DELEGATED DECISION REPORT

SMD/2016/0398	**20 CAVENDISH ROAD**	**PROPOSED SINGLE STOREY**
Valid 12/07/2016	**UPPER TEAN**	**REAR EXTENSION.**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact of the proposed development on the character and appearance of the host building
- Impact on residential amenity

DESCRIPTION OF SITE

The application site comprises of a large detached split level dwelling which lies on a modern housing estate within the inner edge of Tean development boundary. The property which is constructed from a mix of facing brickwork and render under a concrete tile roof has a block paved parking/turning area to the rear with a long terraced garden to the rear. It lies within a ribbon of similar development on the southern side of Cavendish Road. The property to the east sits slightly further forward than the application site whilst the dwelling to the west sits slightly further back reflecting the alignment of the road network. Land rises in a north to south direction.

PROPOSAL

The application seeks consent for a single storey extension which would measure 5.0m deep x 5.0m wide to form a garden room. It would be located on the rear elevation of the dwelling close to the boundary with number 18.

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

No applications relate to the dwellinghouse itself although there are historic applications which relate to the residential development of the estate.

CONSULTATIONS

Publicity

Site Notice expiry date: 14th September 2016
Neighbour consultation period ends:

Public Comments

No representations received.

Town / Parish Comments

No representations received.

OFFICER COMMENTS

Principle of Development

This application relates to a dwelling located on an established residential estate within a recognised settlement boundary as identified by the Core Strategy Proposals Map. The application is therefore acceptable in principle subject to detailed design, amenity and highway considerations.

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 is considered to be acceptable in terms of its size and scale. Its overall form and design generally reflects that of the host building. Amended plans which substitute the bank of high level windows along the shared boundary have been omitted in favour of two rooflights which is considered an improvement. The use of matching and facing roofing materials will ensure that it is quickly assimilated into its surroundings. The proposed development is considered to be acceptable in terms of its impact on the character and appearance of the host building and it will not be visible from any public viewpoint due to its positioning in the rear garden.

Amenity

Policy DC1 states that all new development should protect residential amenity in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping. The

property most affected by the proposed development would be 20 Cavendish Road. This property lies to the west of the application site and is set slightly lower due to the falling ground levels. Whilst the proposed extension would be sited alongside the shared boundary it would be screened, to a large degree, by the existence of a 2m high boundary fence. This combined with the fact that the nearest facing opening in the rear elevation of the adjoining semi is a pedestrian door leads me to conclude that there would be no adverse impact on residential amenity enjoyed by the occupiers of the neighbouring property

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 proposal would be located at the rear of the property and would not result in the loss of any off road parking provision. The proposed development would not therefore be detrimental to highway safety.

CONCLUSION / PLANNING BALANCE

In conclusion it is considered that the proposed extension is acceptable in principle and is of a size, scale, form and design which reflects and respects the character and appearance of the host building. The proposed extension would not be prejudicial to the reasonable enjoyment of any of the surrounding properties nor would it be detrimental to highway safety.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Teresa Critchlow
Recommendation Date: 17th October 2016

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council