DELEGATED REPORT

FILE REFERENCE: SMD/2016/0226

MAIN ISSUES:

Principle of development
Design considerations
Impact on residential amenity
Impact on highway safety

PUBLICITY/REPRESENTATIONS:

Site notice posted. No representations have been received.

CONSULTATION RESPONSES:

Ipstones Parish Council – No objection.

CASE OFFICER ASSESSMENT:

The application site relates to a detached former farmhouse which is set back from the south side of Bradshaw Lane and is within the rural area. The property is relatively remote from other residential properties. There is a public footpath at the rear of the site.

This application proposes the demolition of an existing rear extension and erection of a two storey rear extension which would be in two main parts with a double pitched roof over. The proposed extension would project a maximum of approx.. 6.8m from the rear elevation and its width would be approx.. 10m. The maximum ridge height would be approx.. 6.5m. Materials used in construction would comprise stone and tiles to match the existing building, with large amounts of glazing, particularly to the rear elevation, and timber doors and windows to match the existing.

Principle of Development: The application site falls within the rural area. Within such locations householder development is acceptable in principle provided that the extensions are of an appropriate scale which does not harm the existing building or landscape setting.

Design Considerations: Policy DC1 (Design Considerations) outlines that all development should be of high quality and add value to the local area and also be designed to respect the site and surroundings, through scale, density, layout, siting, landscaping, character and appearance, in line with the Council's Design SPD. Policy R2 states that extensions should be of an appropriate scale and not cause harm to the dwelling or surrounding area. The proposed two storey extension is relatively large, however it will have little impact on the character of the property when viewed from Bradshaw Lane. There is a public right of way at the rear of the site. From this vantage point, the proposal would be seen largely against the backdrop of the existing building. The proposed rear elevation comprises a large amount of glazing but the overall scale, design and materials are in-keeping with the existing. The overall impact on the landscape character of the area, including views from the nearby public right of way, would not be significantly detrimental.

Impact on Amenity: Policy DC1 states that new development should protect residential amenity in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping. The application site is a significant distance away from the nearest residential property and there would be no impact on residential amenity.

Highway safety: Policy DC1 states that development should meet the necessary car parking standards for the proposed use. The site benefits from ample off road parking which could accommodate the additional demand created by the extended property.

RECOMMENDATION:

APPROVE

Date 15/06/2016 **Signed** _____
Mark Ollerenshaw

DEVELOPMENT CONTROL MANAGER COMMENTS:

Date **Signed** _____