DELEGATED DECISION REPORT

SMD/2017/0044	**WHITE HOUSE RUE HILL ROAD CAULDON LOW**	**REAR PORCH AND CANOPY (FULL - HOUSEHOLDER)**
Valid 25/01/2017		

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site comprises of a detached two storey dwelling which occupies an irregular shaped plot on the north eastern side of the A52. Constricted from rendered blockwork walls under a plain clay tile roof the main axis of the property runs parallel with the road and at the rear are three two storey projecting gables. To the rear of these is a double garage which has been linked to the main house with a single storey projecting gable although no internal access is currently provided. For the purposes of the development plan the application site lies outside any designated settlement boundary within the open countryside where restrictive development plan policies apply.

PROPOSAL

This is a householder application which seeks consent for the erection of a flat roof rear porch and canopy.

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 Setting
T1 Development and Sustainable Transport

National Planning Policy Framework

Chapter 7 Requiring Good Design

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1987/0446 Extension to form kitchen, gym and bathroom with 2 bedrooms and bathroom on first floor.

CONSULTATIONS

Publicity

Site notice displayed.

Public Comments

No representations received.

Town / Parish Comments

No objections.

OFFICER COMMENTS

Principle of Development

The site lies within open countryside outside any defined development limits. In such areas, policies SS6c, R1, R2 and DC1 of the Council's Core Strategy Development Plan Document (adopted in 2014) are generally permissive of extensions to existing dwellings, including outbuildings, provided that they are appropriate in scale and design and do not have a detrimental impact on the character and appearance of the area.

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 application proposes to construct a porch and canopy. This will be located in a recessed area at the rear of the property. The submitted plans show that the proposed porch will be of a flat roof design and measure approximately 3,1m x 2.1m. The open canopy would have a pitched tiled roof and measure 1.1m x 1.7m

It is accepted that this proposal would result in a further extension to an already over extended property. However the modest size and scale of the extension currently being considered is very modest. In addition its positioning in a recessed area at the rear of the dwelling would also mean that it would only be visible from within the

application site itself and that no wider public views would be obtainable. In addition whilst flat roofs are generally not considered to be good design it does, on this occasion assist in reducing the overall bulk and massing of the extension. It will also be read against the backdrop of the existing gabled extension. On this basis having regard to all the issues raised above it is considered that a refusal on design grounds would be difficult to substantiate.

Amenity

Policy DC1 states that all new development should protect residential amenity in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping. Given the isolated positioning of the dwelling it is not considered that the proposed development would have any adverse impact on any of the surrounding residential properties or neighbouring land uses.

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 application would not result in the loss of any on site parking or turning facilities. It would however provide internal access to the existing garage which if unrestricted could be converted to additional living accommodation. Given fact that the dwelling has already been substantially extended and the fact that any future conversion could lead to additional pressure for alternative garaging provision it is considered that a condition preventing the conversion of the garage would be necessary and reasonable.

CONCLUSION / PLANNING BALANCE

Whilst the application building has already been substantially extended it is not considered that the extension proposed would, by virtue of its modest size, scale, and positioning, detract from the character and appearance of the dwelling or result in any harm to the wider surrounding landscape. No adverse amenity issues would be raised and the development would not be detrimental to highway safety.

OFFICER RECOMMENDATION : Approve.

Case Officer: Teresa Critchlow
Recommendation Date: 22nd March 2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council