DELEGATED DECISION REPORT

SMD/2016/0446 **Valid 27/07/2016**	**1 GREENWOOD ROAD** **FORSBROOK**	**PROPOSED BAY WINDOW TO FRONT ELEVATION AND ALTERATION OF ROOF PITCH TO MAIN HOUSE.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Impact on the character and appearance of the host building and the wider street scene
- Residential amenity
- Highway safety

DESCRIPTION OF SITE

The application site comprises of a link detached dwelling which lies at the entrance of Greenwood Road, Forsbrook. The property which is constructed from a mix of facing stone, brick and render occupies a spacious corner plot in an elevated position on the northern side of the public highway. A flat roof garage has been added to the south western gable. It is surrounded by residential development on all four sides and the land falls away gradually in a north east to south west direction. It has a large rear garden with smaller amenity space provided to the side and front enclosed by a brick retaining wall. Off road parking provision is provided on a hardstanding area to the front of the dwelling.

PROPOSAL

This is a householder application which seeks consent for the alteration of the roof pitch to the main house and the addition of a bay window to the front elevation.

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 posted 24th August 2016 expires 14th September 2016
Neighbour consultation period ends: 18th August 2016

Public Comments

No representations received.

Town / Parish Comments

The Parish Council would like to ensure that the privacy of neighbouring properties is considered and that the development is in line with the street scene.

OFFICER COMMENTS

Principle of Development

For the purposes of the Development PLan the application site is located within an established residential area within the Forsbrook settlement boundary, as identified by the Core Strategy Policies Maps. It is therefore considered that the proposal is acceptable in principle subject to matters of detailed design, amenity and highway safety.

Design

Policy DC1 (Design Considerations) states 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 application building currently has an aysymmetric gable which faces onto Greenwood Road. The application seeks alterations and extensions to the current roof to provide a gable arrangement to the eastern aspect of the dwelling. The Council's adopted Design Guide SPG states that extensions should be subordinate to the existing building so that the original house dominates. The ridge and eaves height of the proposed gable would be coterminous with that of the main dwelling. The proposal does not strictly therefore comply with the adopted SPG as the

alterations to the roof would fundamentally change the character of the dwelling. Notwithstanding this it is important to consider the application within the context of its surroundings. It is located within an established residential area of mixed development. Most of the dwellings further along and on the opposite side of Greenwood Road have benefited from some form of side dormer extension which have extensively altered the roof profiles. Some of these are large and would not be dissimilar to the alterations and extensions now proposed at the application site. Number 6 Greenwood Road, in particular which lies a short distance away on the opposite side of the road has benefited from a number of additions and extensions and the introduction of new cladding materials means that the character of the area has not wholly retained. The second element of the scheme looks to form a bay window to the front elevation by extending the existing flat roof porch across the living room to link into the attached garage. The existing window arrangement will be retained and from the street scene the character and appearance of the dwelling would be maintained. Given the location of the proposed development and the wider context within which it is seen it is not considered that the proposed development would be so harmful as to warrant refusal of the scheme.

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 surrounding residential properties. The neighbouring dwelling to the east has a blank side facing gable and due to rising ground levels sits at a slightly higher ground level. Other than a small secondary window in the newly created eastern gable the development does not propose any additional openings in either the front or rear elevations. Whilst the alterations and extension to the roof profile will mean that the appearance of the application building when viewed from 2 Dolespring Close which lies to the rear of the site and 2 Greenwood Road to the front will be affected it is not considered that there would be any material effect on outlook.

Highway Safety

In accordance with policy DC1 all new development should provide for safe and satisfactory access and make a contribution to meeting the parking requirements arising from the development. The proposed development would not have any impact on the existing parking and turning facilities provided at the site nor would it result in any additional accommodation which would require additional provision as required under the Council's adopted Space About Dwellings SPG.

CONCLUSION / PLANNING BALANCE

In conclusion it is considered that the proposed development is acceptable in principle and would not be detrimental to the character and appearance of the host

building or the wider street scene nor would it adversely affect residential amenity or be detrimental to highway safety.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Teresa Critchlow
Recommendation Date: 21st September 2016

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council