DELEGATED DECISION REPORT

SMD/2016/0606	**43 CROSSFIELD AVENUE**	**PROPOSED SINGLE STOREY**
Valid 28/09/2016	**BLYTHE BRIDGE**	**SIDE AND REAR EXTENSIONS**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The site is a semi occupying a corner plot at the head of a short cul de sac of similar properties. There is a large back garden 20m in length and a public footpath passes SW to NE along its NW side boundary. The rear elevations of 9 and 11 Jasmine Close are c.25m to 30m away. The ground floor rear elevation of No.43 has a built out bay window projecting c.1.1m at the mid to end of the elevation nearest to the attached neighbour and a c.2.3m projecting small square brick extension (possibly original) with pitched roof at the remote corner. There is also a small more recent flat-roofed single storey side extension projecting 2.4m and occupying a length of 3.4m from the mid to rear of the side elevation.

PROPOSAL

The proposal would replace the existing assortment of extensions with a single wrap-around side and rear extension occupying the footprint of the existing side extension and projecting 3.3m off the rear elevation all contained under a shallow lean-to sloping roof.

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/1978/0264 – extension to scullery – approved

CONSULTATIONS

Publicity
Site Notice expiry date: not displayed
Neighbour consultation period ends: 2nd November 2016 – six neighbouring properties individually notified
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Forsbrook Parish Council – request building enforcement officer visit as believed the work to be nearing finish.

OFFICER COMMENTS

Principle of Development
The location is within the Blythe Bridge and Forsbrook Development boundary therefore acceptable in principle.

Design
The proposal is of simple straight forward design of brick and tile to match existing. Although a wrap-around extension, the side extension only continues about half way along the side elevation from the rear – in the position of the existing extension and is therefore not over-dominant even though it then projects rearwards to meet with the new proposed rear elevation line.

Amenity
The main consideration is in respect of a ground floor principal rear window on the attached neighbouring property. The Council's Space About Dwellings requirement is that no development should breach a 45degree line drawn out horizontally from the mid point of the neighbour's window. However a single storey rear extension could be built under Permitted Development rights to 3m and this proposal at 3.275m is only very fractionally in excess of this limit. To the advantage of the neighbour the rear elevation faces NE so that the proposed extension is to the north and would not interfere with the sun's arc from the east through south.

CONCLUSION / PLANNING BALANCE
Subject to condition of matching materials the application is found acceptable and recommended for approval being of satisfactory design and subordinate. It will not be visible publicly and visibility from neighbouring properties – mainly from upstairs windows at distance should not be found intrusive.

OFFICER RECOMMENDATION : approve

Case Officer: Arne Swithenbank
Recommendation Date: 09/12/2016

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council