DELEGATED DECISION REPORT

SMD/2017/0327 **Valid 11/05/2017**	**5 CROFTERS CLOSE** **BIDDULPH**	**SINGLE STOREY FRONT EXTENSION** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Principle of development;
- Design and visual impact;
- Neighbour amenity.

DESCRIPTION OF SITE

The application site (5 Crofters Close) consists of a detached, two-storey dwelling facing gable end on to the road. There is front and rear amenity space, a driveway and attached garage located towards the rear of the house. The dwelling is of a simple design, the main door to the house is to the side directly off the driveway and to the front are three window openings; ground floor living room bay window and two smaller first floor windows. The Crofters Close cul-de-sac rises in level to the west, from its junction with Dorset Drive to the east. Dwellings within the cul-de-sac vary in terms of their design and size. There is no strict building line at the lower end of the cul-de-sac, the application dwellings and the surrounding dwellings to its west and east have a staggered arrangement.

PROPOSAL

This is a simple application for the erection of a single storey front extension to enlarge the living room accommodation. The bay window would be removed; an extension of approximately 1.5m would project from the front facing gable and a bay window reinserted. The extension would have a lean-to style roof and would be constructed out of brick.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
DC1 Design Considerations

National Planning Policy Framework

Paragraph(s) 1 to 17
Section(s) 7 ‘Requiring Good Design’

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 6th July 2017.
Neighbour consultation period ends: 28th June 2017

Public Comments
None

Town / Parish Comments
Biddulph Town Council – No comments received.

OFFICER COMMENTS

Principle of Development

The application site is located within the Biddulph Town Development Boundary where there is no objection in principle to a residential extension subject to other material planning considerations being satisfied. In this instance the matters to consider are design, residential amenity and highways impact.

Design

The proposed extension is of a simple design, the lean-to roof, small projection distance and use of a bay window is not objected to. Whilst front extensions are not generally the preferred type of development it is considered to be acceptable in this instance due to the simple design and the fact that other properties in the area have benefitted from front extensions such as the addition of lean-to roofs etc. In particular it is noted that the neighbouring property number 3 Crofters Close has already been extended in exactly the same way as this proposal. It is noted that the original proposal include a short row of three skylights but, at officer request, these have been removed to allow for an uninterrupted span of roof tiles. The extension at number 3 does not include skylights either. For these reasons it is considered that the application is acceptable in terms of design and visual impact.

Amenity

The proposal does not raise any adverse neighbour amenity issues. The dwellings in this particular stretch of Crofters Close are staggered. The dwelling to the west is positioned in front of the application dwelling and as such would not be affected. The dwelling to the east is set slightly further back but this is the property which has already benefitted from a front extension (identical to that proposed within this application) and therefore the amenity impact from this scheme would not be

objectionable, there would be no overbearing or overshadowing impact as a result of allowing this development. It is considered therefore that the application is acceptable in terms of neighbour amenity impact.

Highway Safety

The proposed extension would not remove any parking provision and would therefore not have any adverse highway impact.

CONCLUSION / PLANNING BALANCE

The application site is located within the Biddulph Town Development Boundary where there is support in principle for residential development subject to other planning considerations being satisfied. The scheme is considered to be acceptable in design, neighbour amenity and highways terms and therefore approval is recommended.

OFFICER RECOMMENDATION : Approve subject to conditions.

Case Officer: Lisa Jackson
Recommendation Date: 6th July 2017.

X

Signed by: Jane Colley

On behalf of Staffordshire Moorlands District Council