DELEGATED DECISION REPORT

SMD/2016/0571	**13 HOT LANE**	**PROPOSED CONSERVATORY TO SIDE ELEVATION OF PROPERTY**
Valid 13/09/2016	**BIDDULPH MOOR**	**(FULL - HOUSEHOLDER)**

MAIN ISSUES

- The impact on the character and appearance of the area and on residential amenity.

DESCRIPTION OF SITE

The site is within the development boundary for Biddulph Moor and comprises a traditional detached dwelling which has a side elevation facing Hot Lane to the south-east. There is a school and playing fields to the north-west and north-east of the site and a modern dwelling to the south-west. A church lies to the opposite side of the road to the south-east.

PROPOSAL

The application is for a conservatory to the side elevation of the property (south-west facing wall of the dwelling). This would have floor dimensions of 4.0 x 4.7 metres and a height of 3.5 metres. It would comprise white uPVC materials.

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

Section 7 (Design)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None relevant.

CONSULTATIONS

Publicity

Site Notice expiry date: 7.11.16
Neighbour consultation period ends: 18.10.16
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

No adverse comments.

OFFICER COMMENTS

The conservatory, despite having white uPVC materials in contrast to the stone dwelling, would not detract harmfully from the appearance of the dwelling due to its appropriate form and size and good level of screening (hedges, trees and boundary treatment) which makes it difficult to view from outside of the site.

The central position of the dwelling within the site would lead the structure to be a significant distance from other dwellings and would therefore avoid any harm to the residential amenities of neighbours by way of loss of privacy or light provision.

CONCLUSION / PLANNING BALANCE

To conclude, the proposal would not harm the visual or residential amenities of the area.

OFFICER RECOMMENDATION :

Case Officer: Chris Johnston
Recommendation Date: 8.11.16

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council