DELEGATED DECISION REPORT

SMD/2016/0489 **Valid 18/08/2016**	**6 RIVERSIDE COURT** **HALL YARD** **UPPER TEAN**	**PROPOSED GROUND FLOOR EXTENSION WITH SINGLE PITCHED ROOF TO EXISTING PROPERTY.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Conservation Area
- Upper Tean development boundary (Larger Villages)
- Neighbour Amenity / Space About Dwellings
- Design
- Heritage

DESCRIPTION OF SITE

The property is a modern three storey semi intended to emulate traditional style, part of a larger development of similarly designed properties on the former Tean Mills site within the Upper Tean Conservation Area. The nearby Tean Hall Mills building is Grade II* Listed but although only c.70m away shares no visual inter-connection with the application site. The rear of the application property has a small enclosed garden and looks across to the sides and rear elevations of similar properties. The houses with their high-walled rear gardens are arranged quite tightly to form a perimeter ring around a surfaced communal yard area used for parking.

PROPOSAL

The proposal property has an L shaped layout to the rear with a full height (three storey) gabled out-rigger occupying half the rear elevation. The proposed ground floor rear extension with mono-pitched lean-to roof, would occupy the corner space between the inner rear elevation wall and the flank wall of the out-rigger. The roof would slope to the inner elevation wall. On advice of the Council's Conservation Officer an amended plan was submitted to in-set the extension walls very slightly relative to the original house elevations and reduce the width of a side window.

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
SS6a Larger Villages Area Strategy
DC1 Design Considerations
DC2 The Historic Environment

National Planning Policy Framework
Paragraphs: 1 to 17
Sections: 7 – Requiring Good Design;
12 – Conserving and Enhancing the Historic Environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
Although the site falls within a location that has been subject to a lengthy series of previous applications there are not found to be any of direct bearing to the determination of this application.

CONSULTATIONS

Publicity
Site Notice expiry date: 7th October 2016
Neighbour consultation period ends: 14th September 2016
Press Advert: N/A

Public Comments
None

Town / Parish Comments
None

Conservation Officer
There is unlikely to be any public view of this proposed extension as it is at the rear and within an inner courtyard. If you feel that it is appropriate then I would suggest that the side window is reduced slightly in width to make it more in proportion with the size of the lean-to, and for the extension to be set it in very slightly so that there is a clear break in the brickwork. Matching materials are crucial.

OFFICER COMMENTS

Principle of Development
Due to being within a Conservation Area this is not Permitted Development as it involves an extension off a side elevation (as well as off a rear elevation). Within a village development boundary it is otherwise acceptable in principle and the determining criteria are design and heritage impact.

Design
Subject to amendment in respect of the elevation walls relative to the existing as recommended by the Conservation Officer and subject to a good materials match considered “crucial” by the Conservation Officer the design is acceptable.

Amenity
No adverse implications identified. The relationships with adjacent properties will essentially be closely similar to the relationship in the existing building.

CONCLUSION / PLANNING BALANCE
Acceptable based on the above assessment.

OFFICER RECOMMENDATION :

Case Officer: Arne Swithenbank
Recommendation Date: 12/10/2016

X B.J. Haywood

Signed by: Haywood, Ben
On behalf of Staffordshire Moorlands District Council