DELEGATED DECISION REPORT

SMD/2017/0271	**HOLLY TREES THE GREEN**	**SINGLE STOREY REAR**
Valid 22/05/2017	**BAGNALL**	**EXTENSION**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site is Holly Trees, The Green, Bagnall. Within the wedge shaped plot of land sits a large red brick and tile detached dwelling, there are gardens, patio areas and off road parking within the site and hedgerows and fencing marking the domestic curtilage boundaries. Land levels within the site vary but there are no significant implications in respect of this application and where the proposed extension would be sited. Domestic properties surround Holly Trees and the village green is located immediately to the south/south east.

For the purposes of planning policy consideration the application site is located within the Bagnall Village Development Boundary and Conservation Area. The application is accompanied by a Design and Access Statement.

PROPOSAL

The application is for the erection of a single storey rear extension. The addition would be finished with facing brickwork, have full height glazed windows within two of the elevations and a smaller window on the third side. The building would have a flat roof with a centrally positioned roof light and would extend the current kitchen area.

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
DC2 The Historic Environment.

National Planning Policy Framework

Paragraph(s) 1 to 17
Section(s)
7: Requiring Good Design;
12: Conserving and Enhancing the Historic Environment.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

78/04977/OLDDC	Detached House. Approved.
98/00808/OLD	Two Storey Extension. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date:	5th July 2017.
Neighbour consultation period ends:	28th June 2017.
Press Advert:	21st June 2017 (Leek Post and Sentinel).

Public Comments
None received.

Town / Parish Comments
None received.

Arboricultural Officer
StatMap GIS shows 2 trees protected by TPO situated at this property, which has presumably triggered this consultation request. However, these trees appear no longer to be present and anyway were at the front of the property. The site is within the Bagnall Conservation Area, but there are no trees of any significance which would be affected at all by the proposed extension. No objection to this application. No tree protection conditions would be necessary in the event that planning permission is granted.

Conservation Officer
The rear elevation is well screened by a mature, high hedge. No impact on the character and appearance of the Conservation Area.

OFFICER COMMENTS

Principle of Development

The application site is located within the Bagnall Village Development Boundary where there is a presumption in favour of sustainable development subject to all other material planning considerations being satisfied. In this instance the matters to

consider include design, visual impact, neighbour amenity, highways and trees. It is also noted that the application site is located within the Bagnall Conservation Area.

Design/visual impact

Flat roofs are generally not the preferred style of roof for a new extension however; this application proposes to include a centrally located roof lantern which gives a modern appearance to the building. The extension is modestly sized when viewed in the context of the existing house and would clearly have a subordinate appearance. Projecting approximately 3.6m from the rear wall of the house, the extension would replace an existing small porch and WC and would connect to the side garage extension. The applicants intend for the external facing brickwork to match that of the existing house and a condition could be added to ensure that this is achieved. The windows and roof lantern would be double glazed, contained within grey upvc frames. Whilst the colour of the new window frames would not match those of the existing house this is not considered to be problematic, the extension is contained wholly to the rear of the property and would be screened by hedgerows/boundaries. The development would not have any significant visual impact upon this part of the Conservation Area due to its discreet siting, it is therefore considered that the application is acceptable in design and visual impact terms.

Amenity

The application does not raise any neighbour amenity issues. The proposed extension is single storey only, therefore not creating any overbearing or overlooking relationships. The positioning and distance of the application property from its neighbours also ensures that the extension would have no impact.

Highway Safety

Approval of this application would not have any detrimental impact upon highways arrangements. The new accommodation is located to the rear and would not remove any existing parking provision.

Trees

The Council's Arboricultural Officer has confirmed that there are no trees of any significance which would be affected by the proposed development. No tree protection conditions would be required in the event that planning permission is granted.

CONCLUSION / PLANNING BALANCE

For the reasons set out above it is considered that the proposal is an acceptable form of development for this location

OFFICER RECOMMENDATION : Approve subject to conditions.

Case Officer: Lisa Jackson
Recommendation Date: 20th July 2017.

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council