

DELEGATED DECISION REPORT

SMD/2016/0533
Valid 12/09/2016

84 PORTLAND DRIVE
FORSBROOK

**PROPOSED REAR KITCHEN
EXTENSION, TWO STOREY
EXTENSION TO SIDE GABLE
COMPRISING OF GARAGE
AND BEDROOM AND
CONVERSION TO REAR ROOF
FORMING BEDROOM AND
ENSUITE**

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The application site consists of No. 84 Portland Drive, a two-storey red brick residential dwelling, and ancillary amenity space. Portland Drive forms part of a predominately residential area of Forshaw and slopes gradually from south west to north east.

The scale and form of No. 84 is typical of the wider streetscene on Portland Drive.

The site is bounded by No. 82 Portland Drive to the east, which makes up the other part of the semi detached building; No. 86 Portland Drive to the west; and the rear single storey extension of No.8 Meadow Close to the north.

PROPOSAL

The application is seeking to gain planning permission for a two-storey extension to the side gable. The submitted plans show that the proposed ground floor will be made up of a garage; extended kitchen/dining room; and utility room. The first floor is shown as comprising two bedrooms and a bathroom. A third bedroom and bathroom is also proposed which will result following conversion of the existing roof space and the extension mirroring the current ridge line.

The plans show that the proposed rear extension will extend 2.9m into the rear ancillary amenity space of the property and measure 8.4m in width. Of the 8.4m, the property will be extended 2.5m from its side gable to include the ground floor garage and utility room. The extension is proposed to be set back from the existing structure of No. 84 Portland Drive by 0.5m.

With regards to fenestration, the original plans submitted as part of the application show that the ground floor of the proposal will incorporate four small skylight windows into the roof; a set of doors leading from the kitchen to the rear amenity space; a standard window overlooking the amenity space; and a door which connects the utility room on the side gable extension to the rear of the property.

The fenestration on the first floor is shown as comprising a single standard window on the front elevation, with a single window in the rear elevation.

The original plans submitted presented a dormer window in the roof conversion of the property to the rear; made up of a Juliet balcony from the bedroom, and a single window in the bathroom. The single bathroom window results in this section of the dormer window sitting above the existing ridge line of the property.

A small bathroom window is also shown on the plans on the side gable elevation of the extension.

Revised plans have been submitted which show the removal of the single bathroom window in the rear elevation of the roof extension, which has resulted in the ridge line of the extension being viewed as below the existing ridge line of the property from the streetscene.

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

Achieving Sustainable Development
Chapter 7 – Requiring Good Design

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

There is no relevant planning history in respect of this planning application

CONSULTATIONS

Publicity

Site Notice expiry date: 31.10.2016
Neighbour consultation period ends: 03.11.2016

Public Comments

No public comments have been received in respect of this planning application.

Town / Parish Comments

Forsbrook Parish Council (18th October 2016)

Object to this application on the grounds that it is over development and not in keeping with the neighbouring properties.

OFFICER COMMENTS

Principle of Development

The site is located within the settlement boundary as defined on the adopted Proposals Map and is not located within any sensitive statutory designation.

The principle of development is therefore acceptable subject to the application adhering to good design principals as set out within policy DC1 of the adopted Core Strategy and Chapter 7 of the NPPF.

Design

Policy SS1 of the adopted Core Strategy states that the Council will expect the development and use of land to contribute positively to the social, economic and environmental improvement of the Staffordshire Moorlands.

Policy SS1a reflects paragraph 14 of the NPPF and promotes the presumption in favour of sustainable development where the application accords with the local development plan.

Policy DC1 of the adopted Core Strategy sets out a list of design considerations which should be reflected in developments. This includes new development being designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, density, layout, siting, character and appearance.

Chapter 7 of the NPPF promotes good design and highlights that good design is a key aspect of sustainable development.

The original plans submitted by the applicant were broadly considered to reflect the principles of good design. However I raised concerns with regard to the section of the proposed dormer window on the rear elevation of the property which would sit above the ridge line of the proposed two storey extension. My concerns were that this element of the proposal would appear incongruous in the streetscene and would detract from the character and appearance of the host dwelling, and as such the proposal in its original form would be contrary to policy DC1 of the Core Strategy.

However following constructive discussions with the applicant, revised plans were submitted which showed the removal of the single bathroom window and the dormer window being below the existing ridge line of the property. I therefore consider that in its revised form, the extension will no longer be visible from the streetscene and will not detract from the character and appearance of the host dwelling.

As such I consider the application to reflect the principles of good design in compliance with policies SS1, SS1a and DC1 of the adopted Core Strategy and Chapter 7 of the NPPF.

Amenity

No. 82 Portland Drive shares a partition wall with No. 84 and has a ground floor conservatory extension to its rear elevation. The amenity boundary between the two properties is separated by a 1.9m wooden fence.

The proposed extension at No. 84 Portland Drive does not propose any windows in the side elevation facing this neighbouring property and will therefore not result in a loss of privacy. The loss of light to the neighbouring conservatory is considered to be minimal. Given that the depth of the proposed extension is 2.9m, and within the confines of Permitted Development, I consider that the impact regarding the loss of sunlight into this conservatory will be minimal, and that overall, there will be a negligible impact upon the residential amenity of No.82 Portland Drive.

No. 86 Portland Drive sits to the west of the site. The side gable of No.86 faces the side elevation of the proposed extension and has two upper floor secondary windows. The side elevation of No.84 Portland Drive also currently has two secondary windows facing No.86; however the plans show that this will be reduced to one small window just below the ridgeline of the roof. As such I do not consider that the proposal will have any adverse impacts upon the residential amenity for the occupiers of No. 86 Portland Drive in respect of privacy, daylight or outlook.

No.8 Meadow Close is situated to the north of the application site. This property has a rear elevation single storey extension and conservatory which would face the proposed extension at No. 84 Portland Drive with the two properties being separated by a stone wall. The distance between the rear elevation of No.8 Meadow Close and the proposed extension at No. 84 Portland Drive is approx. 16m. At this distance I do not consider that the proposed application will result in any adverse harm to the residential amenity of the residents of No.8 Meadow Close in respect of privacy, daylight or outlook.

Highway Safety

The proposed development is not seeking to make any amendments to the public highway and is providing parking provision in the form of a garage where a private driveway currently stands.

I do not consider that the proposed plans will have any adverse impacts on Highway Safety in compliance with policy T1 of the adopted Core Strategy.

CONCLUSION / PLANNING BALANCE

The proposed development is a rear and side elevation single storey extension and roof conversion to 84 Portland Drive, Forsbrook, which incorporates an extended kitchen area; a side garage; and utility room.

In its original form, the development was considered to conflict with policy DC1 of the adopted Core Strategy, due to the ridge height of the roof conversion protruding above the existing ridge line which would be incongruous in the street scene.

Positive correspondence with the applicant resulted in amended plans being submitted which showed the removal of this part of the rear elevation dormer window and the ridge line not protruding above the existing ridge line of the property. As such the design element of the amended plans are considered to represent good design and comply with overall strategic policies SS1; SS1a and DC1 of the adopted Core Strategy.

I do not consider there to be any issues in respect of residential amenity to neighbouring properties by way of privacy; outlook; or loss of sunlight and as such consider that the proposal accords with the core planning principles with the NPPF and represents sustainable development.

In conclusion the revised proposal accords with the relevant policies within the local development plan, and there are no significant adverse impacts which significantly or demonstrably outweigh the benefits, therefore in line with paragraph 14 of the NPPF the application is considered sustainable development and should be granted approval.

OFFICER RECOMMENDATION : Approval subject to Conditions

Case Officer: Lisa Howard

Recommendation Date: 7th Nov 2016

X *B.J. Haywood*

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council