DELEGATED DECISION REPORT

SMD/2016/0742 **Valid 13/12/2016**	**5 DOVE ROAD** **FORSBROOK**	**SINGLE STOREY REAR EXTENSION TO CREATE IMPROVED KITCHEN AND DINING FACILITIES, INCLUDING REPLACEMENT CONSERVATORY ROOF STRUCTURE AND PROPOSED MONO PITCHED ROOF OVER EXISTING FLAT ROOF DINING AREA.** **(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 building forms part of a pair of semi's which are linked to a neighbouring pair of semi's through a flat roof garage. The property which is constructed from facing brickwork under a concrete interlocking tile roof sigs on the south eastern side of Dove Road , a short cul-de-sac on an established residential estate within the development boundary of Forsbrook.

PROPOSAL

The application seeks consent for alterations to the roof of an existing conservatory, a small infill extension and the provision of a lean to roof over the rear part of the existing flat roof garage.

Note: the elevational drawings incorrectly refer to the rear elevation as the front elevation.

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 Area Strategies
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Chapter 7 Requiring Good Design

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1980/1188 Two storey extension forming larger garage and bedroom, erection of front porch. Approved.

CONSULTATIONS

Publicity

Site notice displayed and neighours notified.

Public Comments

No representations received.

Town / Parish Comments

No objections.

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.

With the exception of a small infill extension between the existing conservatory and flat roof garage the proposed development will not result in any additional increase in floor area. It is of an acceptable size and scale and its single storey nature means that it appears secondary and subservient to the main building. The overall form and design of the extension is in keeping with the character and appearance of the

existing dwelling and would not result in any harm to its character or identity. Whilst the provision of a mono-pitched roof above the existing dining room may result in an odd profile being presented to the street scene it is considered, given the fact that this is set well back off the front elevation of the building and the arrangement with the neighbouring dwelling any views of this will be limited solely to those obtained by standing directly in front of the dwelling.

Amenity

Policy DC1 states that all new development should protect residential amenity in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping. As stated above the proposed development does not seek to extend the footprint of either the existing conservatory or the flat roof garage both of which are located alongside the shared boundaries of the site. The submitted scheme does however seek to amend the roof design of the proposed conservatory from a hipped roof to a lean to with a projecting hipped roof gable. Whilst the overall height of the hipped roof will not change the proposed lean to will be increased by approximately 0.4m in height in order to achieve an adequate pitch. The Councils' adopted Space About Dwellings Standards suggest that a 45 degree line when taken from the midpoint of any neighbouring principal window is respected to ensure adequate a satisfactory standard of amenity is maintained. On the basis of the submitted plans it is clear that there would be a nominal breach of this standard (0.2m) however given that the lean to roof would only project approximately 1m from the rear elevation of the dwelling, the modest nature of the breach and the fact that this would only extend for a short distance it is not considered that the proposed development would not adversely affect the amenity enjoyed by the occupiers of the surrounding properties to such a degree that refusal of the scheme would be warranted.

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 be located at the rear of the dwelling and would not result in the loss of any parking or turning areas. Sufficient on site parking provision exists to comfortably serve a dwelling of this size. It is therefore not considered that the proposal would result in harm to highway safety.

CONCLUSION / PLANNING BALANCE

In conclusion it is considered that the proposed development is acceptable in principle and would respect the character and appearance of the host building and the wider surrounding area. The proposed development would not be prejudicial to the amenity enjoyed by any of the surrounding residential properties nor would it be detrimental to highway safety. In this regard it is considered that the proposal accords with the adopted Development Plan policies and Chapter 7 of the National Planning Policy Framework.

OFFICER RECOMMENDATION : **Approve subject to conditions regarding statutory time limit, submitted plans, matching materials and rooflights.**

Case Officer: Teresa Critchlow
Recommendation Date: 7th February 2017

X B.J. Haywood

Signed by: Haywood, Ben

On behalf of Staffordshire Moorlands District Council