

DELEGATED DECISION REPORT

SMD/2017/0175
Valid 14/03/2017

84 PORTLAND DRIVE
FORSBROOK

**SIDE GABLE EXTENSION,
REAR KITCHEN EXTENSION
AND REAR DORMER
(REVISION OF SMD/2016/0533)

(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design

DESCRIPTION OF SITE

This application relates to no.84 Portland Drive, a two storey semi-detached dwellinghouse with associated outdoor amenity space. Portland Drive forms part of a predominantly residential area of Forshaw and slope gradually from south-west to north-east. The scale and form of the plot is typical of the wider character of the Drive.

The site benefits from extant permission for the construction of a two storey rear extension, single storey rear extension and dormer window.

PROPOSAL

This application essentially seeks approval for a two storey side extension, single storey rear extension and dormer window of the same design and scale as that approved by virtue of planning reference SMD/2016/0533. Approval was granted subject to a series of conditions including a requirement for the external building materials to match those of the existing dwelling. This application proposes render the rear front and rear elevation of the extension and original dwellinghouse.

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

Paragraph(s) 1 - 17

Section(s) 7

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2016/0533 Proposed rear kitchen extension, two storey extension to side gable comprising of garage and bedroom and conversion to rear roof to forming bedroom en-suite.
Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 28.04.2017
Neighbour consultation period ends: 06.04.2017
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

No objection received.

OFFICER COMMENTS

Principle of Development

SMDC Core Strategy policy SS1 states that the Council will expect the development and use of land to contribute positively to the social, economic and environmental improvement of the Staffordshire Moorlands. Policy SS1a reflect paragraph 14 of the NPPF and promotes the presumption in favour of sustainable development where the application accords with the local plan. Extant permission exists on the site for a development of the same proportions proposed under this application. There have been no changes in policy terms since that approval and therefore the principle of development has been accepted.

Design

In accordance with policy DC1 all new development should be well designed to respect the site and its surroundings; having regard to matters of scale, siting, layout, character and appearance.

This application primarily relates to the addition of render to the principal elevation and rear elevation of the host dwelling and approved extensions. The prevailing character of Portland Drive is of two storey semi-detached dwellings constructed of red brick. At the time of my visit there appeared to be no properties comprising render within the vicinity of the site. The addition of render to the principal elevation would therefore appear incongruous within the wider streetscene.

However the rear elevation of the site is not visible from public vantage points and as such I do not have the same concerns here. It is considered appropriate to apply a condition that requires the external building materials to the principal elevation and side elevation of the extension to match those of the original dwellinghouse. Subject to a condition of this nature this application is considered to be of an appropriate design and scale, in accordance with policy DC1 and Chapter 7 of the NPPF.

Amenity

As this application proposes no changes in terms of the scale and siting of the development approved under referred SMD/2016/0533, it is not considered that this application would cause any greater harm to residential amenity. No objections have been received.

CONCLUSION / PLANNING BALANCE

In conclusion, subject to an appropriately worded condition, this application is considered to be of an appropriate design and scale that would not detract from the prevailing character of the application site and wider streetscene. Furthermore the development would not cause harm to residential amenity of highway safety. This application is therefore considered to accord with SMDC policies DC1 and Chapter 7 of the NPPF.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard

Recommendation Date: 09.05.2017

X *B.J. Haywood*

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council