DELEGATED DECISION REPORT

SMD/2017/0828 **Valid 12/12/2017**	**9 CHAPEL LANE** **BIDDULPH MOOR**	**SINGLE STOREY REAR EXTENSION TO EXISTING DWELLING** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design, character and appearance;
- Impact on the residential amenity of nearby properties; and
- Highway safety.

DESCRIPTION OF SITE

This application relates to no.9 Chapel Lane, a residential plot located within the Biddulph Moor Village Development Boundary. The site is positioned on the eastern side of the highway and forms part of a linear form of development of varied character. The site comprises a detached bungalow an associated outbuilding with off-street parking to the front and private garden to the rear.

PROPOSAL

Approval is sought for the construction of a single storey extension that is to occupy the northern half of the rear elevation. The extension is to be constructed with a dual pitched roof that is to run perpendicular to the main roof and all external building materials are to match the existing. The extension is to project 5.3m and is to measure circa 6m in width. Sliding patio doors are proposed within the rear elevation and 2no. secondary windows are proposed to the south elevation. Rooflights are proposed within the north facing and south facing roof slopes.

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

Paragraph(s) 1 - 17
Section(s) 7

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/2016/0565 Proposed detached garage
Approved, 12.12.2016

CONSULTATIONS

Publicity

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

Public Comments

No comments received.

Town / Parish Comments

Subject to consideration of Severn Trent concerns.

Severn Trent Water

As the proposal has minimal impact on the public sewerage system STW have no objections to the proposals and do not require a drainage condition to be applied.

Staffordshire County Council Highways

No comments received.

OFFICER COMMENTS

Principle of Development

At the heart of the NPPF is a presumption in favour of sustainable development. Polices SS1 and SS1a seek to ensure that new development is located in sustainable locations and contribute positively to the social, economic and environmental improvement of the area. Planning applications that accord with the policies in the Core Strategy will be approved without delay, unless material considerations indicate otherwise.

Biddulph Moor is identified as a ‘Larger Village’ where development of an appropriate scale and nature will be allowed.

Design

Section 7 of the NPPF outlines the importance of the design of the built environment, stating that good design is a key aspect of sustainable development and is indivisible from good planning. Development should function well and add to the overall quality

of an area, establishing a strong sense of place and reflecting the identity of the local surroundings.

Para 64 states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. Core Strategy policy DC1 expects all new development to be well designed to respect the site and its surroundings; having regard to matters of scale, density, layout, siting, landscaping, character and appearance in line with the Council's Design SPG.

The proposed extension has been appropriately designed to respect the character and appearance of the original bungalow. It is to be positioned on the rear elevation and as such views of the development from public vantage points would be limited. It is not considered that the proposal would appear unduly prominent, enabling the scale and form of the original bungalow to dominate. The proposal is considered to accord with the design objectives of policy DC1.

Amenity

In accordance with para 17 of the NPPF and Core Strategy policy DC1, all new development must 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 forms part of a linear form of development and is bound to the north, east and south by residential properties. No.7 is positioned to the north of the site and due to the positioning of an existing outbuilding it unlikely to be unduly impacted upon by the development.

No.9a bounds the site to the south and due to the site topography sits approximately 500mm below the ground level of the application site. The site boundary is served by a retaining wall and fence. The proposed extension would be positioned approximately 7m from the shared site boundary and circa 8m from the north elevation of this neighbouring property. At the distances presented it is not considered that the extension would appear overbearing, nor is it considered likely that the proposed side facing secondary windows would result in an unacceptable loss of privacy. This neighbouring property is positioned to the south of the proposed extension and as such would not suffer overshadowing or loss of light.

No.4 Cedar Grove occupies the site to the rear and is separated by a flat roof carport. Taking account of the orientation of this neighbouring property relative to the application dwelling and the nature of the boundary treatment, which comprises of a timber fence, it is not considered that the extension would result in significant injury to the amenity of this neighbouring property.

Highway Safety

Core Strategy policy DC1 seeks to ensure that new development can be accessed in a sustainable manner; ensuring that development does not lead to an increase in on street parking. The proposed development would facilitate an open plan kitchen,

dining and living space that would enable the provision of 1no. additional bedroom within the existing footprint of the bungalow. This would serve to create a 2no. bedroom bungalow. Sufficient on-site parking provision exists to adequately serve a property of this size without undue harm to highway safety.

CONCLUSION / PLANNING BALANCE

This application is considered to adequately accord with the relevant design, amenity and highway safety policies of the Development Plan and as such a recommendation of approval is given.

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 06.02.2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council