DELEGATED DECISION REPORT

SMD/2016/0725 **Valid 17/11/2016**	**27 BOXWOOD ROAD** **UPPER TEAN**	**SIDE EXTENSION TO FORM SITTING ROOM AND LARGER DINING AREA** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Principle
- Design
- Amenity

DESCRIPTION OF SITE

The dwelling plot is located within a large, densely arranged 1970s residential development consisting mainly of two storey semis with the occasional detached or bungalow dwelling type.

The applicant's dwelling is a two storey detached dwelling type located at the end of and opposite a row of semis. The dwelling is on a corner where Boxwood Road has its junction with Parklands Road. This results in the dwelling having a side elevation that is open and exposed to the rest of the estate and a garden that wraps around the dwelling to the side. The exposed side boundary has a dense conifer hedge that is approximately 2 metres high.

The dwelling has an attached garage between its side elevation and the adjacent neighbour.

PROPOSAL

Single storey side extension, with a pitched roof that would have a ridge aligned with that of the main dwelling house. The single storey side gable would face out to the side of the plot. The side extension would sit on the garden space to the side and come within approximately 2.5 m of the boundary. Currently with the hedge still in place much of the extension would be concealed from view. The extension would span the full depth of the dwellings side elevation from front to back and would provide a 2nd living room and dining through space.

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

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

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 12th January 2017

Public Comments

None Received

Town / Parish Comments

Awaited

OFFICER COMMENTS

Principle of Development

Sustainable development within the 'Rural Area' of Upper Tean does not conflict with or compromise the spatial strategy policies of the Core Strategy.

Design

The extension would appear very subordinate and on the side of the two storey elevation. Nevertheless it would breach what is a well established building line to Parklands Road. Nevertheless, it is noted that a 2 storey side extension, has been added to the property on the opposite corner in a similar location, albeit that it does not project from the gable to such a degree. Currently the proposal would be largely concealed by the hedge, which mitigates any impact on the street scene, but if the hedge were removed and the extension exposed it would appear somewhat obtrusive in a prominent corner plot location. It is therefore considered to be appropriate to impose a condition requiring the retention of the hedge.

Amenity

No adverse impacts. The extension does project beyond the front elevation of the adjacent neighbour to the east, at right angles to the site, but given the distances involved, it does not sit in front of particularly close to any opposing window, nor

result in any breach of the 45 degree line. It does it introduce any principal windows that overlook neighbouring property.

Highway Safety

Does not consume existing driveway space or have high way impacts.

CONCLUSION / PLANNING BALANCE

No Planning Harm. Development is acceptable.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst
Recommendation Date: 12/01/2017

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council