DELEGATED DECISION REPORT

SMD/2016/0409 **Valid 04/07/2016**	**35 CARRIAGE DRIVE** **BIDDULPH**	**PROPOSED REMOVAL OF EXISTING CONSERVATORY AND ERECTION OF NEW SINGLE STOREY EXTENSION.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Impact of proposed development on character and appearance of host building and surrounding area;
- Impact on residential amenity;
- Impact on highway safety

DESCRIPTION OF SITE

Application site comprises of a detached dormer bungalow which sits on a modern housing estate within the Biddulph development boundary. The building sits within an irregular shaped plot on the northern side of Carriage Drive close to its junction with Pennine Way. Off road parking provision is provided in the form of an integral garage and hardstanding at the front of the building. To the rear of the site is a paved area with a more formal lawned area at a higher level beyond. The application site is bound on all sides with residential development with the properties on Moor Close to the north and Pennine Way to the north east located at a slightly higher ground level due to the topography of the site.

PROPOSAL

The application proposes to replace an existing uPVC conservatory. The proposed conservatory, which would have a marginally larger footptint than the existing would be located in the same position as the existing in a recessed area at the rear of the building. It would be constructed from rendered walls under a plain clay tiled roof. It would have a large central area of glazing in the rear gable with two windows in the side elevation facing Number 37 Carriage Drive. Two rooflights will be fitted in each side of the roof plane.

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

HNT/2016/0011 – Removal of existing conservatory and erection of larger extension. Refused as height would exceed that permitted under permitted development allowances.

SMD/2006/0896 – Rear conservatory and pitched roof over existing garage. Approved with conditions.

SMD/1980/0039 – Loft conversion to form two bedrooms. Approved with conditions.

CONSULTATIONS

Publicity

Site Notice expiry date: 26th September 2016
Neighbour consultation period ends:25th August 2016
Press Advert: N/A

Public Comments

No representations received.

Town / Parish Comments

No adverse comments.

OFFICER COMMENTS

Principle of Development

This application relates to a site located within an established residential area within the Biddulph development 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

Extensions to existing dwellings are generally supported by both local and national planning policies. Policy DC1 of the adopted Core Strategy Document requires all development to be well designed and to reinforce local distinctiveness by positively contributing to and complementing the character of the area. Paragraphs 17 & 56-58 of the NPPF also requires design that is of a high quality, adds to the overall quality of the area, responds to local character and is visually attractive as a result of good architecture. In addition to the above the Council has adopted Supplementary Planning Guidance titled "New Dwellings and Extensions to Dwellings (1996) which provides further detailed guidance.

The replacement conservatory is considered to be acceptable in terms of its size, scale, overall form and design which are considered to be in keeping with the character and appearance of the host building. Due to the positioning of the proposed development at the rear of the dwelling and the density of the surrounding development it is not considered that it would be visible from any wider public viewpoints.

Amenity

The proposed development would be largely screened from the west by the existing garage/utility room whilst views from the east would be obscured by the neighbouring properties garage which sits in close proximity to the shared boundary. The adjoining land levels mean that the properties to the north on Moor Close and north east on Pennine Way are located at a higher ground level. Adequate separation distance exists between these properties and the application site and the proposed development is not considered to be prejudicial to the reasonable enjoyment of the occupiers of the surrounding residential properties.

Highway Safety

The proposed development does not propose to make alterations to the existing vehicular access arrangement nor would it result in the loss of any off street parking provision. Adequate parking and turning facilities currently exist on the site and it is considered that the proposed development would not adversely affect highway safety.

CONCLUSION / PLANNING BALANCE

In conclusion it is considered that the proposed development is acceptable in principle and that its size, scale, form and design is in keeping with the character and appearance of the host building and the wider surrounding area. The proposed development would not be prejudicial to the reasonable enjoyment of any of the surrounding dwellings nor would it be detrimental to highway safety. A recommendation for approval, subject to the following conditions, is therefore made.

OFFICER RECOMMENDATION : APPROVE.

Case Officer: Teresa Critchlow
Recommendation Date: 28th September 2016

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council