

**21/01171/FUL
MINOR**

Mr C Allcott

**Cllr W Sutton, Cllr J Bolton
& Cllr D Holmes
BREWOOD & COVEN**

4 Johnsgate Brewood ST19 9HZ

Single storey front extension

1. SITE DESCRIPTION AND PLANNING HISTORY

1.1 Site description

1.1.1 No. 4 Johnsgate is a detached dwelling of brick construction with pitched roof, integral garage and porch. To the frontage there is a lawn and a driveway measuring approximately 14m in length. The dwelling is situated within a private cul-de-sac of similar dwellings within a residential area of Brewood Village.

1.2 Planning history

2002, Extensions to include garage, utility, bedroom and en-suite, approved (01/01261/FUL).

2. APPLICATION DETAILS

2.1 The Proposal

2.1.1 It is proposed to erect a single storey extension at the front of the dwelling to facilitate the addition of a study and the enlargement of the existing porch. The extension would measure 6m in width, projecting 2.5m from the original front wall and would be finished with a flat roof 2.9m in height.

2.1.2 It is also proposed to replace the existing cladding on the front elevation with render and the front extension would be rendered to match. An existing window on the eastern elevation which would serve the new study is proposed to be marginally widened (approximately 20cm).

3. POLICY CONTEXT

3.1 Within the Development Boundary

3.2 Adopted Core Strategy

Policy EQ9: Protecting Residential Amenity

Policy EQ11: Wider Design Considerations

Policy EV12: Parking Provision

Appendix 5: Car parking standards

Appendix 6: Space about Dwellings

Village Design Guide

3.3 National Planning Policy Framework [NPPF]

Chapter 12: Achieving well-designed places.

3.4 National Planning Policy Guidance

3.4.1 Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.

3.4.2 The law makes a clear distinction between the question of whether something is a material consideration and the weight which it is to be given. Whether a particular consideration is material will depend on the circumstances of the case and is ultimately a decision for the courts. Provided regard is had to all material considerations, it is for the decision maker to decide what weight is to be given to the material considerations in each case, and (subject to the test of reasonableness) the courts will not get involved in the question of weight.

4. CONSULTATION RESPONSES

Councillor Sutton (comments received 17/12/21) *Raises concerns regarding design, impact on street-scene and impact on neighbour amenity.*

Councillor Holmes (comments received 16/12/21) *Raises concerns regarding impact on the neighbouring property.*

Brewood Parish Council (comments received 26/11/21) *No comment*

Neighbours (expired 06/12/21) *One objection received (dated 30/11/21), key points as follows:*

- *The extension is over double the width of the existing porch and over double the length of the existing porch, which is too large, invasive and way over the building line.*
- *The proposal will overshadow No. 5 Johnsgate and will restrict views when reversing out of the garage.*

5. APPRAISAL

5.1 This application has been called in for determination at Planning Committee by Councillors Sutton and Holmes who have raised concerns regarding the amenity of the neighbouring dwelling and the design of the proposal/resultant impact on the street-scene.

5.2 Key Issues

- Principle of Development
- Impact on the Character of the Area

- Impact on Neighbouring Properties
- Space about Dwellings
- Highways/parking

5.3 Principle of development

5.3.1 The application site is located within the Development Boundary where the principle of extensions and alterations is acceptable subject to other material considerations.

5.4 Impact on the character of the area

5.4.1 Policy EQ11 requires that new development "respect local character and distinctiveness, including that of the surrounding development [...] by enhancing the positive attributes whilst mitigating the negative aspects", and that "[i]n terms of scale, volume, massing and materials, development should contribute positively to the street scene and surrounding buildings, whilst respecting the scale of spaces and buildings in the local area."

5.4.2 The dwelling has an existing flat roof garage and corner porch at the front of the property. The proposed extension would project forward of the existing front elevation, however the frontage is set well back from the highway (circa 13m) and given the staggered building line within the cul-de-sac, would not stand out as being out of character. The adjacent property to the south-west (No. 3 Johnsgate) is set forward of the application dwelling by around 9.5m therefore there would be very little visual impact resulting from the proposed extension when looking along the cul-de-sac. The porch would be finished in render to match new render across the frontage and it is considered that the proposal would sit comfortably with the design and scale of the existing building.

5.4.3 It is therefore considered that there would be no undue impact on the street-scene or the character of the area as a result of the proposal, thereby complying with the provisions of Policy EQ11.

5.5 Impact on neighbouring properties

5.5.1 Policy EQ9 states that new development "should take into account the amenity of any nearby residents, particularly with regard to privacy [...] and daylight."

5.5.2 No. 3 Johnsgate is the property adjacent to the south-west. As previously mentioned, this property is set forward of the application dwelling by approximately 9.5m and the closest part of the proposal would be around 7m away from the side wall of No. 3. There are no windows proposed which would face towards this property and there are no concerns arising in respect of residential amenity in respect of this dwelling.

5.5.3 No. 5 Johnsgate is the property adjacent to the north-east and is set on roughly the same forward building line as the application dwelling. The occupier of this

property has raised concerns that the proposal would overshadow their property and restrict visibility off their driveway (addressed in the next section of my report).

5.5.4 Whilst the proposed extension would project forward of the existing building line by 2.5m, it is single storey with flat roof. In addition the proposal would be offset from the boundary by 1.3m, and would be positioned 2m away from the corner of No.5. Given that the extension would be situated next to the driveway and garage of No. 5 and taking into consideration the orientation and scale of the proposal it is considered that there would be no harm to the occupiers of No. 5 by way of overshadowing, overbearing or loss of light. There is a side facing window facing towards this property which is proposed to be enlarged albeit by a very small amount (20cm). This is considered de-minimis and would not have a material impact in terms of overlooking, over and above the existing situation.

5.5.5 The property opposite the site is situated over 30m away from the proposal, as such would remain unaffected. It is therefore considered that the proposal would raise no concerns in respect of residential amenity thereby complying with the provisions of Policy EQ9.

5.6 Space about dwellings

5.6.1 Appendix 6 of the Core Strategy specifies minimum requirements for private amenity space, the required garden size for a dwelling with 4 or more bedrooms being 10.5m in length and 100 sq.m. The dwelling's existing garden is in excess of these requirements and would remain unaffected by the proposed development.

5.7 Highways/parking

5.7.1 Policy EV12 and Appendix 5 of the Core Strategy set out the Council's minimum parking standards. As previously mentioned, the neighbouring occupier at No. 5 Johnsgate has raised concerns that the extension would block visibility up the cul-de-sac when exiting their drive. The dwelling is located in a quiet cul de sac with no through traffic.

5.7.2 Whilst the extension would project forward of the existing building line, there would still be a good level of visibility for both driveways. The cul-de-sac has a staggered building line with dwellings further west being situated closer to the road than the application property or No.5 Johnsgate. The proposed extension would be set well back behind the line of existing built form. Advice has been sought from the County Highways Officer who has raised no concerns regarding highway visibility.

5.7.3 The proposed extension would not increase the parking requirement for the property and the garage would be retained albeit forward of its existing position on site. The property would retain a driveway of sufficient size to accommodate the parking requirement. The proposal therefore raises no concerns in respect of parking provision or highway safety.

6. CONCLUSIONS

6.1 The proposal would represent an acceptable form of development within the Development Boundary and would be sympathetic to the character of the street-scene. It is considered that there would be no harm to residential amenity or highway safety as a result of the proposal. Approval is therefore recommended.

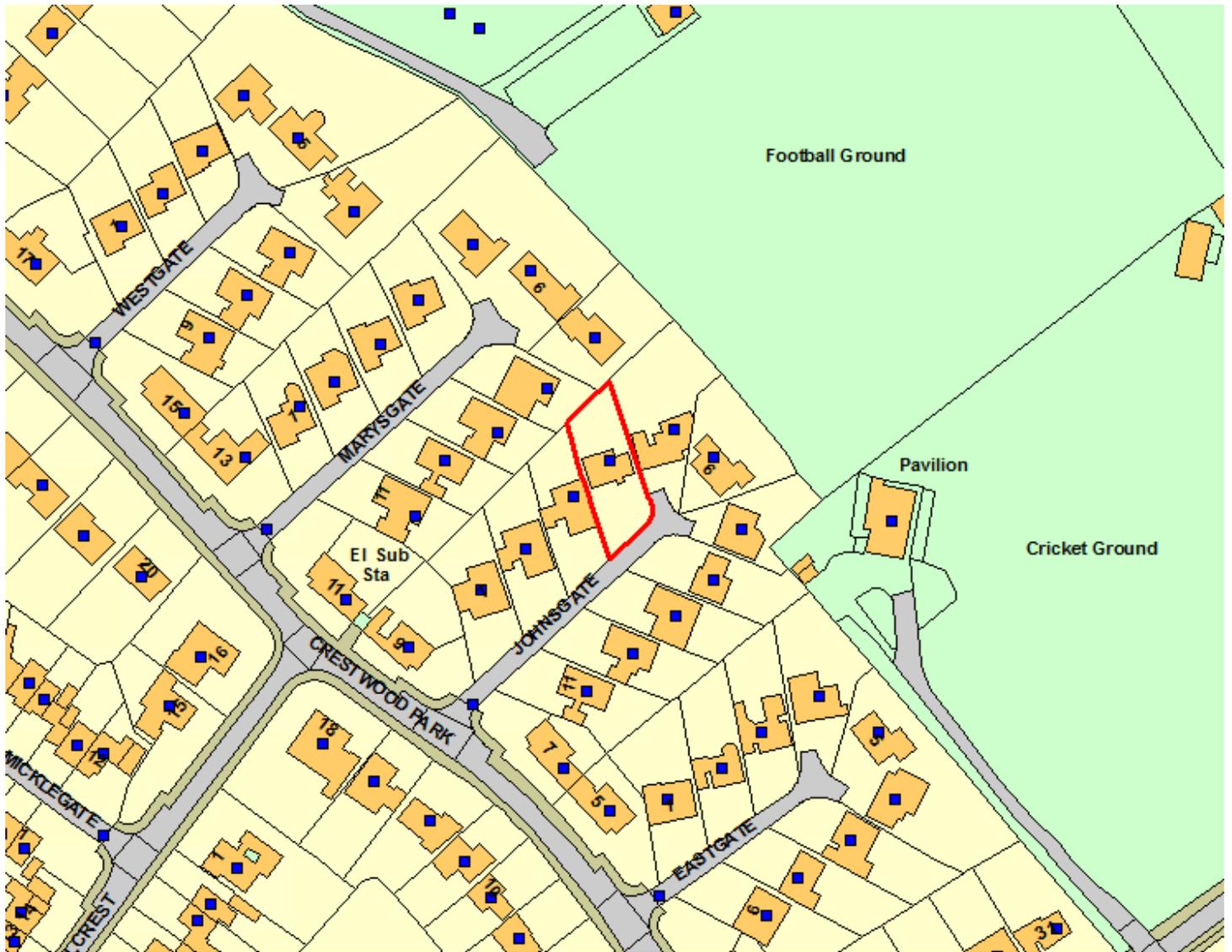
7. RECOMMENDATION - APPROVE Subject to Conditions

Subject to the following condition(s):

1. The development to which this permission relates must be begun not later than the expiration of 3 years beginning with the date on which this permission is granted.
2. The development shall be carried out in accordance with the approved drawings:
 - Location Plan (1:1250)
 - Block Plan (1:500)
 - CA1/1021 Existing and Proposed Plans Received 02/11/21.
3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (as amended) or any other subsequent equivalent Order, no windows shall be inserted in the north-eastern elevation without the prior written consent of the Local Planning Authority.

Reasons

1. The reason for the imposition of these time limits is to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. In order to define the permission and to avoid doubt.
3. To ensure that the use of the premises does not detract from the reasonable enjoyment of surrounding residential properties in accordance with policy EQ9 of the adopted Core Strategy.
4. Proactive Statement - In dealing with the application, the Local Planning Authority has approached decision making in a positive and creative way, seeking to approve sustainable development where possible, in accordance with paragraph 38 of the National Planning Policy Framework, 2021.



4 Johnsgate Brewwood ST19 9HZ