DELEGATED DECISION REPORT

HNT/2017/0014 **Valid 13/06/2017**	**31 CAVERSWALL ROAD** **BLYTHE BRIDGE**	**SINGLE STOREY REAR CONSERVATORY, PROPOSED EXTENSION TO EXTEND BEYOND THE REAR WALL OF THE ORIGINAL DWELLING BY 5 METRES, MAXIMUM HEIGHT OF PROPOSED EXTENSION, MEASURED EXTERNALLY FROM THE NATURAL GROUND LEVEL BY 3.5 METRES, THE HEIGHT OF THE EAVES OF THE PROPOSED EXTENSION MEASURED EXTERNALLY FROM THE NATURAL GROUND LEVEL BY 2.1 METRES** **(HOUSEHOLDER NOTIFICATION APPLICATION)**

MAIN ISSUES

- Whether the proposal complies with GPDO (2015) Schedule 2 Part 1 Class A
- Whether there have been any objections and therefore whether the prior approval of the LPA is required

DESCRIPTION OF SITE

The property is a detached dormer, one of a pair with number 29 to its SE side, which face north on to a side lane off Caverswall Road. There is open field to the west. To the south the plot of a single property, Stanley House at 27 Caverswall Road, borders the rear garden boundaries of both 29 and 31. The rear garden boundary of the application property abuts the rear garden of No.27 side on and also abuts part of the side gable of No.27.

PROPOSAL

A 5m x 5m single storey extension off a rear facing gable.

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

National Planning Policy Framework
Paragraph(s) 1 to 17
Section(s) 7 – Requiring Good Design

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
SMD/1991/1503 – first floor extension above garage with front and rear dormer windows.

CONSULTATIONS

Publicity
Site Notice expiry date: N/A
Neighbour consultation period ends: 13th July 2017
Press Advert: N/A

Public Comments
None

Town / Parish Comments
Forsbrook Parish Council: The scale and design of this conservatory is over development.

OFFICER COMMENTS

Principle of Development
Acceptable subject to meeting the relevant required tests.

Design / Amenity
The only consideration is whether the design is acceptable in terms of its impact on the amenity of any adjoining premises (Part 1, Class A, Condition A.4 (7)).

A site visit was made (01/08/2017) to confirm that the elevation being extended is original to the property rather than itself an extension and also to consider the implications for 27 Caverswall Road.

By reference to the brick work and comparison with the neighbouring property at No.29 it is possible to be confident that the elevation to be extended is the original rear as first built. It was not possible readily to identify the original planning permission from records.

There are no windows in the gable of No.27 facing the application property and therefore no conflicts in terms of Space About Dwellings. The rear of No 27 is also angled away at slightly greater than 90 degrees which serves to give a further sense of 'distance' or separation between the two properties. There would be some 10m to 12m between the proposed extension and the garden boundary of the application

property and No.27. The garden boundary has a close board fence to c.1.2m giving a solid barrier. The garden of No.27 is also on a falling level so that there is little sense of a view into the garden from the application property.

CONCLUSION / PLANNING BALANCE
From all of the above it can be concluded that there is no adverse relationship with No.27. There having been no objections raised by neighbours the development should be regarded as permitted. Within the terms of the legislation the views of the Parish Council cannot be taken into account.

OFFICER RECOMMENDATION : approve

Case Officer: Arne Swithenbank
Recommendation Date: 02/08/2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council