DELEGATED DECISION REPORT

SMD/2017/0119	**10 PENK ROAD**	**SINGLE STOREY REAR**
Valid 27/02/2017	**FORSBROOK**	**EXTENSION**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The application site comprises a parcel of land situated to the north west of Penk Road. The site contains a two storey semi detached residential dwelling with an ancillary garage, and a rear garden amenity area.

The rear elevation is characterised by an existing conservatory which extends approximately 1.1m from the main dwelling and measures approximately 1.1m in width. The external walls of the building are constructed of red brick, with the roof being constructed of interlocking pan tiles.

The site shares its boundary with No.12 Penk Road to the west, which forms the other half of the semi detached building. Beyond the rear boundary, the site is bordered by the rear amenity area of No.9 Dove Road. The rear elevations of No.10 Penk Road face the rear elevations of No.9 Dove Road and stand 23m distant from each other. To the east, the site shares a boundary with No.8 Penk Road. No.10 Penk Road is set slightly further back from the public highway than No.8 which greatly reduces any potential privacy issues. All three boundaries are characterised by a fence which stands at approximately 1.8m in height.

PROPOSAL

The application seeks permission to replace the existing small conservatory with a single storey extension. As shown on the submitted plans, the proposed development protrudes outwards from the main dwelling by 2.85m; has an eaves height of 2.4m; and an overall height of 3.72m. The extension is shown to run the length of the rear elevation (6.15m) and is characterised by a pitched roof containing three velux sky lights, a single window, and a set of double doors which open out onto the garden area.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Section 38(6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application.

The local development plan for this site comprises the Staffordshire Moorlands Core Strategy (adopted 26th March 2014) and any relevant Supplementary Planning Documents (SPD's).

The National Planning Policy Framework (NPPF) published in March 2012 sets out the Governments planning policies for England and how these are expected to be applied. As stated in paragraph 2 of the NPPF, the document is a material consideration which must be taken into account in planning decisions.

Core Strategy Development Plan Document (Adopted 2014)

SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
DC1 Design Considerations

National Planning Policy Framework

Achieving Sustainable Development	Paragraphs 1-17
Requiring Good Design	Chapter 7

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

There is no previous relevant planning history associated with the site.

CONSULTATIONS

Publicity

Site Notice expiry date: 30th March 2017
Neighbour consultation period ends: 21st March 2017
Press Advert: N/A

Public Comments

No public comments have been received in respect of this application.

Town / Parish Comments

Forsbrook Parish Council – No comments received

OFFICER COMMENTS

Principle of Development

The site is situated within the development boundary and is not constrained by any sensitive statutory designations. The site is therefore not subject to any restrictive policies listed at footnote 9 to paragraph14 of the NPPF and as such the presumption in favour of sustainable development, set out in policy SS1a of the core strategy and paragraph 14 of the NPPF, is engaged.

In light of the above, it is considered that the principle of development is acceptable subject to the application complying with relevant national and local planning policy relating to design and amenity.

An assessment of the proposed development against the Town & Country Planning (General Permitted Development) (England) Order 2015 (as amended 2016) – (GPDO) - has found that the dimensions of the proposed extension fall within the permitted development rights under Schedule 2, Part 1, Class A.

Design

Policy SS1 of the adopted Core Strategy sets out a number of development principles which new development should adhere to in order to contribute positively to the social, economic, and environmental improvement of the Staffordshire Moorlands.

Policy SS1a of the adopted Core Strategy reflects the presumption in favour of sustainable development set out within the National Planning Policy Framework (NPPF). It states that planning applications that accord with relevant policies in the Local Plan will be approved without delay.

Policy DC1 of the adopted Core Strategy sets out a list of design considerations that new development should incorporate into any new scheme. It states that all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area.

Chapter 7 of the NPPF highlights the importance of good design, that good design is indivisible from planning and should contribute positively to making places better for people.

The scale, layout, and massing of the proposed single storey extension is considered to relate well to the original dwelling and be in keeping with the character of the immediate area. The submitted application form confirms that the materials and finishes to be used in the construction of the proposed extension will match those used in the construction of the main dwelling. Overall, it is therefore considered that the proposed development represents high quality design and contributes positively to the immediate character of the local area, in accordance with policy DC1 of the adopted core strategy and relevant policies within Chapter 7 of the NPPF.

The application is therefore considered to represent sustainable development with regards to design in accordance with policy SS1a of the adopted core strategy and paragraph 14 of the NPPF.

Amenity

Policy DC1 of the adopted Core Strategy requires that all new development should protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

Paragraph 17 of the NPPF highlights twelve principles that should underpin both plan-making and decision taking. One such principle is that planning should always seek to secure high quality design and good standard of amenity for all existing and future occupants of land and buildings.

The proposed extension is shown on the submitted plans to not incorporate any fenestration on either side elevation.

The habitable windows located to the rear of No.12 Penk Road are not considered to be adversely affected by this proposal due to the relatively small scale of the proposal and the 1.8m high fence which defines the site boundary. It is also noted that the extension is located to the north east of this property and therefore, morning, afternoon or evening, direct sunlight to the rear windows would be unaffected.

The rear elevation of No.9 Dove Road directly faces the rear elevation of No.10 Penk Road. However when taking into account the relatively small scale of the proposed development; fact that the distance between the proposed extension and No.9 Dove Road will be some 20m; and that the boundary is characterised by a 1.8m fence, it is considered that the proposed extension will not result in any adverse impacts regarding the residential amenity of No.9 Dove Road.

The rear elevations of No.8 Penk Road are further forward towards Penk Road than No.10 which results in any potential privacy issues being significantly reduced. Given the relatively small scale of the proposal, and the boundary fence which measures 1.8m, as well as the distance to the boundary, it is considered that the proposed extension will not result in any adverse impacts with regards to the residential amenity of No.8 Penk Road.

As such the application is considered to represent sustainable development with regards to amenity within the context of policy SS1a of the core strategy and paragraph 14 of the NPPF.

Further, the application would be classified as permitted development under Schedule 2, Part 1, Class A of the GPDO and could therefore be implemented without planning permission.

CONCLUSION / PLANNING BALANCE

The application seeks permission to construct a single storey rear extension at No.10 Penk Road, Forsbrook which would replace an existing small conservatory. The proposed development would be classified as permitted development under Schedule 2, Part 1, Class A of the GPDO 2015 (as amended 2016) and is a material consideration in this application.

The site is situated within the development boundary and is not constrained by any sensitive statutory designation. The presumption in favour of sustainable development is therefore engaged.

The application is considered to be of an appropriate scale and relates well to the original dwelling. The materials and finishes are set to match the existing building.

Overall, the proposal is considered to constitute high quality design and makes a positive contribution to the immediate character of the area, in accordance with policy DC1 of the adopted core strategy and Chapter 7 of the NPPF.

The proposal is not considered to result in any adverse impacts with regards to residential amenity for current or future occupiers of neighbouring properties thereby according with policy DC1 of the adopted core strategy and paragraph 17 of the NPPF.

In conclusion, the application has been found to accord with all relevant local development plan polices and all other material considerations which includes the NPPF. Within the context of paragraph 14 of the NPPF it is therefore recommended that the application be approved subject to appropriate conditions being attached.

OFFICER RECOMMENDATION: Approve with Conditions

Case Officer: James Stannard
Recommendation Date: 31st March 2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council