**DELEGATED DECISION REPORT**

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| **SMD/2017/0804** | **23 GREEN LANE** | **PROPOSED EXTENSIONS** |
| **Valid 08/12/2017** | **BLYTHE BRIDGE** | **AND ALTERATIONS TO THE SIDE AND REAR.** |
| | | **(FULL - HOUSEHOLDER)** |

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## MAIN ISSUES

- Design, character and appearance;
- Amenity

## DESCRIPTION OF SITE

No.23 Green Lane comprises a semi-detached circa 1940's dwellinghouse positioned towards the front of a long rectangular plot. The site is located within a linear form of development within an area that is predominantly residential in character. A detached single garage is positioned towards the rear of the dwellinghouse, adjacent to the north east site boundary. On-site parking is provided forward of the dwellinghouse.

## PROPOSAL

Planning approval is sought for the construction of a single storey side extension that is extend the full depth of the dwellinghouse with the exception of the provision of a small step to the front. The extension is to measure 2.2m in width. A hipped roof formation is proposed and external building materials would match those of the existing house.

## 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

There is no planning history relevant to the determination of this application.

## CONSULTATIONS

### Publicity

Site Notice expiry date: 31.01.2018
Neighbour consultation period ends: 09.01.2018
Press Advert: N/A

### Public Comments

No comments.

### Town / Parish Comments

No objection.

### Highway Authority

No objection, Green Lane is a private road.

### Severn Trent

No objection.

### SCC Mineral Authority

No comments to make.

## OFFICER COMMENTS

### Principle of Development

Core Strategy policy SS1 states that the Council will expect the development and use of the land to contribute positively to the social, economic and environmental improvement of the Staffordshire Moorlands. CS policy SS1a states that when considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. The application site is located within a defined Development Boundary, close to local amenities and public transport links. This application is therefore considered to be acceptable in principle subject to matters design and amenity.

### Design

In terms of design CS policy DC1 expects all new development to be well designed to respect the site and it's surrounding; having regard to matters of scale, density, layout, siting, landscaping, character and appearance in line with the Council's Design SPG.

Paragraph 56 of the NPPF advises that Central Government attaches great importance to the design of the built environment. Paragraph 63 comments that in determining applications, great weight should be given to outstanding or innovative designs which help to raise the standard of design more generally within the area. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of the area.

The proposed development presents an extension of appropriate proportions that respects the scale and form of the host dwelling. The extension has been stepped back from the principle elevation which offers a degree of subordination. External building materials are to match those of the host dwelling and are considered to be acceptable. As such the development would meet there requirements of Policy DC1.

**Amenity**

Core Strategy policy DC1 requires all new development to protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping. The proposed extension is not considered to be of a scale or nature that is likely cause significant injury to the amenity of nearby properties. No objections have been received. The closet neighbouring property to the north is positioned at a sufficient distance to ensure that the development would have no overbearing impact.

**CONCLUSION / PLANNING BALANCE**

The proposed extension is considered to be of an acceptable design and scale that would not be considered to detract from the character and appearance of the application site or wider area. The development is unlikely to cause significant injury to the amenity of nearby properties and the application is considered to accord with the relevant policies of in the Development Plan.

**OFFICER RECOMMENDATION : Approve**

**Case Officer: Lisa Howard**
**Recommendation Date: 12.02.2018**

X

Signed by: Jane Colley

**On behalf of Staffordshire Moorlands District Council**