DELEGATED DECISION REPORT

SMD/2017/0573	**1 ROSEBANK CRESCENT**	**PROPOSED TWO STOREY**
Valid 25/08/2017	**OAKAMOOR**	**SIDE EXTENSION**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- The impact on the character and appearance of area and on residential amenity.

DESCRIPTION OF SITE

The site is within the development boundary of Oakamoor and comprises a semi-detached dwellinghouse which is at one end of a row of similar dwellings that face Rosebank Crescent cul-de-sac to the east. It is also on a corner plot with B5417 main road (Star Bank) running close to the side boundary to the south. A Conservation Area runs along the rear boundary to the west. Other dwellings lie to the rear (west) and to the other side of the cul-de-sac to the east.

PROPOSAL

The proposal is for a two-storey side extension.

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
T1 Development and Sustainable Transport

National Planning Policy Framework

Section 7 (Design)

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None.

CONSULTATIONS

Publicity

Site Notice expiry date: 19.10.17

Neighbour consultation period ends: 9.10.17
Press Advert: N/A

Public Comments

None.

Town / Parish Comments

None.

OFFICER COMMENTS

With regard to the character and appearance of the area, a considerable gap would still be maintained between the dwelling and the main road to the side of the house and the degree of spaciousness would not be affected. The resultant house would not appear over-cramped within its plot. It would not dominate the original house and the lower roof ridge and width would ensure that it would appear subservient to the main house. The scale, height, form, fenestration and overall design would harmonise with the appearance of the original house. The resultant scale of the house would not appear excessive in relation to the scale of other houses in the area.

Residential amenity would not be affected due to the distances between the extension and other neighbouring dwellings which ensures that the resultant house would not appear overbearing when viewed from other properties. In terms of privacy, the first-floor bedroom window which faces the front would not be any closer to the property opposite, to the other side of the cul-de-sac, than the existing front bedroom windows. The rear first-floor window would serve a bathroom and despite the scope of overlooking of the property to the rear being no greater than as existing, a condition can be added to ensure that obscured glazing is inserted into the window to minimise overlooking of other properties.

CONCLUSION/PLANNING BALANCE

The proposal would not harm the visual or residential amenities of the area.

RECOMMENDATION: APPROVE

Case Officer: Chris Johnston
Recommendation Date: 20.10.17

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council