DELEGATED DECISION REPORT

SMD/2016/0544	**61 THAMES DRIVE**	**PROPOSED ALTERATIONS**
Valid 02/09/2016	**BIDDULPH**	**AND EXTENSION TO BUNGALOW**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The development site is made up of a single rectangular plot of land which measures 14m in width x 35.6m in depth. It consists of No. 61 Thames Drive, and surrounding amenity space to the front, side and rear. The residential property is a single storey structure constructed of red brick and is typical of the character and design of properties on Thames Drive.

The site's boundary is defined by a wooded area to the west and north; No. 63 Thames Drive to the east, which is also a single storey dwelling; and Thames Drive to the south.

PROPOSAL

The proposed development is to make alterations and extensions to the existing bungalow to accommodate additional bedrooms, living space, and a conservatory. The plans submitted by the applicant show that the footprint of the property will be extended northwards by 6m with 2 x sets of doors which access the rear amenity space.

The extensions will maintain a 3m separation with the existing garage on the eastern boundary; and westwards by 4m up to the ancillary boundary. The proposal also includes a new entrance on the southern elevation which will extend 1.3m southwards away from the property and measure 2.2m in width.

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

Paragraphs 6-17 Achieving Sustainable Development
Paragraphs 59-68 Requiring Good Design

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2015/0524 Demolition of conservatory and erection of a two storey extension and creation of front porch (Withdrawn)

SMD/2016/0024 Demolition of conservatory and erection of a two storey side extension and creation of front porch (resubmission of SMD/2015/0524) (Withdrawn)

CONSULTATIONS

Publicity

Site Notice expiry date: 24.10.2016
Neighbour consultation period ends: 06.10.2016

Public Comments

No representations have been received from members of the public in respect of this application.

Town / Parish Comments

Biddulph Town Council (13/10/2016) Recommended to approve subject to no valid neighbour planning concerns

OFFICER COMMENTS

Principle of Development

The site is located within the settlement boundary as defined on the adopted Local Plan Proposals map and is not covered by any sensitive statutory land use designation.

It is therefore considered that the principle of development is acceptable subject to compliance with applicable national and local planning policies.

Design

Policy SS1 of the Staffordshire Moorland adopted Core Strategy promotes development which maintains the distinctive character and Staffordshire Moorlands, its individual town and villages and their setting.

Policy SS1a reflects the overall objective of the National Planning Policy Framework (NPPF) of taking a positive approach that reflects the presumption in favour of sustainable development.

Policy DC1 sets out a list of criteria that new development should meet to ensure good design. Development should be of a high quality and add value to the local area, incorporating creativity, detailing and materials appropriate to the character of the area; and should be designed to respect the site and its surroundings.

NPPF Paragraph 17 sets out a list of core planning principles that the planning system ought to play. One principle is that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Chapter 7 of the NPPF (Paragraphs 56-68) highlights the importance of good design and that it is a key aspect of sustainable development.

Previously, the applicant has submitted plans for a two storey extension which have been withdrawn due to concerns from Officers regarding the relationship and disparity between the existing roof height and the proposed elevations. This application seeks to address these design concerns by maintaining a consistent roof height.

The original plans submitted by the applicant highlighted that the proposed extensions would see a continuation of the southern elevation and would not be set back from the existing structure. I consider that in order to uphold and maintain good standards of design, any proposed elevations should be set back from the property, highlighting the different stages of development. Subsequent discussions with the applicant have led to revised plans being submitted which show the proposed elevations of the extension as set back from the existing southern elevation.

The application has stated that the materials used in the construction of the development will match the existing character and appearance of No.61 Thames Drive. This is considered acceptable in design terms as it reflects the existing character of properties on Thames Drive.

I consider that the revised plans submitted respond well to the existing character and form of No.61 Thames Drive and neighbouring development and as such comply with policies SO1; SS1a and DC1 of the Staffordshire Moorlands adopted Core Strategy and relevant paragraphs of the NPPF.

Amenity

In respect to Amenity, Policy DC1 states that new development should protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy, and soft landscaping.

NPPF Paragraph 17 sets out a list of core planning principles that the planning system ought to play. One principle is that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

No. 63 Thames Drive is the neighbouring residential property to the east of No.61. A site visit confirmed that there are no habitable windows on the western elevation of No.63.

No.63 is also a single storey dwelling. Views of the proposed development from the habitable windows located on its northern elevation are blocked by the presence of the garage situated to the east of No.61.

As such it is considered that the proposed alterations and extensions will not result in any loss of residential amenity in regards to satisfactory daylight; sunlight; outlook; or privacy to any neighbouring property, and therefore complies with Policy DC1 of the adopted Core Strategy and relevant policies within the NPPF.

Highway Safety

The application proposes no change to the access or parking arrangements associated with No.61 Thames Drive. It is therefore considered that the proposed development will not have any adverse impacts on Highway Safety.

CONCLUSION / PLANNING BALANCE

The above assessment of the application highlights that the revised proposed alterations and elevations to No.61 are considered to adhere to the principals of good design as set out within policies SS1; SS1a and DC1 of the adopted Core Strategy.

No objections have been received from statutory consultees or any members of the general public.

In conclusion, the development is considered to accord with the development plan and as such is sustainable development in the context of paragraph 14 of the NPPF.

As such development should be granted planning permission.

OFFICER RECOMMENDATION : Approve subject to conditions

Case Officer: Lisa Howard
Recommendation Date: 27th October 2016

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council