DELEGATED DECISION REPORT

SMD/2016/0640 **Valid 14/10/2016**	**STONECROFT NEW CLOSE AVENUE FORSBROOK**	**PROPOSED FIRST FLOOR EXTENSION** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Impact of the proposed development on the character and appearance of the host building and the wider street scene;
- Residential amenity; and
- Highway safety

DESCRIPTION OF SITE

The application site comprises of a detached bungalow constructed from red facing brickwork under a pan tile roof which occupies a large plot on the northern side of New Close Avenue, Forsbrook. The building is surrounded on three sides by residential development with a pair of semi's to the west, a detached two storey dwelling to the east and a pair of semis and detached bungalows to the south.

PROPOSAL

This is a householder application which seeks consent for a first floor extension.

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
SS6a Larger Villages Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Chapter 7 Requiring Good Design

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2013/0355 Proposed First Floor Extension. Approved with conditions.

CONSULTATIONS

Publicity

Site Notice posted 10th November 2016 expires 31st November 2016.
Neighbour consultation period ends: 4th November 2016

Public Comments

No representations received.

Town / Parish Comments

No objections subject to the privacy and security of neighbours being considered.

British Coal

OFFICER COMMENTS

Principle of Development

This application relates to a site located within an established residential area within the Forsbrook development boundary, as identified by the Core Strategy Policies Maps. It is therefore considered that the proposal is acceptable in principle subject to matters of detailed design, amenity and highway safety.

Design

Policy DC1 (Design Considerations) states that all development should be of a high quality and add value to the local area and also be designed to respect the site and surroundings, through scale, density, layout, siting, landscaping, character and appearance in line with the Council's Design SPG. The SPG with reference to extensions confirms that extensions should be subordinate to the existing building so that the original house dominates.

A similar extension was permitted in 2013 under reference number SMD/2013/0355. Whilst this permission has now lapsed it is a significant material consideration. Although the lapsed permission was considered under the now defunct Local Plan Policy B13 which has not been carried forward into the adopted Core Strategy Policy the aims and intentions of this policy have been retained in the form of adopted policy DC1. Furthermore the previous application had regard to national planning guidance contained in the NPPF which was adopted in 2012.

Whilst the overall design of the proposed scheme differs to that previously approved it is not considered that this would be unduly harmful to the character and appearance of the host building. Furthermore, the removal of the dormer windows to the front roofslope is welcomed and would result in a positive enhancement to the streetscape.

Amenity

Policy DC1 states that all new development should protect residential amenity in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping. The proposed development would not raise any additional issues of overlooking or loss of privacy.

Highway Safety
In accordance with policy DC1 all new development should provide for safe and satisfactory access and make a contribution to meeting the parking requirements arising from the development. The proposed development would not result in the loss of any off street parking and adequate provision is currently provided on site.

CONCLUSION / PLANNING BALANCE

On balance, having regard to the sites location within an established development boundary and the recently lapsed permission, it is considered that the proposed development is acceptable in principle and is of a size, scale, form and design which respects the character and appearance of the host building and the wider street scene. The proposed development would not be prejudicial to the reasonable enjoyment of the occupiers of the neighbouring properties nor would it be detrimental to highway safety. A recommendation for conditional approval is therefore made.

OFFICER RECOMMENDATION : APPROVE subject to statutory time limit and submitted plans.

Case Officer: Teresa Critchlow
Recommendation Date: 5th January 2017

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council