DELEGATED DECISION REPORT

SMD/2016/0728 **Valid 18/11/2016**	**81 CONWAY ROAD** **KNYPERSLEY**	**PROPOSED SINGLE STOREY BEDROOM EXTENSION TO REAR WITH PITCHED ROOF TO REPLACE CONSERVATORY** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Impact on the character and appearance of the host building;
- Impact on residential amenity; and
- Impact on highway safety.

DESCRIPTION OF SITE

The application site comprises of a detached brick bungalow which sits within a large plot on the eastern side of Conway Road, a short cul-de-sac within the Knypersely development boundary. A small garden is provided to the front of the building and off road parking is provided down the side of the dwelling and leads to a detached garage at the rear. At the rear of the building are two hipped roof gable extensions between which a conservatory has been added.

PROPOSAL

This is a householder application which seeks consent for the demolition of the existing conservatory and its replacement with an en-suite master bedroom. The proposed extension would be constructed from matching facing and roofing materials. The application also proposes the alteration to the roof of the existing rear bedroom.

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
SS5b Biddulph 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/1995/0745 Erection of a conservatory. Approved with conditions.

SMD/1993/0558 Ground floor extension to form bedroom. Refused.

SMD/1985/0652 Extension to lounge and erection of car port. Approved.

SMD/1979/1437 Extension to form larger kitchen/dining room and alterations to form porch. Approved with conditions.

CONSULTATIONS

Publicity

Site notice posted 28th November 2016 expires 19th December 2016. Six neighbours notified by neighbour notification letter.

Public Comments

No representations received.

Town / Parish Comments

No representations received.

OFFICER COMMENTS

Principle of Development

This application relates to a site located within an established residential area within the Biddulph 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.

The existing dwellinghouse has already benefited from a number of extensions. Notwithstanding this these have been contained to the rear of the dwelling and their impact on the overall character and appearance of the dwelling has therefore been

limited. The submitted application proposes to remove the existing conservatory and replace it with a more traditional solid extension to provide a master en-suite bedroom. Whilst the proposed extension would be larger than the existing conservatory it would be sandwiched between two existing hipped roof gables. Its ridge height would be significantly lower than the height of the existing bungalow roof. The proposed extension is considered to be acceptable in terms of its size, scale, form and design and would not result in the identity of the original dwelling being lost.

Amenity

Policy DC1 states that all new development should protect residential amenity in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping. The property most affected by the proposed development would be number 79 Conway Grove. This lies to the north of the application site and is angled towards it as it sits around the turning head of the cul-de-sac. A garage is attached to the southern gable of this elevation and the shared boundary is formed by a mature hedgerow. Given the positioning of the proposed extension, the juxta positioning of the application building and the neighbouring dwelling and the existing boundary treatment it is not considered that the proposed extension would be unduly harmful to the residential amenity enjoyed by the occupiers of the neighbouring building. The proposed extension is not considered to have any adverse impact on the occupiers of the dwelling to the south of the site, number 83 due to its positioning and the existence of a detached garage alongside the shared boundary. The dwellings to the rear of the site on Park Lane are located a considerable distance away.

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. There is adequate off road parking and turning space within the site and the proposed development would not result in the loss of any of this.

CONCLUSION / PLANNING BALANCE

The proposed extension is considered to be acceptable in terms of its size, scale, form and design which reflects and respects the character and appearance of the host building and the wider street scene. The proposed extension would not be prejudicial to the reasonable enjoyment of any of the surrounding dwellings nor would it be detrimental to highway safety.

OFFICER RECOMMENDATION : APPROVE.

Case Officer: Teresa Critchlow
Recommendation Date: 10th January 2017

X 

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council