DELEGATED REPORT

FILE REFERENCE: SMD/2016/0280 – single storey front elevation extension

MAIN ISSUES:
Green Belt, design, street scene

PUBLICITY/REPRESENTATIONS:
Biddulph Town Council – no adverse comments provided not contravening the Green Belt
Site Notice – no representations

CASE OFFICER ASSESSMENT:
This two storey symmetrically double fronted detached farm house of likely late 19thC or early 20thC origin stands conspicuously at the corner junction of the very minor Crowborough Road and Cowall Moor Lane, Lask Edge. The front elevation with a prominent centrally positioned porch c. 2.5m x 2.2m (5.5m2) faces Cowall Moor Lane set back by some 10m to 15m from the road by intervening garden. The right front window has at some time been enlarged into a sliding patio doors giving in part the appearance of a rear elevation compounded in that the porch is not used as the main entrance. In design and appearance the porch and patio doors do not fit well with the front elevation.

The property has been extended by the porch, a two storey rear extension dating from 2000 amounting to c. 31m2 of floor area and a further single storey rear extension of c. 11m2 bringing the total existing extensions to c.55m2 on an original house of c.113m2 and equating therefore to a c.42% increase. The current proposal would add a further 2.9m x 2.3m (6.6m2) bringing the total extensions to c.49% of the original house. Whilst this is at the upper limit of Green Belt tolerance the effect on openness of this additional very small single storey extension is very slight and there are found to be design benefits in the proposal following negotiations leading to amended plan 001A.

Close consideration has been given to the design appearance due to this being a front elevation and having regard to the symmetry of the original house but the opportunity to reverse some of the harm of previous changes and with no other considerations the proposal as amended is recommended for approval by reference to policies SS6c, NPPF Green Belt chapter 9, DC1 and R2 .

RECOMMENDATION

Approve

Date 21/07/2016 **Signed** _____
Arne Swithenbank

DEVELOPMENT CONTROL MANAGER COMMENTS:

Date **Signed** _____