DELEGATED DECISION REPORT

SMD/2017/0354 **Valid 24/05/2017**	**CLACHAN THE GREEN** **BAGNALL**	**ERECTION OF PART TWO AND PART SINGLE STOREY REAR / SIDE EXTENSION FOLLOWING DEMOLITION OF EXISTING GARAGE** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- The impact on the character and appearance of the Conservation Area.
- The impact on residential amenity.

DESCRIPTION OF SITE

The site is within the developed area of Bagnall and within a Conservation Area. It comprises a brick-and-tile two-storey semi-detached dwellinghouse which faces "The Green" road to the south. There are other dwellings either side of the site (east and west), to the rear (north) and to the other side of the road to the south.

PROPOSAL

The application is for a two-storey rear extension with single-storey side wing which projects to the side of the house to form a garage. There would be a gable end for the two-storey extension facing rear and with a roof connected onto the existing rear roof slope. The extension would project 5.3 metres from the rear wall of the house. The house does not appear to have been previously extended.

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
DC2 – The Historic Environment

National Planning Policy Framework

Section 12 (The Historic Environment)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Site Notice expiry date: 11.7.17
Neighbour consultation period ends: 4.7.17
Press Advert: 28.6.17

Public Comments

None.

Town / Parish Comments

None.

Conservation Officer

No objection subject to matching materials.

Tree Officer

No objection but tree protection condition recommended.

OFFICER COMMENTS

Most of the extension would be directly to the rear and would be very well screened from the public realm. Only the single-storey garage wing would be visible from the road but it has a modest lean-to design set back from the front wall of the house and would not harmfully detract from the appearance and character of the house. The rear two-storey extension together with single-storey side wing connected via a catslide roof would harmonise with the character and appearance of the house which has a 1920's/1930's appearance. The fenestration largely harmonises with the original house except for the rooflights and the large patio doors, the former which are small traditional Conservation-type rooflights and the patio doors cannot be seen from outside of the property.

The extension would maintain sufficient gaps with the side boundaries and would not be close enough to the main windows of neighbouring properties to result in a harmful loss of light or overdominant impact affecting the neighbouring properties. There are two small windows close to the side boundary at the adjoining house but these are secondary windows and not the main sources of light to the main rooms of this house. The main windows of the extension face directly to the rear and the nearest houses to the rear are considerably more than 22 metres away so there would be no significant loss of privacy or overlooking problems (in accordance with

the Council's Design Guidance). There would be some limited overlooking of the neighbouring garden to the east but only the rear part would be affected and not enough to amount to a harmful loss of privacy. Views into this garden are also largely obscured by trees. I consider obscured glazing should be inserted into the side-facing secondary windows at both levels to reduce the scope for overlooking/privacy loss.

There is a large pine tree close to the side boundary and its crown spread overlaps the rear half of the existing garage to be removed. The proposed extension may slightly encroach into the likely root protection zone but due to the presence of the garage, the proposal would not lead to any significant additional harm to the tree.

CONCLUSION / PLANNING BALANCE

The proposal would not lead to harm to the character and appearance of the Conservation Area and would not harm residential amenity.

OFFICER RECOMMENDATION : APPROVE

Case Officer: Chris Johnston
Recommendation Date: 19.7.17

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council