DELEGATED DECISION REPORT

SMD/2017/0015 **Valid 10/01/2017**	**52 GRANGEFIELDS** **BIDDULPH**	**REMOVAL OR VARIATION OF CONDITION 4 (OBSCURE GLAZING) ON PLANNING PERMISSION (SMD/2016/0599)** **(FULL - MINOR)**

MAIN ISSUES

- The impact on the character and appearance of the area and on residential amenity.

DESCRIPTION OF SITE

The site is within a development boundary in the north of Biddulph and comprises a detached bungalow which is one of a row of mixed detached dwellings facing Grangefields to the north. There are other dwellings to the rear of the site (to the south).

PROPOSAL

The application is for a removal or variation of a condition attached to a planning permission for a replacement roof for the bungalow and single-storey rear extension (Planning Permission SMD/2016/0599) which have not yet been built. The condition requires obscured glazing to be inserted into a large 'floor-to-ceiling' first floor side bedroom window, which although would not be the only window serving the room, would still have led to the possibility of harmful overlooking into the neighbouring property (to the west) and a perception of overlooking. The property to the west has a side window facing the proposed window at the application site. The applicants want to insert clear glazing instead of obscured glazing to allow views from the bedroom of the rural landscape in the distance to the west including Mow Cop. An application is therefore needed to remove/vary the condition accordingly.

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

National Planning Policy Framework

Section 7 (Design)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2016/0599. Permission for roof extension and single-storey rear extension.
SMD/2017/0016: Concurrent planning application for rear dormer window onto the above approved roof extension. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 6.3.17
Neighbour consultation period ends: 14.2.17
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

None.

OFFICER COMMENTS

There was a concern over the impact of the first-floor side window due to its size, height (2.7 metres) and floor to roof-ridge design. Although this is a side window, its unusual shape, size and height, particularly when situated above ground floor level can increase the potential for overlooking into neighbouring properties and also the increase the perception of being overlooked, especially as the window would serve a bedroom. As there is another proposed window serving the bedroom (at the front) it was considered appropriate to attach the condition requiring obscured glazing.

This Removal of Condition application is accompanied with some reasoning and justification for the height, size and siting of the window i.e. to maximise views of attractive countryside around Mow Cop. As the side window of the neighbouring dwelling (which faces the proposed window) serves a bathroom rather than a living room, bedroom or any other primary habitable room, it is considered that despite the potential for overlooking, no significant harm to the residential amenities of the neighbouring dwelling would have resulted from clear glazing instead of obscured glazing being inserted into the proposed window.

CONCLUSION / PLANNING BALANCE

The condition requiring obscured glazing into the side window can be removed without leading to harm to the residential amenities of the neighbours.

OFFICER RECOMMENDATION : APPROVE REMOVAL OF CONDITION

Case Officer: Chris Johnston
Recommendation Date: 20.3.17

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council