DELEGATED DECISION REPORT

SMD/2016/0449 **Valid 19/07/2016**	**5 PLOVER DRIVE** **BIDDULPH**	**PROPOSED SINGLE STOREY REAR EXTENSION AND NEW 2M HIGH. FRONT BOUNDARY WALL** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

This application relates to a site positioned on the western side of a shared driveway that extend northwards off Plover Drive. The site forms part of a larger residential housing estate that falls within the Biddulph Town Development Boundary. The application site comprises a detached two storey dwellinghouse with an open frontage and enclosed garden to the rear. The dwellinghouse is characteristic of other properties within the wider area.

PROPOSAL

Planning approval is sought for the construction of a single storey rear extension and for the construction of a boundary wall to the north site boundary. The proposed extension is to project 4m beyond the rear elevation. It is to measure the same width as the dwellinghouse and measure 3.6m in height. A mon-pitched roof is proposed and external building materials are to match the existing. The proposed boundary wall is to serve the northern boundary to the front of the site. Extending from the site boundary the proposed wall is to measure 1m in height for the first 6m stretch, it is then proposed to measure 2m in height for the remaining 4m length. The facing brickwork of the proposed wall are to match those of the existing house.

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
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Chapter 7 Requiring good design.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

There is no planning site history relevant to the determination of this application.

CONSULTATIONS

Publicity

Site Notice expiry date: 12.09.2016
Neighbour consultation period ends: 23.08.2016
Press Advert: N/A

Public Comments

1 no representation has been received from the occupiers of no.7 Plover Drive, which is detailed as follows:

We as direct neighbours of no.5 Plover Drive object to the planning permission relating to the 1m boundary wall. We do not object to the 2m wall or rear extension. the 1m wall will give us very limited access to our open plan driveway and limited front private Drive, which already causes parking issues.

Town / Parish Comments

Biddulph Town Council: No adverse comments subject to no neighbours valid planning concerns.

OFFICER COMMENTS

Principle of Development

The application site falls within the Biddulph Town Development Boundary accordingly the development in principle is considered acceptable. The main issues for consideration relate to design and the impact on the residential amenity of nearby properties.

Design

Policy DC1 outlines that all development should be of a 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 SPG. The SPG, with reference to extensions confirms that extensions should be subordinate to the existing building so that the original building dominates.

The proposed single storey extension is considered to be of a scale and form that is considered proportionate to the host dwelling. Due to the siting of the proposed

extension, it would not be visible from public vantage points and accordingly would not result in harm to the wider character and appearance of the area. The proposed wall is to be sited to the front of the application, along the north site boundary. The wall would be visible from various vantage points along Plover Drive; however it is not considered that the presence of a solid structure would detract from the open character of the wider housing estate.

External building materials are to match the existing and are considered to be acceptable.

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 bound by no.3 Plover Drive to the south and no.7 Plover Drive to the north. The proposed single storey rear extension would cross the 45 degree line taken from the centre point of the nearest habitable room window to the rear of no.3. The shared site boundary is served by a timber fence measuring approximately 1.8m in height, in addition to established foliage. No objection has been received from this neighbouring occupier. Taking account of the single storey nature of the proposed extension and the boundary treatment that is to be retained it is not anticipated that the proposed development would result in harm to this neighbouring property.

Comments received from the occupiers of no.7 Plover Drive have been noted. Due to the positioning of this neighbouring dwelling relative to the application house, it is not considered that the proposed rear extension would result in undue harm to the amenity of this neighbouring property.

The proposed wall is to be sited along the site boundary shared with no.7. It is noted that the driveway which serves no.7 is located opposite the turning head for the small shared driveway that serves 4no. dwellings. It is therefore not considered very likely that the proposed wall would prevent the ingress and egress to this neighbouring site. The proposed wall would not result in an undue loss of daylight, sunlight or appear unduly overbearing. It is therefore not considered that a refusal on the objections raised could be sustained.

Highway Safety

Policy DC1 states that development should meet the necessary car parking standards arising from the proposed use. The proposed development not create additional bedroom accommodation or affect existing on site parking provision. It is therefore not considered likely that the proposal would result in a threat to highway safety.

CONCLUSION / PLANNING BALANCE

This application seeks approval for the construction of a single storey rear extension and boundary wall. 1 no. representation has been received that raises concerns in

relation to the positioning of the proposed wall. Having considered the proposed development in context it is not considered likely that the proposal would restrict ingress and egress of the driveway of no.7 to a significant degree to warrant refusing this application. It is therefore not considered that a refusal on such grounds could be substantiated. The overall design and scale of the proposed development is considered acceptable. This application is therefore considered to accord with DC1 and the National Planning Policy Framework.

OFFICER RECOMMENDATION : Approval

Case Officer: Lisa Howard
Recommendation Date: 13.09.2016

X

Signed by: Jane Colley

On behalf of Staffordshire Moorlands District Council