

DELEGATED DECISION REPORT

SMD/2016/0660
Valid 21/10/2016

HOPE HOUSE WRAGGS
LANE
BIDDULPH MOOR

GROUND FLOOR
ALTERATIONS AND FIRST
FLOOR REAR EXTENSION.
PROPOSED DETACHED
GARAGE & DEMOLITION OF
OUT BUILDINGS

(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on the character and appearance of the application site and wider streetscene;
- Impact on the amenity; and
- Impact on highway safety.

DESCRIPTION OF SITE

This application relates to 'Hope House', a detached two storey stone built dwellinghouse located within an area that is predominantly residential in character. The application site occupies a corner plot positioned between Wraggs Lane and Pooles Lane. The dwellinghouse is located within the northern section of the site and is orientated due south. The southern section of the site comprises of a soft landscaped garden. Vehicle access is located to the south eastern corner of the site and is served off Wraggs Lane.

PROPOSAL

Planning approval is sought for the construction of a first floor rear extension that is to be positioned to the west of an existing two storey rear projecting gable. The extension is to extend to the same depth as the existing gable, which projects to a depth of circa 3.9m. The extension would measure approximately 2m in width and would comprise an increase of 500mm in the eaves level to the existing single storey projection. 1 no. window is proposed within the north facing elevation, which is indicated on the submitted plan to be obscure glazed. 2 no. roof light windows and 2 no. high level windows are proposed within the west facing elevation. An existing window located within the east elevation of the original dwelling is to be replaced with obscure glazing.

External building materials are to match those of the host dwelling.

Planning approval is also sought for the construction of a detached oak framed garage and store. The structure is to be positioned within the south western corner of the plot (1.2m from the southern boundary and 600mm from the western boundary)

The structure is to sit on a footprint of 5.28m by 6.33m and is to comprises of an enclosed garage, open carport, log store and storage shed. A hipped roof is proposed which is to be tiled. A maximum eaves level of 2.1m is proposed with a ridge height of 3m.

No alterations are proposed to the existing vehicular access.

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

Chapter 7 Requiring good design

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

There is no site history relevant to the determination of this application.

CONSULTATIONS

Publicity

Site Notice expiry date: 13.12.2016

Neighbour consultation period ends:14.11.2016

Press Advert: N/A

Public Comments

No representations have been received.

Town / Parish Comments

Biddulph Town Council: No adverse comments to make.

OFFICER COMMENTS

Principle of Development

This application relates to a site posited within a sustainable location, in an area that is predominantly residential in character. Additionally, the site falls within the Biddulph Moor Village Development Boundary. In accordance with policy SS1a of the Staffordshire Moorlands Core Strategy and paragraph's 196 – 198, the local planning authority should apply a presumption in favour of sustainable development.

Accordingly this application is considered to be acceptable in principle, subject to matters of detailed design, amenity and highway safety.

Design

Chapter 7 of the NPPF emphasises the importance the Government attaches to the design of the built environment. Paragraph 57 states that it is important to plan positively for the achievement of high quality and inclusive design for all development. In accordance with policy DC1 all new development shall be designed to respect the site and its surroundings; promoting a positive sense of place and identity through scale, density, layout, siting, character and appearance.

The application site comprises of a detached stone building double fronted dwellinghouse, positioned within an area comprising a mix in the type, age and design of properties. The application dwellinghouse does not relate in terms of design or material pallet to the immediate locality. Approval is sought for the construction of a first floor rear extension and detached garage. The proposed extension has been designed to successfully reflect the character and form of the original dwelling. By virtue of its siting and scale the extension would appear subservient to the host dwelling despite being highly visible from Pooles Lane. External building materials are to match and are considered acceptable.

The proposed garage/store is a lightweight construction that would be positioned within the south western corner of the plot. The garage is of an acceptable scale and due to its positioning adjacent to the neighbouring property 'Rooftops' it is not considered that it would appear unduly incongruous in the wider streetscene.

For the reasons stated it is not considered that this application would detract from the character or appearance of the application site and wider locality; and is therefore considered to accord with the NPPF and policy DC1 of the Core Strategy.

Amenity

In accordance with policy DC1 all development should be designed to protect the amenity of the area, including residential amenity, in terms of daylight, sunlight, outlook, privacy and soft landscaping.

The application site occupies a corner plot and is bound by 'Rooftops' to the south and 'Moorwyndes' to the west. Rooftops is a detached dormer bungalow with a single storey attached garage and carport to the north. Due to the positioning of the proposed first floor extension, this neighbouring property will not be affected by that element of the proposal. However the proposed garage/store is to be positioned adjacent to the shared site boundary, leaving a separation distance of 1.2m. The site boundary is served by a brick built wall measuring circa 1m in height and the carport. 1 no. window is located within the north elevation of the neighbouring garage, which is obscure glazed and 1 no. window is located at first floor level within the gable of the bungalow. It is not clear if this window serves habitable or non-habitable accommodation. However taking account of the positioning of this window relative to the overall height and form of the proposed garage/store it is not considered that the

garage would result in significant detriment to the amenity of this neighbouring property.

'Moorwyndes' comprises of a detached bungalow which is positioned so that the principal elevation sits in line with the principal (south facing) elevation of the application dwelling. Accordingly, the application dwelling already crosses the 45 degree line taken from the centre point of the habitable room windows located within the north facing elevation. The proposed extension has been stepped in from the west facing elevation to such a level that it is unlikely that the extension would have any significantly greater impact on the amenity of this neighbouring property than that already experienced. Windows located within the west facing elevation of the extension are to include roof light windows and high level windows. It is therefore not considered that the proposal would result in an undue loss of privacy.

The proposed garage is to be positioned adjacent to the shared site boundary, providing a separation distance of 600mm. The topography of Moorwyndes is such that the site slopes up from the highway, albeit it is noted that the application plot is slightly higher than that of Moorwyndes. The shared site boundary is served by an established hedge that is to be retained. Taking account of this, the eaves level and hipped roof formation it is not considered that the development would appear unduly overbearing in context.

Sufficient distance would exist between the proposed development and other nearby properties to not cause undue concern.

No representations have been received.

For the reasons outlined it is not considered that the proposed development would result in significant injury to the amenity of the area, in accordance with policy DC1 of the Core Strategy.

Highway Safety

Policies DC1 and T1 require all development to provide for safe and satisfactory access and to make a contribution towards meeting the parking demands arising from the development. No alterations are proposed to the existing access arrangement off Wraggs Lane. The development would provide for sufficient on-site parking to serve a dwelling of this size and accordingly this application is considered acceptable in this regard.

CONCLUSION / PLANNING BALANCE

Having regard to matters of design, siting and scale it is not considered that the proposed development would detract from the character or appearance of the application site or wider streetscene. Furthermore, it is not considered likely that the development would result in significant injury to the amenity of the wider area or result in a threat to highway safety. Accordingly, this application is considered to accord with the relevant policies of the Staffordshire Moorlands Core Strategy and the National Planning Policy Framework.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard

Recommendation Date: 16.12.2016

X 

Signed by: Jane Colley

On behalf of Staffordshire Moorlands District Council