DELEGATED DECISION REPORT

SMD/2016/0332	**THE FIRS, THE HOLLOW**	**DOUBLE STOREY EXTENSION**
Valid 16/06/2016	**CAVERSWALL**	**TO TWO STOREY HOUSE**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Within the Village Development Boundary SS6b – smaller villages
- Conservation Area
- Design
- Space About Dwellings

DESCRIPTION OF SITE

The Firs is a modern detached and previously extended two storey property at a raised elevation relative to the public road (The Hollow). It stands with its back and a garden strip facing to the public road (to the north) and overlooking a sweep of garden to the south. Access is from The Hollow via a drive to the west side of an older brick and tile store building which stands at the lower road level and at right angles to The Hollow. This building is itself west of the application property and its eaves height is low (c.1m) relative to the ground level of the application property. There is a facing property across The Hollow at a distance of some 20m between elevations. There is good separation from other neighbouring properties.

PROPOSAL

The proposal is for a partially two storey side extension to sit between the application property and the store building to the west with which it would connect structurally, although no communicating access is proposed (and due to the contrasting levels this is unlikely to be achievable or intended).

The proposed extension would continue the roof profile of the existing house incorporating a single roof light on the northerly aspect but with a front facing gable on the southerly aspect creating space for first floor accommodation in the roof space. At ground floor level there would be patio doors to the rear (north) and a newly positioned front door to the south.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS6a Caverswall Smaller Villages Area Strategy
DC1 Design Considerations

T1 Development and Sustainable Transport

National Planning Policy Framework
Paragraph(s) 1 to 17
Section(s) 7 - design

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
The property has been previously extended by the addition of gabled dormers to the rear but this notwithstanding the addition of this proposed side extension is considered to be within proportion and in keeping with the original property.

CONSULTATIONS

Publicity
Site Notice expiry date: 17th August 2016
Neighbour consultation period ends: 7th July 2906
Press Advert: N/A

Public Comments
None

Town / Parish Comments
No objection "subject to neighbour approval"

Conservation Officer
A 20th Century dwelling within the Caverswall Conservation Area. The dwelling is set back from the roadside and is not prominent in public views. The proposed extension will follow the existing building line and will not be unduly prominent . No objections subject to matching materials.

OFFICER COMMENTS

Principle of Development
Acceptable in principle due to being within the village development boundary.

Design
Proportionate and in keeping with no harm to street scene or Conservation Area.

Amenity
The proposal would create an additional principal window facing two small first floor windows in the residence opposite at c.20m away. The planning history suggests that at least one of these is a bathroom window and therefore not a principle window within the terms of the guidance. The separation distance is less than the Council's adopted Space About Dwellings Guidance which advocates a minimum separation of 22m but this is not found to significantly alter the existing relationship – the application property already has some principal windows in the northerly elevation though offset in alignment with the property opposite. There is also a garden boundary hedge / shrubbery at the application property which significantly screens the view.

CONCLUSION / PLANNING BALANCE
The proposal is acceptable in principle and in the key matter of design, especially noting the Conservation Area location but with the slight reservation that the Space About Dwellings separation distance is compromised. However for the reasons discussed under 'Amenity' above the amenity compromise is considered acceptable in this case and not grounds to refuse the application.

OFFICER RECOMMENDATION : approve

Case Officer: Arne Swithenbank
Recommendation Date:

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council