DELEGATED DECISION REPORT

SMD/2016/0768	**13 WESTFIELDS**	**PROPOSED FRONT**
Valid 09/12/2016	**CAULDON LOW**	**EXTENSION**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact of the proposed development on the character and appearance of the host building and the wider surrounding area;
- Impact on residential amenity; and
- Impact on highway safety.

DESCRIPTION OF SITE

The application site comprises of a semi- detached property which lies on the western side of Westfields, Cauldon Low. Constructed from red facing brickwork under a concrete tile roof the dwelling sits centrally within a reasonable sized plot. Land falls away gradually in an east to west direction so the dwelling is located at a lower ground level than the adjacent public highway. The dwelling sits within a row of similar dwellings which form a ribbon on this side of the road. The application site is bounded on three sides by residential development with open countryside to the east.

PROPOSAL

This is a householder application which seeks consent for a modest single storey extension to form a window seat.

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
SS6c Other Rural Areas Area Strategy
DC1 Design Considerations
DC3 Landscape and Settlement Setting
T1 Development and Sustainable Transport

National Planning Policy Framework

Chapter 7 Requiring Good Design

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1982/0972 Construction of 5 pairs of A type semi detached dwellings in place of 3 blocks of 4 terraced dwellings. Approved with conditions.

SMD/1984/0689 Erection of carport. Approved with conditions.

SMD/1989/0237 Alterations to dwelling. Approved with conditions.

SMD/1989/0253 Internal alterations, conversion of carport to garage and extension to form larger lounge and hall. Refused.

SMD/2002/0258 Alterations and single storey side extension. Approved with conditions.

SMD/2003/0270 First floor side extension. Approved with conditions.

CONSULTATIONS

Publicity

Site notice displayed and three neighbours notified.

Public Comments

No representations received.

Town / Parish Comments

No representations received.

Staffordshire County Council Highways

No objections.

OFFICER COMMENTS

Principle of Development

The application site lies outside any designated settlement boundary within an area of open countryside where restrictive development plan policies apply. Extensions to existing dwellings are provided for under both local and national planning policies subject to detailed matters regarding design, amenity and highway safety. These are discussed in further below:-

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.

As outlined above the application site lies within a loose ribbon of dwellings all of which have a similar form and general appearance being modest two storey semis constructed from brick and concrete tile. Whilst the development would at one time have had a very strong prevailing sense of character this has over time been eroded somewhat and a number of extensions/alterations are evident within the locality. These range from single storey flat roof garages, two storey side extensions, front porches, alterations to window types and materials and removal of boundary treatments. There is no uniformity with the extensions with some single extensions being flat roof in nature others being lean to's and other having pitched roof. Similarly two storey side extensions also differ as some prescribe to the Authority's SPG which advocates secondary and subservient extensions and others being straight continuations of the host building. This process of change over time is clearly evident on the host building which has benefited from a number of additions and alterations with a two storey side extension and a substantial front porch with white uPVC fenestration. The adjoining semi has a flat roof single storey garage and dark brown uPVC fenestration meaning that any symmetry between these two dwellings has already been lost.

The submitted scheme proposes a further single storey extension in the form of a lean to front extension to form a window seat. The proposed extension is modest and set back off the shared boundary and its detailing and materials respect and reflect the character and appearance of the host building. Whilst it is accepted that the proposed development would permit a further extension to the dwelling it is considered that its overall character and appearance has to some degree already been lost. The proposed extension, would not by virtue of its modest size, form and detailing result in any further harm to either the character and appearance of the dwelling or the wider streetsence and is therefore considered to accord with Policy DC1 of the adopted Core Strategy.

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 is not considered to raise any adverse amenity issues. It is set well back off the shared boundary with the adjoining semi and its modest depth of projection means that it would not result in any loss of daylight or be overbearing in nature.

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 extension would not result in the loss of any car parking provision within the site. The Highways Authority have been consulted on the application and no objections have been raised.

CONCLUSION / PLANNING BALANCE

In conclusion it is considered that the proposed extension is acceptable in principle, is of an appropriate size, scale, form and design and would not result in any adverse harm to the character and appearance of the host building or the wider surrounding area. The proposed extension would not be prejudicial to the reasonable enjoyment of any of the surrounding residential dwellings nor would it be detrimental to highway safety.

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

Case Officer: Teresa Critchlow
Recommendation Date: 3rd February 2017

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council