DELEGATED DECISION REPORT

SMD/2017/0085 **Valid 28/02/2017**	**ROSE BANK HOUSE STAR BANK OAKAMOOR**	**PROPOSED SINGLE STOREY REAR EXTENSION** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design / Impact on Conservation Area
- Amenity
- Access / Parking

DESCRIPTION OF SITE

The site comprises a detached property which is situated along the main route through Oakamoor, accessed via Star Bank Road. The property is within the Village Development Boundary of Oakamoor and also the Oakamoor Conservation Area.

PROPOSAL

The application is for a single storey rear extension following demolition of the existing conservatory. The proposal would have a flat roof construction featuring two lantern roof lights. The proposal would project approx. 3.7m from the original rear elevation, have a width of approx. 8.2m and a maximum height to the apex of the lantern roof lights of approx 3.7m. The proposal will be constructed using matching render with a brickwork plinth below.

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
SD1 Sustainable Use of Resources
DC1 Design Considerations
DC2 Historic Environment
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraphs 1-17 – Achieving Sustainable Development

Section 4 – Promoting Sustainable Transport
Section 7 – Requiring Good Design
Section 10 – Meeting the Challenge of Climate Change
Section 12 – Conserving and enhancing the Historic Environment

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2015/0689 – Proposed first floor side extension – Approved 21/12/2015.

SMD/1988/1297 – Extension to form larger lounge and kitchen – Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 20/04/2017
Neighbour consultation period ends: 27/03/2017
Press Advert: 05/04/2017

Public Comments

None received.

Town / Parish Comments

Oakamoor Parish Council – Support this application.

OFFICER COMMENTS

Design / Impact on Conservation Area

Policy DC1 of the adopted core strategy sets out a list of design principals which all development should adhere to in order to respond positively to the built and natural environment.

Policy DC2 of the adopted core strategy seeks to safeguard, and where possible, enhance the historic environment which includes designated heritage assets and listed buildings and conservation areas. In accordance with the Town & Country Planning (Listed Building and Conservation Areas) Act 1990, development is required to preserve or enhance the character and appearance of a heritage asset. In this respect, it is important to consider the impact on the character and appearance of the Oakamoor Conservation Area, in which the site is situated.

The proposed extension will replace an existing conservatory which appears as a modern, add-on feature. The proposal is focussed towards the north side of the house which has recently had a two storey extension, to maintain the older section of the house. The scale of the proposal is such that it will appear as a subservient addition and a continuation of the existing house. It will be constructed using the same render type as the existing building. Whilst the proposed extension will be visible from the roadside, the rear garden is relatively well screened from the road by

hedgerow and trees, which will serve to screen the proposal in views from the main road. The proposal would preserve the character and appearance of the Oakamoor Conservation Area.

It is concluded that the proposal accords with policies DC1 and DC2 of the adopted core strategy. The proposal will cause less than substantial harm in the contexts of paragraphs 132 and 134 of the NPPF.

Amenity

Policy DC1 of the adopted core strategy states that new development should protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

The proposal is within close proximity of the properties to the west on Rose Bank Crescent. However, given its limited rear projection and height, the impact on those neighbouring dwellings in terms of loss of light and overbearing effect would be minimal. The proposal does include two sets of double doors to the rear elevation and a window to the side elevation. However, these would not result in direct, intrusive overlooking of the neighbouring properties and would be no worse in this respect than the existing conservatory which it will replace.

As such it is considered that the proposals will not result in any adverse impacts upon residential amenity and as such the application accords with policy DC1 and Paragraph 17 of the NPPF.

Access / Parking

Policy T1 of the adopted local plan refers to development and sustainable transport. The policy promotes development located where the highway network can satisfactorily accommodate traffic generated by the development. Paragraph 32 of the NPPF requires local authorities in determining applications to take account of whether safe and suitable access to the site can be achieved for all people. The site has sufficient levels of parking provision to meet the needs of the development, which are likely to be similar to those present currently and as such it is concluded that the application will not conflict with the aims of policy T1 of the adopted core strategy or Paragraph 32 of the NPPF.

CONCLUSION / PLANNING BALANCE

The proposal will not significantly affect the character and appearance of the Conservation Area, nor the amenities of neighbouring occupiers or highway safety. The proposed development is therefore considered to be sustainable development under the terms of the NPPF, and complies with the relevant policies of the Core Strategy. It therefore benefits from the presumption in favour of sustainable development and accordingly is recommended for approval.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Mark Ollerenshaw
Recommendation Date: 24/04/2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council