DELEGATED DECISION REPORT

SMD/2016/0435 **Valid 18/07/2016**	**58 TENFORD LANE** **TEAN**	**PROPOSED SIINGLE STOREY REAR EXTENSION AND ALTERATIONS TO ELEVATIONS.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- The impact on the character and appearance of the area and on residential amenity.
- The impact on highway safety.

DESCRIPTION OF SITE

The site comprises a semi-detached dwellinghouse which is the end house of a row of similar dwellings (to the west) facing Tenford Lane to the north. There are other houses facing Tenford Lane which lie to the east side of the site. The site is within the development boundary of Upper Tean. There are fields to the other side of the road. There is also open land to the rear (south) and part of a residential back garden.

PROPOSAL

The proposal is for a single-storey rear extension which would project 4.0 metres from the original rear wall of the house. The application is also for the conversion of the integral garage into a room which would involve replacing the garage door with a front window.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

DC1 Design Considerations

National Planning Policy Framework

Section 7 (Design)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No recent planning applications.

CONSULTATIONS

Publicity

Site Notice expiry date: 29.8.16
Neighbour consultation period ends: 11.8.16
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

None.

OFFICER COMMENTS

The principle of extending and altering the dwelling is acceptable in this location.

With regard to the appearance of the area, the design of the extension and garage conversion is acceptable and would not harm the original design of the house or the character of the area. The replacement window for the garage is appropriate in design. The rear extension would not be visible from the road or the public realm and has a design in keeping with the property.

The conversion of the garage would not deprive the property of sufficient on-site parking spaces and there are no concerns regarding highway safety.

With regard to residential amenity, due to the proximity of the extension to the side boundary shared with the attached neighbouring semi-detached house, the extension would break a 45 degree line measured from a main rear ground floor window of the neighbouring house and this does not comply with the Council's Design Guidance which seeks to protect light provision to other properties. However, the extension would be no higher than one which can be built under permitted development (i.e. not requiring planning permission) subject to the submission of a "Large House Extension" application (for any single-storey rear extension of between 3.0 and 6.0 metres from the original rear wall of the house) and there being no objections received from the neighbours. As no objection has been received from the neighbouring property in response to this current application (neighbours were notified via letter and site notice), in view of the fall-back position then it would be unreasonable to refuse the application. Furthermore, the extension is well designed with a hipped roof which also slopes away from the neighbouring property helping to reduce potential light loss and an obtrusive impact on the neighbours.

CONCLUSION / PLANNING BALANCE

To conclude, the proposed extension and front alteration to the house would not harm the character and appearance of the area and would not cause significant additional harm to neighbouring properties over and above what can be built under permitted development without needing planning permission.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 12.9.16

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council