DELEGATED DECISION REPORT

NMA/2016/0021 **Valid 04/10/2016**	**THE OAKLANDS** **GREENWAY BANK** **BIDDULPH**	**NON MATERIAL AMENDMENT TO SMD/2015/0807 FOR: THE ADDITION OF ROOFLIGHTS TO EXTENDED AREA OF PROPERTY. TO SWITCH FROM LEAN TO ROOF TO DUAL PITCH WITH SIDE GABLE REPOSITION OF NEW OPENINGS** **(NON MATERIAL AMENDMENTS)**

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The proposal property is a tall proportioned large detached red brick and tile house in a prominent elevated position but partly secluded by tall mature trees. The property first appeared on the OS map of 1922 – 1925. The house has retained the same plan layout to the present day save for the appearance of an attached 2.5m x 5m lean-to garage on the west side elevation, although this also appears relatively early in date.

PROPOSAL

The proposal involves the insertion of roof lights to certain parts of the previously approved extensions (permission SMD/2015/0807). It also involves a change to the roof form over a ground floor side structure referred to as therapy room. The roof was to have been a side lean-to against the main building but is now proposed as a dual pitched roof with slopes facing to front and rear.

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 1 to 17
Section 7 – Requiring Good Design

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2005/0526 (05/00903) for a two storey side/rear and single storey rear extension which was approved. This was granted a time extension reference SMD/2010/1064 but was not implemented and has now lapsed.

CONSULTATIONS

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

Public Comments
N/A

Town / Parish Comments
N/A

OFFICER COMMENTS

Principle of Development
The principle of the development overall is already established and agreed by way of the permission SMD/2015/0807. The altered roof profiles to dual pitch on the single storey side building, which in the process dispense with some heavy parapet verge detailing of the extant building, have no significant consequence and arguably improve the design appearance. The addition of roof lights to a rear facing roof slope and to two side roof slopes towards the building rear also have no material implications.

Design
In accordance with design guide principles and therefore acceptable.

Amenity
No identifiable consequences.

CONCLUSION / PLANNING BALANCE
The proposed changes are accepted as being non-material and therefore should be approved.

OFFICER RECOMMENDATION : Approve

Case Officer: Arne Swithenbank
Recommendation Date: 17/11/2016

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council