DELEGATED DECISION REPORT

SMD/2016/0425 **Valid 11/07/2016**	**DOUBLE GATES SYTCH ROAD BROWN EDGE**	**PROPOSED PART TWO STOREY, PART SINGLE STOREY SIDE EXTENSION** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

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

DESCRIPTION OF SITE

Double Gates is a semi-detached property which lies on the south western side of Sytch Road, Brown Edge. It is constructed from a mix of brickwork and render and has a plain clay tile roof with a single storey outrigger at the rear. The property lies within an established mix of residential development. A recently constructed detached dwelling lies to the north west with detached bungalows to the north east on the opposite side of the public highway. To the south east lies a mix of detached dwellings and similar styled semi-detached properties. To the rear of the site lies a horticultural nursery with open countryside beyond.

PROPOSAL

The application seeks consent for a single/two storey side extension. The proposed extension would provide an integral garage with kitchen extension at ground floor with an ensuite-master bedroom above.

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 expiry date: 22nd September 2016
Neighbour consultation period ends: 4th August 2016
Press Advert: N/A (*Add date if applicable)

Public Comments

No representations received.

Town / Parish Comments

No objections subject to normal planning guidelines.

Staffordshire County Council Highways

No objections subject to condition requiring garage provision to be maintained.

OFFICER COMMENTS

Principle of Development

This application relates to a site located within an established residential area within the Brown Edge development boundary, as identified by the core Strategy Proposals 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 SPG with reference to extensions confirms that extensions should be subordinate to the existing building so that the original house dominates.

The proposed extension has been designed to respect and reflect the character and appearance of the host building. The first floor element of the scheme has been set back off the front elevation and the overall ridge height is secondary to the main dwelling which assists in mitigating the size and scale of the proposed extension. Use of matching facing and roofing materials will ensure that it is quickly assimilated into its surroundings.

Amenity

The proposed extension is not considered to be prejudicial to the reasonable enjoyment of any of the occupiers of neighbouring residential properties. The detached dwelling to the north west has no windows in the side facing gable and none are proposed in the extension. Sufficient distance is maintained to the boundary with this property to avoid any overshadowing of windows in the rear elevation. The proposals are set well back from the shared boundary with the adjacent semi and do not project beyond and existing outrigger.

Highway Safety

The proposed development is not considered to be detrimental to highway safety. Off road parking is currently provided on a hard standing area at the front/side of the dwelling. The proposed development makes provision for a secure garage space within the scheme and subject to this being retained for the life of the development the Highways Authority have no objections.

CONCLUSION / PLANNING BALANCE

Whilst the size and scale of the extension is substantial it is located within an area where development is permitted. Its overall form and design reflects and respects the character and appearance of the dwellinghouse and its subservient and secondary nature ensures that the host building remains dominant. The proposed extension would not be prejudicial to residential amenity or detrimental to highway safety.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Teresa Critchlow
Recommendation Date: 23rd September 2016

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council