DELEGATED DECISION REPORT

SMD/2017/0169	**29 BARNFIELD ROAD**	**FIRST FLOOR SIDE**
Valid 14/03/2017	**UPPER TEAN**	**EXTENSION**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The application site comprises a parcel of land to the east of Barnfield Road, set within a housing estate constructed in the 1980's in the north eastern area of Upper Tean. The plot contains a two-storey detached residential dwelling which is characterised by a front private driveway, ancillary garage on its northern side, and a rear garden. The front principal elevation faces the public highway with a side gable facing neighbouring properties. A Conservatory finished in white UPVC is located at the rear.

The site is bordered by open agricultural land to the east; the dwelling and curtilage associated with 27 Barnfield Road to the south; and the public highway to the west. On the opposite side of Barnfield Road sits No. 6 Barnfield Road at a distance of 23m.

To the north of the site lie the front principal elevations of Nos. 31 and 33 Barnfield Road, separated by an area of hard standing. The distance between the current side elevation of No.29 Barnfield Road and the front elevation of No.31 stands at 11m.

The existing dwelling has a height to eaves level of 5m and an overall height of 6.8m. The dwelling has a depth of 8m. The ancillary garage which extends outwards from the side (northern) elevation has a height of 3.7m and protrudes beyond the front elevation by 0.60m.

The overall appearance of the dwelling is characterised by red brick external walls and fenestration finished in White UPVC. The roof is made up of interlocking blue tiles.

PROPOSAL

The application seeks consent for a proposed first floor side extension above the ancillary garage on the northern side of the property. The original plans submitted by the applicant (Drawing No: 7168-2) showed the front elevation of the extension facing the public highway to fall in line with the existing front elevation. The original

plans also showed the proposed ridgeline to meet the existing ridgeline of the main dwelling.

Discussions with the applicant's agent resulted in minor amendments being made to this application (Drawing Ref: 7168-3) which showed the proposal to be set down slightly from the main ridgeline of the existing building and set slightly back from the front elevation.

The submitted plans highlight that the extension would serve the purpose of an additional bedroom and en-suite bathroom. The rear elevation of the extension is proposed to fall in line with the existing rear elevation and side elevation of the garage.

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)

S01 Spatial Objectives
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

SMD/1980/0034 Residential Development (Approved)

CONSULTATIONS

Publicity

Site Notice expiry date: 14th April 2017

Neighbour consultation period ends: 5th April 2017
Press Advert: N/A

Public Comments

None received

Town / Parish Comments

Checkley Parish Council – No Comments received

OFFICER COMMENTS

Principle of Development

The application lies within the residential curtilage of the site. The site is situated within the development boundary and is not constrained by any sensitive statutory designated. Therefore the site is not subject to any restrictive policies set out at footnote 9 to paragraph 14 of the NPPF. Therefore the presumption in favour of sustainable development is engaged.

In light of the above, it is considered that the principle of development is acceptable subject to the application demonstrating accordance with national and local planning policy with regards to issues of design and amenity.

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 proposed extension is considered to be of an appropriate scale, height and massing within the context of the original dwelling and relates well to both the existing dwelling and the surrounding area. The application form submits that the materials and finishes used in the construction of the extension will match those of the existing dwelling.

The original plans showed the extension to meet the building line of the front elevation and form a continuation of the ridgeline of the main ridgeline. It was relayed to the applicant's agent that in order to accord with the council's design principles it would be appropriate for this extension to be set down slightly from the main ridgeline and set back from the existing building line.

A revised proposed elevation drawing was duly submitted (Drawing Ref: 7168-3) which demonstrated the above and as such the application (as revised) is considered to represent high quality design in accordance with policies S1 and DC1 of the adopted core strategy and relevant paragraphs within Chapter 7 of the NPPF.

Amenity

Policy DC1 of the adopted core strategy requires new development to respect the amenity of an area, including residential amenity, which includes aspects of privacy, right to sunlight, shadowing and outlook.

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 property which stands on the adjacent side of Barnfield Road is No.6 Barnfield Road, which stands at approximately 26 metres distant. At this distance it is not considered that the front bedroom window in the proposed extension will result in any adverse impacts to the residential amenity of this property.

The properties to the north of the site (Nos. 31 and 33 Barnfield Road) sit side on to No.29 Barnfield Road so that the side gable of the proposed extension would face the principal elevations of these properties. No fenestration is proposed in the side extension at No.29 Barnfield Road and as such it is regarded as a flank elevation. The Councils adopted Supplementary Guidance recommends that a distance of 14m in maintained between elevations in such situations. However, in this case the distance would be only, 11m. However, the neighbouring properties are off-set to the east such that their principal windows do not directly oppose the side elevation of the extension, being roughly level with the front corner. Therefore in this case it is considered that this application will not result in any adverse impacts with regards to the residential amenity of these, or any other, residential properties.

In summary, the proposal will not result in any adverse impacts with regards to residential amenity in compliance with policy DC1 of the core strategy and paragraph 17 of the NPPF.

CONCLUSION / PLANNING BALANCE

The application seeks permission for a first floor extension over an existing ancillary garage at 29 Barnfield Road, Upper Tean. The site is within the development boundary and is not constrained by any restrictive NPPF policies set out at footnote 9 to paragraph 14 of the NPPF. The principle of development is therefore

acceptable. The presumption in favour of sustainable development is therefore engaged.

The original plans submitted by the applicant showed the extension to match the front elevation and existing ridgeline of the main dwelling. This was considered to be at conflict with guidance set out in the Staffordshire Moorlands Design Guidance SPD. As such the applicants agents was requested to make minor alterations to the proposed plans in order to reflect the design principles within policy DC1 of the core strategy and guidance within the SPD.

Subsequent revisions were submitted which showed the proposed extension as set down from the ridgeline of the main dwelling and set slightly back from the front principal elevation. The application (as revised) is considered to be acceptable in design terms and accords with policies S1 and DC1 of the core strategy and paragraphs within Chapter 7 of the NPPF.

The application is not considered to cause any adverse harm to the residential amenity of any neighbouring property given the scale of the proposal, the lack of fenestration in the side elevation, and distance between properties facing the front elevation of No.29 Barnfield Road.

Overall, the application (as revised) is considered to accord with national and local planning policy and other material considerations including the Design Guidance SPD with respect to design and amenity. As such, the application is considered to constitute sustainable development and therefore within the context of paragraph 14 of the NPPF, the application (as revised) is recommend for approval subject to appropriate conditions being attached.

OFFICER RECOMMENDATION: Approve with Conditions

Case Officer: James Stannard
Recommendation Date: 11th May 2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council