DELEGATED DECISION REPORT

SMD/2017/0081	**13 LANCHESTER CLOSE**	**FRONT SINGLE STOREY**
Valid 10/02/2017	**BIDDULPH**	**EXTENSION**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle
- Design and Appearance
- Impact on Amenity

DESCRIPTION OF SITE

1970s 3 bedroom detached dwelling with gable fronting the road. Double width drive and small front lawn. Dwelling has light sandy brown existing brick work with a painted rendered frontage at first floor above a small brick porch with a pitched roof.

The dwelling is at the end of a cul de sac and is a dwelling type used occasionally on this development the prevailing dwelling type on the close and around is the semi detached with gable at the side.

PROPOSAL

Small 1metre projection to the kitchen at the front will replace an odd panel of buff brick below the ground floor window and have a lean to roof that will tie in with the pitch roof of the porch to the side.

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

Paragraph(s) 14
Section(s) 7 Good Design

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice was not posted agreed with DCM
Neighbour consultation period ends:

6 nearest neighbours notified in writing

Town / Parish Comments

Awaited

OFFICER COMMENTS

Principle of Development

Within the Biddulph Town Area where sustainable development is supported.

Design

The proposed extension would be a good design feature that would add character and shape to the front elevation of this little detached dwelling. It would cover and replace an odd panel of buff brick under the kitchen window where previously there was white cladding and tie in with a little brick porch to the side. The dwelling is in any event a unique house type at the end of a row of semi detached properties. No adverse impacts or harms.

Amenity

Projects no more than a metre from the front elevation. No impact on any neighbours.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Ben Hurst
Recommendation Date: 07/04/2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council