DELEGATED DECISION REPORT

SMD/2017/0288	**44 PARK LANE**	**REAR SINGLE STOREY EXTENSION AND CHANGE OF USE OF GRANNIE FLAT BACK INTO MAIN PROPERTY**
Valid 26/04/2017	**KNYPERSLEY**	**(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Appropriateness of proposed use
- Design
- Amenity

DESCRIPTION OF SITE

The application site consists of a parcel of land which lies directly south of Park Lane, Knypersley. The site contains a two storey semi detached residential dwelling (No.44 Park Lane) and a single storey self contained flat on its eastern elevation (No.44a Park Lane); an area of hard standing parking provision to the front of the property; and a relatively large area of ancillary amenity garden space to the rear.

The rear elevation of the self contained flat is set back from the rear elevation of the main dwelling by some 3.9m and is characterised by a small lean to extension with a set of double doors which extends outwards from the main part of the flat by 2.2 metres and opens out into a small patio area which stands between the rear elevation of the flat and the rear garden.

The main part of the dwelling also has a small single storey extension in its rear elevation, which protrudes outwards from the main dwelling by 1.6 metres. This results in the existing flat being set back from the rear elevation of the small extension to the main dwelling by 5.7 metres.

The site is bounded by Park Lane to the north and a small lane which also serves as a public right of way to the east. Tot the south of the site beyond the rear garden boundary are the rear gardens of No.29 and No.31 Conway Road which stand approximately 18m distant at its nearest point. No.44 Park Lane shares a partition wall with No.42 Park Lane.

PROPOSAL

The application seeks consent for the existing self contained flat granted permission in 2003 to be used as part of the main dwelling. It is considered that this proposal would not represent a material change of use as the flat is situated within the residential curtilage of No.44 Park Lane and will be ancillary to the main dwelling.

The original plans submitted with the application also included a proposal to construct a single storey rear lean to extension which would replace the existing extension protrudes outwards from the main part of the annex by 3.9 metres to meet the rear elevation of the main part of dwelling.

The original design incorporated three velux roof lights and had a pitched roof in a similar style to what currently exists. The proposed extension would serve as a kitchen and dining area and be constructed of materials which match those used to construct the existing dwelling.

During the consultation phase of the application it was considered that the design of the proposed extension could be improved to enhance the overall appearance of the site. Specifically, it was felt that the inverted dormers and changes in roof pitch to the rear could be redesigned in order to relate better to the existing roof pitch. It was noted that the previous design of the current extension was poor and does little to help any alterations as proposed in this application.

To improve the design, the applicant's agent was asked to alter the plans to show a continuation of the roof slope with a dormer window to be located to the front elevation. After a number of proposed revisions, a final revised plan was submitted which removed all dormer windows and showed the rear extension as having a height of 2.5m with a flat roof with a lantern for light (Drawing No: 3096/01 Rev B).

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/1988/0385 First floor pitched roof extension over existing garage (Approved)

SMD/2003/0811 Two storey extension to form self contained flat (Approved)

CONSULTATIONS

Publicity

Site Notice expiry date: 2nd June 2017
Neighbour consultation period ends: 31st May 2017
Press Advert: N/A

Public Comments

No comments received

Town / Parish Comments

Biddulph Town Centre – No objection

OFFICER COMMENTS

Principle of Development

The site is situated within the development boundary of Knypersley and is not constrained by any restrictive policies listed at footnote 9 to paragraph 14 of the NPPF. The principle of development is therefore considered to be acceptable subject to the application demonstrating compliance with all relevant national and local planning policies relating to design and amenity.

Appropriateness of proposed Change of Use

The application seeks consent for the self contained flat/annex which was granted consent in 2003 to be returned as ancillary to the main dwelling No.44 Park Lane, Knypersley. It is considered that there would not be a material change of use and as such this aspect of the application is considered to be acceptable.

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. In particular new development should be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

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.

It was considered by the case officer that the design aspect relating to the original proposals submitted by the applicant could be improved to enhance the visual character of the dwelling and site overall. The original proposal included a lean to extension which included a change in roof pitch and inverted dormer windows.

Discussions with the applicant's agent resulted in a number of design solutions being put forward which included a design which shows a continuation of the rear roof pitch and incorporating a dormer window to the front elevation. This dormer window sat in proportion to the existing larger dormer window at No.44 Park Lane and was therefore considered to relate well to the existing dwelling. However, it was felt that a second dormer would need to be incorporated to ensure a degree of symmetry.

Following further discussions, a final revision was submitted which proposed the removal of all dormer windows from the scheme and showed the rear extension as having a flat roof which incorporated a lantern. The extension stands at 2.5m in height. Views of the extension from the adjacent public right of way would be limited given the boundary fence stands in excess of 2m in height.

Overall, it is considered that whilst the design of the proposed extension (as shown in the final revised drawing) is not ideal by virtue of the inclusion of a flat roof, it is an improvement on the design proposed within the original submitted plans and will not result in any further harm to the design of the site. It is therefore considered that the proposed extension is considered to reflect the design principles set out within the adopted core strategy policies SS1, SS1a and DC1 and relevant paragraphs within 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.

Given the relatively small nature of the proposed extension and that it is set back from the current rear extension of the main dwelling, it is considered that current or future occupiers of the neighbouring property to the west (No.42 Park Lane) will not be adversely affected in respect of residential amenity.

The rear garden boundaries of Nos. 29 and 31 Conway Road are located at least 18 metres beyond the rear boundary of the site. Given this distance and the relatively small nature of the proposed development, it is not considered that the residential amenity for the current of future occupiers of these properties will be adversely affected as a result of this development.

To the east of the site is a small lane which also serves as a public right of way and links Park Lane with Conway Road. The boundary with No.44 Park Lane is defined by a wooden fence which stands at approximately 2 metres in height. It is not considered that the amenity for users of this public right of way will be adversely affected as a result of the proposed development.

In summary, it is considered that this application will not result in any adverse impacts with regards to the residential amenity of neighbouring properties or the recreational amenity for users of the public right of way. The application is therefore deemed to accord with policy DC1 of the adopted core strategy and paragraph 17 of the NPPF.

CONCLUSION / PLANNING BALANCE

The application seeks to gain consent to convert a self contained flat; No.44a Park Lane, Knypersley, which was granted consent in 2003, back into use as part of No.44 Park Lane. Both properties share the same area of residential curtilage and as such it is not considered that there is any material change of use.

The proposal also seeks consent for a single storey extension to the rear of the annex to No.44 Park Lane, which would replace the slightly smaller existing lean to extension to provide additional living space.

The original design put forward was considered to result in a negative impact in design terms. Ongoing discussions with the applicant's agent resulted in a number of solutions being put forward. The final revision resulted in the extension having a flat roof with a lantern and all dormer windows being removed. Whilst it is not the ideal solution, it is considered that this proposal is an improvement on the original proposal and complies with the design principles within the adopted core strategy and the NPPF.

The proposed development is not considered to result in any adverse impacts with regards to residential amenity of neighbouring properties or recreational amenity with regards to the users of the adjacent public right of way.

In conclusion, the application is considered to accord with all relevant local development plan policies and other material considerations which includes the NPPF. In light of this, the application (as revised) is considered to constitute

sustainable development and in the context of paragraph 14 of the NPPF is recommended for approval subject to appropriate conditions being attached.

OFFICER RECOMMENDATION: Approve with Conditions

Case Officer: James Stannard
Recommendation Date: 14th July 2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council