DELEGATED DECISION REPORT

SMD/2017/0439	**6 GREEN LANE**	**REAR SINGLE STOREY**
Valid 06/07/2017	**BLYTHE BRIDGE**	**KITCHEN EXTENSION**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site is number 6 Green Lane Blythe Bridge, a two storey, end of terrace property located within the Blythe Bridge and Forsbrook Village Development Boundary. The walls of the dwelling are a mix of brick and what appears to be stone cladding. Green Lane is a narrow, unmade road serving many dwellings of differing ages, sizes and design. The application property benefits from off road parking in the form of a driveway running along the southern boundary to a detached garage. To the rear of the house is a patio area and lengthy garden.

PROPOSAL

The application is for the erection of a single storey rear extension to provide enlarged kitchen and dining facilities. The extension would project approximately 4.1m from the two storey wall at the rear of the house, replacing a smaller structure of conservatory style appearance and a simple lean-to brick structure. The footprint of the dwelling would be 'squared off' with the side wall of the extension running flush with the gable end wall of the house.

The new extension would have a pitched roof, a window and door in the side elevation and concertina style glazed doors within the rear gable end. The plans appear to show that the new external walls of the extension would be of brick. The submitted plans show that there would be some internal remodelling of the first floor to relocate the bathroom and to create a third bedroom. It is noted however that these works do not require the benefit of planning permission.

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
T1	Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 to 17
Section(s):

4 Promoting Sustainable Transport
7 Requiring Good Design

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
None

CONSULTATIONS
Publicity

Site Notice expiry date: 22nd August 2017.
Neighbour consultation period ends: 15th August 2017.

Public Comments
None received.

Forsbrook Parish Council
No objections.

Environmental Health
No objections.

OFFICER COMMENTS

Principle of Development
For the purposes of planning policy consideration the application site is located within the Blythe Bridge and Forsbrook Village Development Boundary where there is a presumption in favour of residential/domestic development subject to all other material planning matters being satisfied. In this instance the matters to consider are those of design/visual impact, amenity and highways

Design/visual impact
The proposed extension is relatively small when compared to the size and massing of the existing house, clearly having a subordinate relationship. The proposal is of a simple design and will not detract from the appearance of the main house; in fact it will improve the visual appearance of the property. Its location at the rear of the property will ensure that it would not have any particular visual impact upon the street scene. Whilst it may be possible to see parts of the extension from Green Lane itself it would not cause any particular harmful impact.

Amenity
Number 8 Green Lane (detached from the application dwelling) only has one high level window in its gable end; therefore no overlooking from the proposed rear extension will occur. Furthermore, there are no properties to the rear of the application site. The attached property to the north, (number 4a and 4b) has a single storey, rear wing positioned upon the shared boundary with the application property. The new extension would abut the neighbour's property and would extend slightly beyond the rear wall; however there would be no adverse neighbour amenity impact as no principal windows would be affected. It is noted that no letters of representation have been received from the adjacent, attached house.

There is a detached garage which screens the extension to the other side.

Highway Safety
There would be no impact upon the level of off road parking currently provided at the application property. The extension would simply be replacing an existing structure and extending out towards the rear garden into an area which is not currently used for the parking of vehicles.

CONCLUSION / PLANNING BALANCE
It is considered that the application should be recommended for conditional approval. The application site is located within the village development boundary where there is a presumption in favour of domestic development. The proposal is consideredto be of an acceptable design in relation to the existing dwelling and will not have any adverse visual impact upon the surrounding area. Furthermore, the scheme does not raise any adverse neighbour amenity issues or remove the level of off road parking currently available within the site.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson
Recommendation Date: 31/8/17

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council