DELEGATED DECISION REPORT

SMD/2016/0453 **Valid 21/07/2016**	**64 GREENACRE CHAPEL STREET FORSBROOK**	**RETROSPECTIVE PLANNING APPLICATION FOR AN EXTENSION TO THE FRONT TO FORM SUNROOM, PORCH AND DINING ROOM** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Impact of the proposed development on the character and appearance of the dwelling and the wider street scene;
- Impact on residential amenity; and
- Impact on highway safety

DESCRIPTION OF SITE

The application site is a 1960's detached two storey dwelling which occupies a large plot on the north eastern side of Chapel Street, Forsbrook. The property which is constructed from facing brickwork under a plain clay tile roof is elevated above the adjacent public highway as the land rises in a south west to north east direction. It lies within an area of mixed residential development. Further large detached dwellings lie to the north west with smaller detached dwellings to the rear on Willow Way. More modest link detached properties lie to the south east whilst semi-detached properties line the opposite side of Chapel Street. For the purposes of the development plan application site lies within a recognised settlement boundary, where there is a general presumption in favour of development.

PROPOSAL

This is a householder application which seeks consent for single storey front extensions to form a dining room, sun room and porch. Planning permission has already been granted for a similar scheme under planning application SMD/2015/0656. A subsequent planning application SMD/2016/001 sought to amend the approved scheme by reducing the side extension and retaining part of the existing sun room. This application looks to amend the approved scheme further by increasing the width of the approved sun room by 950mm. The application is retrospective as the works, although not completed have commenced.

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

SMD/2003/1032 – Conservatory, lounge and en-suite over existing boiler room. Approved with conditions.

SMD/2015/0656 – Demolition of existing sun room and erection of single storey front and side extension. Approved.

SMD/2016/0001 – Proposed single storey front extensions. Approved.

CONSULTATIONS

Publicity

Site Notice posted 24th August expires 14th September 2016
Neighbour consultation period ends: 8th September 2016

Public Comments

No representations received.

Town / Parish Comments

Concerned that granting retrospective consent for a development which is already taking pace sets a worrying precedent.

OFFICER COMMENTS

Principle of Development

The principle of extending this dwelling has already been considered and accepted under the previous applications. Given that these permission are relatively recent there has been no significant change in planning policy either at the national or local level and the principle of the proposed development is considered acceptable. The main consideration therefore in the determination of this application is the impact of the proposed development on the character and appearance of the host building and wider street scene, residential amenity and highway safety.

Design

Design Considerations: Policy DC1 (Design Considerations) outlines that all development should be of 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 SPD.

The increase in the width of the proposed sun room is modest and it is not considered to have any significant impact on the character and appearance of the host building. Visually the proposed development would not appear dissimilar to that previously approved and it is considered to be acceptable in terms of its impact on the street scene especially considering the varying styles and designs of dwellings in the immediate locality.

Amenity
Policy DC1 states that 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 generous size of the plot and the application buildings positioning within it means that there is adequate distance between the properties on Dolespring Close, which lie to the south of the application site. The eaves height of the proposed extension have been retained as previously approved and whilst there has been some increase in the overall height of the building this has been kept to a minimum.

Highway Safety
Policy DC1 states that development proposals should provide for safe and satisfactory access while also meeting the parking requirement for the necessary car use. There would be
no reduction to off street parking above that previously approved. The application dwelling benefits from
ample off street parking to accommodate for the parking demands for the extended dwelling.

CONCLUSION / PLANNING BALANCE

The application proposes a modest revision to a previously approved scheme which would have no impact on the character and appearance of the existing dwelling or the wider street scene within. Furthermore, it would not adversely affect amenity or be detrimental to highway safety.

OFFICER RECOMMENDATION : Approve.

Case Officer: Teresa Critchlow
Recommendation Date: 13th October 2016

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council