DELEGATED DECISION REPORT

SMD/2016/0612 **Valid 26/10/2016**	**22 FURLONG AVENUE** **UPPER TEAN**	**PROPOSED FIRST FLOOR EXTENSION TO THE SIDE OF THE PROPERTY TO PROVIDE A BEDROOM AND ACCESSIBLE EN-SUITE BATHROOM FOR A DISABLED CHILD.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Principle
- Design
- Amenity

DESCRIPTION OF SITE

Resdiential development of red brick detached dwellings, circa 1970s. Cul de sacs and avenues.

PROPOSAL

At the planning officer's request the original proposal has been amended within the context of this planning application.

The original proposal would have very directly built above the footprint of existing garage and ground floor extension leading to a disjointed roof arrangement, a staggered building line front and rear, a first floor step back at the rear that would breach a 45 degree line from the neighbours first floor window, and a two storey element that would appear separate and poorly related to the original dwelling.

The amended proposal has addressed all of these issues by aligning the first floor element with the side proportions of the dwelling, introducing a roof line that steps down from the main house with a subordinate relationship that retains continuity. The first floor side extension would be built over the top of a detached garage and an existing side and rear extension. By using a supported RSJ to build above rather than following the direct line of existing ground floor walls the first floor can be built above the garage and line up neatly with the existing side gable of the house.

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

National Planning Policy Framework

Paragraph(s) 1-17
Section(s) 7. Design

CONSULTATIONS

Publicity

Site Notice expiry date: 26th November 2016
Neighbour consultation period ends: 16th November 2016

Public Comments

None Received

Town / Parish Comments

Checkley Parish Council - Support the application

OFFICER COMMENTS

Principle of Development

The site is located within a 'Rural Area' that is identified as a Larger Village at Policy SS6a of the Core Strategy.

Design

The amended proposal has addressed all of these issues by aligning the first floor element with the side proportions of the dwelling, introducing a roof line that steps down from the main house with a subordinate relationship that retains continuity. The first floor side extension would be built over the top of a detached garage and an existing side and rear extension. By using a supported RSJ to build above rather than following the direct line of existing ground floor walls the first floor can be built above the garage and line up neatly with the existing side gable of the house.

The surrounding development is residential; comprising circa 1970s, red brick detached dwellings with garages filling the width of the plot. The two dwellings to the east have been extended to the side to fill the plot width with two storey mass, this

would be the third in a row to do so. However, there will be enough distance between the dwellings and differing position and arrangement to avoid too strong a terracing affect or other street scene harm.

Amenity

A '45 degree' breach at first floor level to the rear has been rectified with the amended plan that has lined the extension up with the side gable of the dwelling this has removed the impact from the previously staggered building line.

There are no windows in the neighbour's flanking side elevation.

Highway Safety

The garage space is retained and there would be no encroachment on the driveway.

CONCLUSION / PLANNING BALANCE

Acceptable in principle and design, no adverse impacts on neighbour's amenity.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst
Recommendation Date: 08/12/2016

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council