DELEGATED DECISION REPORT

SMD/2016/0473	**6**	**PROPOSED SINGLE STOREY**
Valid 25/07/2016	**CHURCH TERRACE**	**FRONT CONSERVATORY**
	CHURCH STREET	
	KINGSLEY	**(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Principle of development
- Impact on character and appearance of dwelling and wider surrounding area
- Amenity

DESCRIPTION OF SITE

The application site comprises of an end terraced property which was originally two but is now a single dwelling. Constructed from red facing brickwork under a plain clay tile roof this short row of properties sits behind Church Stile House on the north western side of Church Street. The property has a long but narrow front garden with a detached timber building located in the south western corner and a very small paved rear yard. Pedestrian access is provided across the front of the neighbouring dwellings. Whilst the application site itself is level the land falls away gradually in a north east to south west direction so the garden of the neighbouring semi-detached property is located at a much lower ground level. For the purposes of the development plan the application site lies within the settlement boundary where there is a general presumption in favour of development.

PROPOSAL

The application seeks consent for a single storey front conservatory which would measure x 3.658m long x 3.4m wide with an eaves height of 2.2m.

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

None.

CONSULTATIONS

Publicity

Site Notice erected 24th August 2016 expired 14th September 2016.
Neighbour consultation period ends:25th August 2016

Public Comments

None received.

Town / Parish Comments

Support.

OFFICER COMMENTS

Principle of Development

Adopted policies of the development plan allow for extensions to existing dwellings provided that they are modest and subservient and do not result in the identity of the original building being lost. Design Policy DC1 states that all development should be of a high quality and add value to the 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 proposed extension is modest in terms of its size and scale. Whilst its positioning on the front elevation is unfortunate as it will disrupt the symmetry of this short row of terraces, it is accepted that this is the only suitable location for the development given the constraints of the site. The fact that the application site comprises of two of the terraced properties rather than one assists this proposal in being acceptable as some of the original façade of the building will be retained. Furthermore, the fact that the proposal will only be visible from within the site itself and its immediate surroundings adds further weight to its case and it is considered that on balance the scheme is acceptable. The use of good materials will ensure that it is quickly assimilated into the site and this can be achieved through the imposition of a suitably worded planning condition.

Amenity
Policy DC1 states that all new development should protect residential amenity. In terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping. The proposed development is not considered to be prejudicial to the reasonable enjoyment of any of the neighbouring properties. The property to the south west sits considerably further forward than the application site and is separated by a red brick wall. In any event there are no windows in this side facing elevation. Whilst there would be windows in the side facing the adjoining terraced property the existing boundary fence would prevent any issues of overlooking.

OFFICER RECOMMENDATION : Approve subject to conditions

Case Officer: Teresa Critchlow
Recommendation Date: 19th September 2016

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council