DELEGATED DECISION REPORT

SMD/2017/0215 **Valid 30/03/2017**	**3A LYNESIDE ROAD** **BIDDULPH**	**PROPOSED REAR EXTENSION, ALTERATIONS TO EXISITNG ROOF, CANOPY TO FRONT ENTRANCE AND INTERNAL ALTERATIONS** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The application site comprises a parcel of land to the east of Lyneside Road, Biddulph. The site is situated within the development boundary and contains a residential dwelling which is accessed via a private driveway from Lyneside Road.

The dwelling is constructed of a beige brown brickwork with a plain tiled roof and white upvc fenestration. The property is set back some 35 meters from the public highway behind No.1a Lyneside Road and No.5a Lyneside Road.

There is an area of hard standing parking provision to the front of the dwelling and an area of ancillary garden space to the rear, which is accessed via a narrow passageway to the south (side) elevation of the property.

The site is bordered by No.1a Lyneside Road to the north west and No.5a Lyneside Road to the west. To the south of the site sits No.11 Lynside Road. This boundary is characterised by a timber fence and natural vegetation.

The rear elevation of this detached property faces the side elevation of No.3a Lyneside Road. The Biddulph Valley Way runs in a north to south direction beyond the eastern (rear) boundary. The northern and eastern boundaries of the site are characterised by thick natural vegetation in the form of trees and hedgerows with no residential properties or buildings within a significant distance.

The appearance of the dwelling gives the impression of a single storey bungalow when viewed from the front. However there is a change in levels between the front and rear of the site, which has resulted in the property appearing to be two storey at the rear. The design of the rear elevation is particularly unattractive, with includes a square flat roof extension and a rear elevation which incorporates windows of different shapes and sizes. A dormer window sits in the existing roof space.

PROPOSAL

The application seeks permission for a rear extension which includes the addition of a new pitched roof where the current flat roof extension stands. The extension seeks to incorporate a set of steps which would lead to a balcony area in front of the existing rear first floor. A second gable at the northern end of the rear elevation is also proposed.

The submitted floor plans (Drawing No. JPK/17/3792/2 Rev C) show that the proposed extension would include two additional bedrooms with an en-suite bathroom in the lower ground floor (below the balcony which sits at the same ground floor level as the front of the dwelling), and a ground floor bedroom which opens out on to the balcony area.

The plans also show the extension to protrude outwards from the existing rear elevation by 4m in line with the existing flat roof extension. The proposed lower ground floor is shown to include a back entrance door, two windows serving each bedroom, with a smaller window serving the en-suite bathroom.

At ground floor level, the balcony covers an area of 4m x 7m. The ground floor bedroom measures 4.1m x 4.1m and is proposed to contain a rear elevation window. A new entrance on to the balcony is also proposed from the existing ground floor kitchen.

The submitted application form highlights that the proposed extension would be constructed and finished in materials which reflect and match those used in the existing dwelling.

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

None

CONSULTATIONS

Publicity

Site Notice expiry date: 28th April 2017
Neighbour consultation period ends: 21st April 2017
Press Advert: N/A

Public Comments

None Received

Town / Parish Comments

Biddulph Town Council – No objection subject to no valid neighbour objections (25th April 2017)

OFFICER COMMENTS

Principle of Development

The application is within the residential curtilage of the dwelling. The site is situated within the development boundary and not within any sensitive statutory designation. As such the site is not subject to any restrictive NPPF policies as listed at footnote 9 to paragraph 14. As such 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 compliance with all relevant national and local planning policies relating to 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 appearance of the existing rear elevation of No.3a Lyneside Road is unattractive and is not thought to adhere to the design principles of the Staffordshire Moorlands as set out within policy DC1 of the adopted core strategy or the Design Principles SPD.

Whilst it is acknowledged that the balcony and associated stairwell are not in keeping with other properties within the area, it is considered that the proposed extension will represent a visual enhancement on what is currently there and given that it is to the rear, will not be in view from any public highway or right of way, due to the site being heavily screened to the north and east.

The proposal is considered to be of an appropriate scale, massing and height and will appear subordinate to the main ridgeline of the existing dwelling, and the materials and finishes proposed are set to match those used in the existing dwelling, in line with guidance set out within the SPD.

In light of the above, it is considered that whilst the design is unusual, it will have a positive enhancing effect on the existing design and will respond positively to its immediate environment, thereby according with policies S1 and DC1 of the adopted cores strategy and Chapter 7 of the NPPF.

Amenity

Policy DC1 of the adopted core strategy requires all new developments to protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, and privacy.

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 sole property which has the potential to be affected by the proposed development is No.11 Lyneside Road. The rear elevation of this property faces the side (southern) elevation of No.3a Lyneside Road and is bordered by intermittent natural vegetation which helps to screen any views in and out of both rear garden areas.

There is currently a distance of 15m separating the windows in the rear elevation of No.11 Lyneside Road and No.3 Lyneside Road. The distance to the proposed balcony area would be increased to 19m. Whilst it is acknowledged that there is a

potential for current and future occupiers of No.11 to experience an element of overlooking and loss of privacy from the proposed balcony area of No.3a it is considered that in light of the above distances, if the boundary is appropriately maintained as currently exists, and as such these affects will not be such that they will be significantly adverse.

Due to the site being surrounded to the north and east by thick vegetation, and in light of the above in reference to No.11 Lyenside Road, it is not considered that the proposed development will result in any significant adverse impacts with regards to the residential amenity of any neighbouring property. As such the application is considered to accord with policy DC1 of the adopted core strategy and paragraph 17 of the NPPF.

CONCLUSION / PLANNING BALANCE

The application is seeking permission for a rear extension at No.3a Lyneside Road. The site is situated within the development boundary and is not subject to any restrictive NPPF policies as listed at footnote 9 to paragraph 14 of the NPPF. The presumption in favour of sustainable development is therefore engaged.

It is considered that the proposed design will result in a visual enhancement of the property and will appear subordinate to the main dwelling, which reflects the design principles of the adopted core strategy.

An assessment of the application has found that there will be no significant adverse impacts with regards to the residential amenity of neighbouring properties, providing the southern boundary is maintained so that an element of screening will prevent overlooking to No.11 Lyneside Road from the ground floor balcony.

In summary, the proposal is considered to accord with all relevant local development policies. There are no adverse impacts which significantly or demonstrably outweigh the design benefits of the scheme and therefore in accordance with paragraph 14 of the NPPF this application is recommended for approval subject to appropriate conditions being attached.

OFFICER RECOMMENDATION: Approval subject to Conditions

Case Officer: James Stannard
Recommendation Date: 22nd May 2017

X 

Signed by: Jane Curley

On behalf of Staffordshire Moorlands District Council