DELEGATED DECISION REPORT

SMD/2017/0057 **Valid 30/01/2017**	**11 BEVERLEY CRESCENT** **FORSBROOK**	**TWO STOREY SIDE EXTENSION WITH INTERNAL ALTERATIONS AND ALTERATIONS TO EXISTING DRIVEWAY ACCESS. PITCHED ROOF TO EXISTING SINGLE STOREY FLAT ROOF.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

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

DESCRIPTION OF SITE

The site is within the developed area of Forsbrook and comprises a detached dwellinghouse on a corner plot with Stratford Close running along the south side boundary and Beverley Crescent running along the front boundary to the east. The site is surrounded by other dwellings.

PROPOSAL

This is a resubmitted application for extensions. This includes a two-storey side extension in front of an existing single-storey side/rear extension. The two-storey extension is the same as that approved last year under Planning Permission SMD/2016/0631. However, the new application introduces a pitched roof over the existing single-storey extension and the adjoining single-storey rear extension both of which currently have a flat roof. The drawings also show the widening of the existing vehicular access around the bend onto Stratford Close to the side of the property. This would involve the removal of part of a dwarf wall and part of a large side boundary hedge. However, as neither of the adjoining roads are classified roads, planning permission would not be required for these works.

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
T1 Development and Sustainable Transport

National Planning Policy Framework

Section 7 (Design)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2016/0631 – Two-storey side extension. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 17.3.17
Neighbour consultation period ends: 21.2.17
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

Object on the grounds of overdevelopment and would not fit the street scene.

Staffordshire County Council Highways

No objection subject to a condition requiring details of the dropped kerb for the proposed enlarged access.

OFFICER COMMENTS

The two-storey side extension is the same as the one approved last year and remains acceptable.

The proposed roof over the flat-roofed side and rear extensions would improve the appearance of the house and would not impact on the light provision to adjacent properties.

CONCLUSION / PLANNING BALANCE

The visual and residential amenities of the area would not be harmed by the proposal.

OFFICER RECOMMENDATION: APPROVE

Case Officer: Chris Johnston
Recommendation Date: 27.3.17

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council