DELEGATED DECISION REPORT

SMD/2017/0560 **Valid 29/09/2017**	**6 BARRAGE ROAD** **BIDDULPH MOOR**	**REMOVAL OF EXISTING SIDE GARAGE AND FORMATION OF FRONT PORCH, SIDE FACING EXTENSION AND ROOF ALTERATIONS TO REAR SUN LOUNGE** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

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

DESCRIPTION OF SITE

The application site is number 6 Barrage Road, a previously extended, link - detached dwelling sitting within the Biddulph Moor Village Development Boundary. The dwelling is designed so as to have a gable style front elevation, orientated to face towards the east. To the front of the house there is a block paved parking area and to the rear there is external amenity space. Occupying a rectangular shaped plot of land the dwelling sits on the edge of the built up Biddulph Moor area, fronting onto Barrage Road and open the countryside beyond (designated as Green Belt).

PROPOSAL

The application is for the erection of a pitched roof porch (front elevation), ground floor (hipped roof) side extension and a new conservatory roof to replace an existing flat roof. Other alterations include the remodelling of the rear conservatory windows and internal ground floor remodelling. The new accommodation would provide a study area and WC (both served by rooflights) and a utility room. A new internal wall and door would divide the utility room from the conservatory.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

SS1	Development Principles
SS1a	Presumption in Favour of Sustainable Development
SS5b	Biddulph Area Strategy

SS6a Larger Villages Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework

Paragraph(s) 1 to 17
Section 7: Requiring Good Design.

Supplementary Planning Guidance

1. Design Principles for Development in the Staffordshire Moorlands: New Dwellings and Extensions to Dwellings.
2. Space About Dwellings.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

None

CONSULTATIONS

Publicity

Site Notice expiry date: 22/11/17
Neighbour consultation period ends: 7/11/17

Public Comments: None received.

Biddulph Town Council: No adverse comments.

Severn Trent Water: The proposal has minimal impact upon the public sewerage system and therefore there are no objections and no drainage condition is required. There may be a public sewer within the application site.

OFFICER COMMENTS

Principle of Development

Number 6 Barrage Road is located within the Biddulph Moor Village Development Boundary where domestic extension applications can often be supported in principle subject to other material planning matters being satisfied. In this instance the matters to consider are those of design/visual impact, amenity and parking.

Design/visual Impact

The existing dwelling is a link-detached, pitched roof dwelling which has previously been extended to the front and to the rear. The existing upvc flat roof porch would be replaced with a brick and tile pitched roof structure. The side extension would have a

hipped/lean-to roof and would not be as wide as the current garage building, allowing for an external walkway at the side of the house and leading to the rear garden/patio area. The replacement conservatory roof is a welcome addition, improving its appearance and ease of maintenance. There are no objections to the proposals in term of their design or visual impact. The extensions are modestly sized and are not out of proportion with the existing property. Whilst parts of the development would be seen from the roadside this is not considered to be an issue. The surrounding area does not have a strict uniform appearance and the extensions/alterations would not have an adverse impact upon the appearance of the dwelling itself or the surrounding area. A suitably worded condition would ensure that all new materials would match as close as possible those of the existing dwelling.

Amenity
There are no objections to this application in terms of neighbour amenity. The front porch will not affect any neighbouring dwelling and the side and rear extensions will not have any adverse impact upon neighbouring principal windows.

Parking
At approximately 2m x 2.2m the new porch would have a footprint only very slightly larger than the structure currently in place (footprint approximately 1.9m x 1.9m) and would not impact upon the level of off road parking available at the front of the house. The proposal does involve the loss of a garage however it is important to note that the proposal does not involve the addition of any more bedrooms (which can often create an increased need for parking space) but in any case the Council does not have any 'Saved' parking standards.

CONCLUSION / PLANNING BALANCE

For the above reasons it is considered that the proposal will not raise any adverse design, visual amenity or parking issues and there fore complies with the above relevant policies of the Core Strategy. There are no 'in principle' objections and therefore the application is recommended for approval.

OFFICER RECOMMENDATION : Approve subject to conditions.

Case Officer: Lisa Jackson
Recommendation Date: 15th December 2017.

X

Signed by: Jane Colley

On behalf of Staffordshire Moorlands District Council