DELEGATED DECISION REPORT

SMD/2017/0389 **Valid 08/06/2017**	**WARRENDALE VETERINARY CARE CENTRE 46 PARK LANE STAFFORDSHIRE MOORLANDS KNYPERSLEY**	**PROPOSED SINGLE STOREY SIDE EXTENSION TO FORM SECURE STORAGE & ADDITIONAL VETERINARY EXAMINATION ROOMS** **(FULL - MINOR)**

MAIN ISSUES

- Character and appearance;
- Amenity;
- Highway safety.

DESCRIPTION OF SITE

Warrendale Veterinary Centre occupies a corner plot between Park Lane to the north and Conway Road to the west. The site comprises of a detached one and half storey building that is pebble-dash rendered. Vehicular access onto the site is taken from Park Lane and customer car parking is found to the east of the building. For the purposes of this assessment the site is located within the Biddulph Town Development Boundary.

PROPOSAL

Approval is sought for the construction of a single storey side extension to the west elevation. The extension is to vary in width in order to take account of the tapering western site boundary. A flat roof is proposed and external building materials are to match those of the existing building.

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
SS5b Biddulph Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 - 17

Section(s) 7

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2003/1212 Alterations and single storey side extensions to veterinary centre and use of first floor of building for ancillary facilities
Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 28.7.2017
Neighbour consultation period ends: 13.07.2017
Press Advert: N/A

Public Comments

No comments received.

Town / Parish Comments

Biddulph Town Council: No adverse comments to make.

Staffordshire County Council Highways

No comments received.

OFFICER COMMENTS

Principle of Development

Policy SS1 states that the Council will expect the development and use of land to contribute positively to the social, economic and environmental improvements of the Staffordshire Moorlands. Policy SS1a goes onto state that when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF. This means that planning applications which accord with the policies in the Core Strategy shall be approved without delay, unless material considerations indicate otherwise.

The application site is located within the Biddulph Town Development Boundary. In accordance with policy SS5b the Council and its partners will seek to enhance the role of Biddulph as a significant service centre and a market town and support its regeneration. This is to be achieved through a number of stipulated actions which includes ‘supporting the retention and growth of existing business within the town’.

Design

Policy DC1 requires all new development to be designed to respect the site and its surroundings, having regard to matters of scale, siting, layout, character and

appearance. The proposed development would comprise of a single storey extension that would extend beyond an existing flat roof element to the building. Though flat roofs are generally regarded as a poor design solution, in this instance it is considered to reflect the simple form and character of the existing building.

The extension is not considered to be of a scale that would appear disproportionate in context or detract from the scale and massing the host building. External building materials are to match, which is considered acceptable.

The scheme presented would sufficiently respect the character and appearance of the application site and in turn the wider locality. This application is therefore considered to accord with the design objectives of policy DC1 and Chapter 7 of the NPPF.

Amenity

In accordance with policy DC1 all new development should be designed to protect the amenity of the area, including residential amenity, in terms of satisfactory daylight/sunlight, outlook, privacy and soft landscaping.

The application site is located within a ribbon of established residential development and is bound by residential properties to the north, east, south and west. The proposed extension is to be positioned on the west elevation; accordingly sufficient distance would exist between the proposed development and properties located to the north, east and south to not raise undue concern.

The nearest residential property is no. 44A Park Lane. This neighbouring property is separated from the application site by Conway Road. The western boundary of the application site and the eastern boundary of no.44a are both served by timber fencing measuring circa 1.8m in height. A distance of approximately 5m would remain between the proposed extension and this neighbouring property. Taking account of this distance, the presence of the Conway Road, the boundary treatment and the single storey nature of the extension, I am satisfied that the proposed extension would not result in significant harm to the amenity of the area.

Highway Safety

In accordance with policies DC1 and T1, all new development should provide for safe and satisfactory access and make a contribution to meeting the parking requirement arising from necessary car use. The proposed development would not result in the loss of any existing on-site parking provision. Although no comments have been received from Staffordshire County Council Highways, it is not considered that the development would harm the safe operation of the adjacent highway.

CONCLUSION / PLANNING BALANCE

This application is considered to sufficiently accord with the relevant design, amenity and highway safety policies oft eh Core Strategy and NPPF.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 28.07.2017

X

Signed by: Jane Colley

On behalf of Staffordshire Moorlands District Council