DELEGATED DECISION REPORT

SMD/2017/0355	**7 BARNFIELDS LANE**	**SINGLE STOREY SIDE**
Valid 25/05/2017	**KINGSLEY**	**EXTENSION**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Neighbour amenity
- Street scene

DESCRIPTION OF SITE

The property is a detached bungalow on a corner plot previously extended to front and rear. The property fronts on to Barnfield Lane with a gable towards Moreton Avenue on the opposite side of which is a similar bungalow property (5 Barnfield Lane) with similar orientation.

PROPOSAL

The proposal is to add a gabled single storey side extension off the original NE gable towards Moreton Avenue.

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
SS6a Larger Villages Area Strategy
DC1 Design Considerations

National Planning Policy Framework

Paragraph(s) 1 to 17
Section(s) 7 – requiring good design

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1985/0749 – extension of gabled front projection to form larger lounge – approved and implemented
SMD/2007/1216 – twin single storey gabled rear extensions and two front dormers – approved and implemented save for the front dormers which have not been implemented.
SMD/2017/0355 – loft conversion with dormer – refused

CONSULTATIONS

Publicity
Site Notice expiry date: 21st July 2017
Neighbour consultation period ends:4th July 2017
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Kingsley Parish Council – support

OFFICER COMMENTS

Principle of Development
Within the development boundary development is supported in principle.

Design
The proposal is properly sub-ordinate to the existing dwelling being narrower than the gable which it extends and thereby having a roof which is set down relative to the existing. Materials are proposed to match the existing. The proposed extension will result in the gable elevation of the dwelling being much closer to the boundary with Moreton Avenue, and breaching the established building line to the side road. It is noted also that the property on the opposite corner is set back a similar distance from the side boundary. However, given the single storey nature of the proposal, the small footprint and the fact that it is clearly subordinate to the main dwelling both in terms of depth and height, and is well set back and down from the front elevation and roof respectively it is not considered that there will be any reduction in the spacious character of the corner or adverse impact on the street scene generally. There is also a hedge to the side which will soften the impact on the street scene.

Amenity
There are no windows proposed in the gable and those facing front and rear are sufficient distance from neighbouring properties to cause no conflicts of privacy or overlooking.

CONCLUSION / PLANNING BALANCE
On the basis of the above the development is found acceptable in terms of the relevant policies SS6a and DC1.

OFFICER RECOMMENDATION : approve

Case Officer: Arne Swithenbank
Recommendation Date: 20th July 2017

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council