DELEGATED DECISION REPORT

SMD/2016/0468 **Valid 25/07/2016**	**8 SANDYFIELD COURT** **BIDDULPH**	**CONSTRUCTION OF NEW DETACHED EXTERNAL STORE** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

This application relates to a residential plot located on the southern side of a small residential cul-de-sac comprising 8 no. dwellings that were constructed circa 2002. The application site forms the plot in view when entering the access road into the cul-de-sac. The site slopes away from the north and comprises a two storey detached dwellinghouse with parking to the front. The site is commensurate in design and scale terms to other dwellings within the development.

PROPOSAL

Planning approval is sought for the construction of a single storey detached store. The store is to be positioned on an area of garden located to the west of the application dwelling. A maximum width of 3.3m is proposed with a depth of 6m. A dual pitched roof is proposed and external brickwork and roofing materials are to match the existing dwelling.

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: 26.08.2016
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

No comments received.

OFFICER COMMENTS

Principle of Development

The site to which this application relates falls within the Biddulph Town Development Boundary. The principle of development is therefore considered to be acceptable subject to matters of detailed design and the impact on the residential amenity of nearby properties.

Design

Policy DC1 outlines that all developments should be of a high quality and add value to the local area. Furthermore, all development should be designed to respect the site and surroundings having regard to matters of scale, density, layout, siting, landscaping, character and appearance. In accordance with the Council's Design SPG, extensions should be designed to appear subordinate to the existing house so that the original building dominates.

The proposed outbuilding is to be positioned to the west of the application dwelling. The ground at this points slopes up towards the highway. It is proposed to construct a part subterranean structure which will allow it to appear less prominent in the wider context of Sandyfield Court. The structure is to be single storey in nature and is not considered to be of a scale that would appear unduly dominant or visually intrusive. External building materials are to match the existing dwelling and are therefore considered to be acceptable.

Though the proposed outbuilding would be visible from public vantage points, taking account its scale, design, siting and overall massing it is not considered that the

development would significantly detract from the character or appearance of the application site or wider streetscene.

Amenity
In terms of 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 located within a predominantly residential area and is accordingly bound by residential properties to the east, south and west. The site is bound by a timber fence measuring approximately 1.8m in height with additional planting along the western boundary. Taking account of the size and proximity of the proposed outbuilding relative to nearby properties, it is not considered likely that the proposal would result in significant injury to residential amenity.

CONCLUSION / PLANNING BALANCE
Planning approval is sought for the construction of a single storey detached outbuilding. The proposed development is considered to be acceptable in terms of siting, design and scale. Furthermore, it is not considered that the proposal would cause significant injury to residential amenity. This application is therefore considered to accord with policy DC1 of the Staffordshire Moorlands Core Strategy and Chapter 7 of the National Planning Policy Framework.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 19.09.2016

X

Signed by: Jane Colley

On behalf of Staffordshire Moorlands District Council