front boundary of the house to retain the appearance of openness around the dwelling.
- Not be obtrusive, prominent features in the streetscene.
- Respect the size and proportions of the existing house.
- Respect the architectural features, brickwork, stonework, colour and texture of the existing house.
- Front porches usually look best where the materials, glazing pattern and degree of roof pitch, match the existing house.
- Where there is a strong building line or an architectural cohesiveness to the street which would be broken, front extensions are unlikely to be acceptable.

A dormer at the rear of the house is usually more acceptable than one at the front as it will be less readily seen by the public. Exceptions may occur where such features are typical of the local area. The SPD confirms that dormers should:

- Be designed to be in proportion to the roof and set into the roof slope so that they are not a dominant feature, small dormers set below the existing ridge line are likely to be more acceptable.
- Have a pitched roof, flat roof dormers added to pitched roofs look out of place and are generally unacceptable.
- Echo the window design and attempt to align vertically with the fenestration below.
- Be constructed from materials to match the existing roof. i.e clad in tiles / slates matching the colour and texture of the existing roof. Dormers clad in UPVC or board are unlikely to be acceptable.
- Dormers should form part of the roof instead of dominating the roof scene

Extensions which cause an unacceptable loss of privacy or outlook to neighbouring properties, or look out of keeping with the character of the street, will be refused.

In response to this position Members are advised that the property is located at the junction of Lawton Avenue and Fir Road, the area is characterised by detached bungalows. There is not a dominant uniform ridge line within the street scene and the adjacent neighbouring property to the north-west at 8 Lawton Avenue has a higher ridge. It is also noted that there is a slight incline on Lawton Avenue as such that the application site is at a slightly lower level than 8 Lawton Avenue. Submitted with the application and appended to this report is a streetscene plan. This shows that notwithstanding the slight increase in the height of the dwelling, it will not be out of keeping with the pattern of development on this side of Lawton Avenue. The proposed ridge height is approximately 1.8m lower than the existing ridge height of the adjacent neighbour at 8 Lawton Avenue. As such the proposed increase in ridge height is considered acceptable and will not be harmful to the character or visual amenities of the streetscene.

Whilst it is appreciated that the proposed works will change the scale and appearance of the property, it is noted that the buildings surrounding the site are of a varying scale and appearance comprising a variety of roof designs, with a mixture of external materials such as facing brick, render and tile. Most noticeably the extensions and alterations at 60 Fir Road approved in 2019 (DC/072298). There are a number of detached properties with varied roof designs and roof height

surrounding the application site. To the rear of the site is a three storey residential apartment block and a two storey detached cottage style dwelling which can be viewed from the front elevation of the site.

Although the property will be completely remodelled it is considered that the proposal respects the design, scale, materials, character and appearance of the surrounding area and given the variety of materials and styles within the local street scene, the proposal would not detract the character and appearance of the surrounding area.

The proposed front extension will be setback from the highway by approximately 13 metres, the extension will be sited off the side boundary shared with 8 Lawton Avenue by approximately 457mm which is the same separation distance as the existing side elevation. The front extension will be sited off the boundary shared with 58 Fir Road by approximately 3.7m. As such there is sufficient space between the extension and boundaries of the property which will retain the appearance of openness around the dwelling. As such it is not considered that the proposal will appear obtrusive or prominent within the streetscene.

Objectors have queried that the proposal will break the building line. However the site is positioned at an angle with the adjacent neighbours, therefore it is considered that there is no strong building line or architectural cohesiveness that would be broken as a result of the front extension when viewed from the streetscene, notwithstanding the substantial setback from the highway of 13 metres.

The proposed front dormers would occupy about a third of the entire rear roof slope and appear symmetrical, positioned either side of the projecting front gable. The front dormers would not dominate the roof and they wouldn't look out of place in the context of the roof. It is acknowledged that the proposed rear dormer would be visible from Damery Road however, the dormer would be set below the ridgeline and be designed in proportion to the roof. In addition to this, there are examples of dormer extensions within the surrounding area. As such the proposed dormer extensions are considered acceptable.

It is viewed that the design of the building is of a high quality contemporary nature and as a result it is considered that the proposed flat roof to the single storey rear extension is considered acceptable.

Residential Amenity

CDH 1.8: Residential Extensions of the saved UDP states that extensions to residential properties are only permissible where they do not adversely cause damage to the amenity of neighbours by reason of overlooking, overshadowing, visual intrusion or loss of privacy. The Council's SPD advises that there should be a minimum of 21m between habitable room windows on the public or street side of dwellings. Extensions which cause an unacceptable loss of privacy or outlook to neighbouring properties, or look out of keeping with the character of the street, will be refused.

The SPD states that a single storey rear extension should project no further than 3 metres along a party boundary close to a habitable room window of a neighbouring property. At the point of 3 metres it may be possible to introduce a 45 degree splay to allow a slightly greater projection. A rear extension must not allow unrestricted views of neighbouring properties. Any side windows, particularly on conservatories

should either be obscure glazed, high level or screened by a fence of appropriate height.

New extensions should not impose an unacceptable loss of privacy on the occupants of neighbouring dwellings. An unreasonable loss of privacy will often occur when windows of habitable room windows look into or overlook a principal window belonging to a habitable room of a neighbouring dwelling. A loss of privacy can also occur when windows look into or overlook private gardens belonging to a neighbouring dwelling. Dormer extensions must not result in undue overlooking of a neighbouring property. Extensions which cause an unacceptable loss of privacy or outlook to neighbouring properties, or look out of keeping with the character of the street, will be refused.

Balconies etc on upper floor levels, should be avoided near to a neighbouring property where they may invade privacy, otherwise they should be sited or screened so as not to cause serious overlooking. In considering proposals for extensions, the Council will give careful consideration to individual circumstances including screening and separation potential. Solutions to a privacy problem may include boundary screening such as a wall or fence, the use of obscure glazing high level windows (locating windows above eye level – 1.7m above internal floor level).

Members are advised that the proposed extensions will be located to the south-east of and built approximately 2.6m away from the neighbouring property at 8 Lawton Avenue at its closest point with the application site, the separation increases to 3m where it is set off the boundary. The side extension will be located approximately 1.6m away from the side boundary with 58 Fir Road and the main bulk of the dwelling will be located approximately 3.6m away from this neighbour.

The resulting property will not extend beyond the existing western facing side elevation and therefore the separation distance to 8 Lawton Avenue will remain the same as existing. There is one window proposed to the side elevation facing this neighbour, which will be obscure glazed, serving a toilet and there are no windows to the neighbours side elevation.

In terms of the impact upon 8 Lawton Road, the resulting building will be no closer than that existing however it will be 0.4m higher to the eaves, 0.8m high to ridge and will project 4m further to the rear.

The proposed rear extension will be located to the south-east and approximately 3m away from the adjacent neighbour at 8 Lawton Avenue. The proposed extension will be located to the north-west and approximately 3.6m away from the adjacent neighbour at 58 Fir Road. There is one high level window proposed to the side elevation facing 58 Fir Road and there are no windows to the side elevation facing 8 Lawton Avenue. The proposed rear extension projects more than 3 metres adjacent to a party boundary close to a rear facing habitable room window of the neighbouring properties, however the proposal does not intrude on a 45 degree angle measured from this point. This 45 degree angle plus 3m is used as a guide to judge whether there would be an overbearing, loss of outlook or over-shadowing impact. As such the proposed rear extension complies with the Extensions & Alterations to Dwellings SPD. In addition, the extension has incorporated a splay adjacent to 58 Fir Road and

the neighbouring property at 8 Lawton Avenue contains an existing rear conservatory. As such the resultant relationship is considered acceptable.

There will be two terraces formed above the proposed single storey rear extension. The terrace to north-western side of the dwelling will be located approximately 823mm away from the common boundary shared with 8 Lawton Avenue. Included in the application is the provision of a privacy screen at a height of 1.8m to both side elevations of the terrace. This will mitigate any potential overlooking of the private intimate amenity space. In addition the privacy screen to the right-hand side will also screen views from the dormer windows, therefore mitigating any potential direct overlooking into the garden and conservatory to the adjacent neighbour. As a result the proposed balcony and rear dormer is considered acceptable. The privacy screens will be secured by condition.

The terrace to the south-eastern side of the dwelling will be located approximately 2.2m away from the common boundary shared with 58 Fir Road. Included in the application is the provision of a privacy screen at a height of 1.8m to the side elevation of the terrace. This will mitigate any potential overlooking of the private intimate amenity space. In addition the privacy screen will screen views from the dormer window, therefore mitigating any potential direct overlooking into the garden to the adjacent neighbour. It is noted that there is high hedging and trees along the boundary that will also screen the proposals. As a result the proposed balcony and rear dormer is considered acceptable.

The proposed side extension will not project beyond the rear elevation of the property at 58 Fir Road and as such, the impact as viewed from the adjacent rear facing windows and/or the adjacent rear garden will be acceptable noting that the proposed side extension will be of a similar eaves and ridge height to adjacent property. The single storey side extension to the left of the application property will be screened from no.8 Lawton Avenue by the existing dwelling.

In terms of visual amenity, the resulting dwelling will only be 800mm higher to ridge level and it is not considered that this small increase in height will have an unduly adverse impact upon the amenities afforded from 8 Lawton Avenue. Given the existing close proximity between these dwellings, the existing relationship between front facing windows and the siting of the application property, the proposed development is considered acceptable.

The proposed front extension will not intrude on a 45 degree angle measured from the point 3metres along the boundary. This 45 degree angle plus 3m is used as a guide to judge whether there would be an overbearing, loss of outlook or over-shadowing impact and as such complies with the Extensions & Alterations to Dwellings SPD. The new windows proposed to the front elevation will overlook front garden of 8 Lawton Avenue, however this a relationship that already exists and in any event the front garden is already publicly visible. The new front windows will not directly overlook the private intimate amenity space to this neighbour or into the lounge windows to the front elevation of this neighbour. The front extension will not project beyond the front elevation of 58 Fir Road. As such it is considered that this relationship is no worse than the existing arrangement.

The Council's 'Extensions and Alterations to Dwellings' SPD states that there should be a minimum of 21 metres between habitable room windows on the public street side of dwellings. Damery Cottage is located to the rear of the application property. However there is a definitive right of way and a road called 'Damery Road' which runs between the front of Damery Cottage and the rear of the application site. Therefore the proposed potential relationship between the two neighbours has been classed as public or street side of dwellings. This being the case Damery Cottage is approximately 19m away, whilst this is slightly below the minimum requirement of 21metres it is considered acceptable in this instance as the properties do not directly overlook each other due to the angled relationship.

The neighbouring properties to the front at no's.2 and 4 Lawton Avenue are approximately 32m away and therefore significantly in excess of the 21m across a public street suggested as appropriate by the SPD. The comments from the neighbouring properties are noted, however the proposal complies with and exceeds the Council's SPD and as a result the proposal will not have an impact on amenities afforded from the neighbouring properties to justify the refusal of planning permission.

Parking & Highway Safety

The Council's adopted parking standards allows for a maximum of 2 parking spaces per dwelling. The proposed development will not impact on the existing provision which accommodates 4 vehicles. As such it is considered that there will be no impact upon highway safety nor is there any requirement for additional car parking.

Other Matters

There are no Tree Preservation Orders on site therefore planning permission is not require to remove any trees, hedgerow or vegetation within the residential curtilage of the site.

The Council have not been in receipt of any planning enforcement enquiries, breaches of planning control or untidy land. In any event there is a caveat on the powers under Section 215 of the Town & Country Planning Act 1990 which states that Local Planning Authorities cannot serve an enforcement notice if the materials on site are there as part of ongoing development. As work on site has currently paused during the submission of the application, the LPA could not serve an enforcement notice.

Encroaching onto neighbouring land is covered within the Party Wall Act 1996, which is a civil matter, and not within the jurisdiction of the Council, however there is an informative note attached with this permission making the applicant aware of the provisions contained within this act.

The application site falls within Environment Agency Flood Zone 1, which is assessed as having the lowest possibility of flooding; as such there is no need for a flood risk assessment.

Policy SD-2 of the core strategy states that planning applications for changes to existing domestic dwellings will be required, where possible and practical, to undertake reasonable improvements to the energy performance of the existing dwelling. An Energy Efficiency Checklist has been submitted in support of the application and as such complies with policy SD-2.

There will be approximately 98 sq metres of private amenity space following development thus greatly exceeding the 75m² suggested as appropriate by the Council's 'Design of Residential Development' SPD. The devaluation of a property is not a material planning consideration.

Conclusion

Overall the proposal is in compliance with adopted planning policy and guidance. At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through decision-taking.

Paragraph 7 of the NPPF establishes three dimensions to sustainable development – economic, social and environmental and Paragraph 8 indicates that these should be sought jointly and simultaneously through the planning system. It is considered that the application will deliver all three elements of sustainable development and this weighs in support of the proposal.

In this instance there are several benefits that weigh in support of the proposal, in particular acceptable design, acceptable impact upon residential amenity and the submission of an energy checklist.

The proposal would not unduly impact on the residential amenity of the surrounding properties by reason of overshadowing, over-dominance, visual intrusion, loss of outlook, overlooking or loss of privacy. The proposal would not prejudice a similar development by a neighbour and the general design of the proposed development is considered acceptable in terms of its relationship to the existing dwelling and the character of the street scene in accordance with UDP policy CDH1.8 and Core Strategy policy SIE-1.

Other material considerations such as the Extensions and Alterations to Dwellings SPD and the NPPF have also been considered and it is judged the proposal also complies with the content of these documents.

In considering the planning merits against the NPPF as a whole the proposal represents sustainable development; Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the application be granted subject to conditional control.

RECOMMENDATION GRANT SUBJECT TO CONDITIONS.