DELEGATED DECISION REPORT

SMD/2017/0160	**137 CONGLETON ROAD**	**SINGLE STOREY REAR**
Valid 09/03/2017	**BIDDULPH**	**EXTENSION**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Impact on the character and appearance of the application site and wider streetscene;
- Impact on the residential amenity of nearby properties.

DESCRIPTION OF SITE

This application relates to a site positioned on the eastern side of Congleton Road, within a predominantly residential area. The site comprises of a two storey semi-detached dwellinghouse with detached outbuilding. On site parking is provided on land forward of the dwellinghouse and a landscaped garden is located to the rear.

PROPOSAL

Planning approval is sought for the construction of a single storey side and rear extension that is to form a wrap around extension to the original rear two storey outrigger. The proposed development reflects the scale and form of a single storey extension that is the subject of planning reference SMD/2017/0161 at the adjoining semi.

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

HNT/2016/0019 Single storey rear extension extending 6m beyond the rear wall of the original dwelling, maximum height of 3.1m and 2.7m to eaves height.
Planning permission required

CONSULTATIONS

Publicity

Site Notice expiry date: 28.04.2017
Neighbour consultation period ends: 30.03.2017
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

Biddulph Town Council: No adverse comments; Councillor Davies suggested that there could be an added stipulation that the extensions are 137 and 139 should be built at the same time. All agreed that this sounded sensible.

OFFICER COMMENTS

Principle of Development

Core Strategy policy SS1 states that the Council will expect the development and use of the land to contribute positively to the social, economic and environmental improvement of the Staffordshire Moorlands. CS policy SS1a states that when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. The application site is located within Biddulph Town Development Boundary, close to local amenities and public transport links. This application is therefore considered to be acceptable in principle subject to matters of design and amenity.

Design

In terms of design CS policy DC1 expects all new development to be well designed to respect the site and it's surrounding; having regard to matters of scale, density, layout, siting, landscaping, character and appearance in line with the Council's Design SPG.

Paragraph 55 of the NPPF advises that he Government attached great importance to the sign of the built environment. Paragraphs 63 and 64 go on to comment that in determining applications, great weight should be given to outstanding or innovative designs which help to raise the standard of design more generally within the area. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of the area.

The proposed single storey rear extension is to project beyond an existing outrigger circa 3.8m, extending beyond the main rear elevation of the dwellinghouse by 6m. A flat roof is proposed, which is not desirable in design terms, however there is an existing flat roofed element on the rear elevation of the host dwelling and permission has recently been granted for the same development on the adjoining semi. Views the development would be available from Wrexham Close, however these would be limited due to the positioning of no.139 Wrexham Road.

To conclude, it is not considered that the proposed extension would result in a harmful form of development that would detract from the character or appearance of the application site or wider streetscene.

Amenity

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

This application has been submitted alongside an application for the same development to the other half of the semi-detached pair (planning reference: SMD/2017/0161). The proposed extension is not considered to be of a scale or nature that is likely cause significant injury to the amenity of nearby properties. No objections have been received.

Highway Safety

In accordance with Core Strategy policy DC1all new development should provide for sale and satisfactory access. The proposed development would not result in an intensification of bedroom accommodation or alter the existing onsite parking arrangements. It is therefore not considered that the proposal would likely result in harm to highway safety.

CONCLUSION / PLANNING BALANCE

The proposed development is considered to be of an acceptable design and scale that would not be considered to detract to the character and appearance of the application site or wider area. The development would not cause significant injury to the amenity of nearby properties or lead to a threat to highway safety. This application is therefore considered to accord with policies SS1, SS1a, DC1 and T1 of the Staffordshire Moorlands Core Strategy and Chapter 7 of the National Planning Policy Framework.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 09.05.2017

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council