DELEGATED DECISION REPORT

SMD/2017/0668 **Valid 23/10/2017**	**81 CONWAY ROAD** **KNYPERSLEY**	**PROPOSED REMOVAL OF EXISTING CONSERVATORY AND CONSTRUCTION OF SINGLE STOREY REAR EXTENSION.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Character, design and appearance;
- Impact on the amenity of nearby properties; and
- Highway safety.

DESCRIPTION OF SITE

This application relates to no.81 Conway Road, a site located on the southern side of a small residential cul-de-sac comprising 9no. detached bungalows. The site is enclosed by a wall and is accessed via gates positioned within the site frontage. Works in association with the development had commenced at the time of the case officer site visit.

PROPOSAL

Planning approval is sought for the construction of a single storey rear 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
SS5b Biddulph Area Strategy
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/1985/0652	Extension to lounge and erection of car port Approved
SMD/1993/0558	Ground floor extension to form bedroom Refused
SMD/1995/0754	Erection of conservatory Approved
SMD/2016/0728	Proposed single storey bedroom extension to rear with pitched roof to replace conservatory Approved

CONSULTATIONS

Publicity

Site Notice expiry date: 13.02.2018
Neighbour consultation period ends: 28.77.2017
Press Advert: N/A

Public Comments

Objection has been received on the following grounds:-

- Loss of privacy due to skylight.

Town / Parish Comments

No objection subject to no valid neighbour concerns.

Severn Trent Water

The proposal has minimal impact on the public sewerage system. No objection and no requirement for a drainage condition to be applied.

SCC Minerals and Waste

No comments to make.

OFFICER COMMENTS

Principle of Development

At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as 'a golden thread running through both plan-making and decision-taking'. In accordance with policy SS1, the Council expects the development and use of land to contribute positively to the social, economic and environmental improvement of the Staffordshire Moorlands. Planning applications that accord with the policies contained in the Core Strategy shall be approved without delay, unless circumstances indicate otherwise.

The application site falls within the Biddulph Town Development Boundary, where in accordance with Spatial Strategy SO1, development of an appropriate scale and

nature will be allowed. The principle of development is therefore considered to be acceptable subject to accordance with all other policies contained in the Core Strategy.

Design

Section 7 of the NPPF outlines the importance of the design of the built environment and states 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 the area, establishing a strong sense of place and reflecting the identity of the local surroundings. Although paragraph 60 of the NPPF advises that decisions should not attempt to impose architectural styles or particular tastes, it highlights that there should be substantiated requirements to conform to certain development and styles and that it is proper to seeks promote or reinforce local distinctiveness.

Paragraph 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 requires development to be designed to respect the site and its surroundings and to promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

This application seeks approval for the construction of a single storey rear extension that is to serve as a dressing room to a bedroom that was approved and constructed by virtue of planning reference SMD/2016/00728. The extension is to have a hipped roof. A velux roof light windows is proposed to be located within the rear roofslope and plans have been amended to accurately show the position of suntube rooflights. The extension would not be visible from public vantage points and the scale and proportions of the extension are considered to be acceptable.

The proposed plans refer to rendering of the existing property. The previous approval included a condition requiring the extensions to be constructed in materials to match the existing dwelling. The area in which the property is located is characterised by brick and therefore the rendering is not considered to be appropriate. This will be addressed by condition.

The development is considered to accord with the design principles of section 7 of the NPPF and policy DC1 of the SMDC Core Strategy.

Amenity

In accordance with paragraph 17 of the NPPF and policy DC1 development should 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 is bound by no.79 Conway Road to the north which will be impacted upon the most by the development. A site visit confirmed that the shared site boundary is served by a closed board timber fence and hedging. A driveway that serves no.79 occupies the land located between the main dwelling and the shared

site boundary. No windows, with the exception of a suntube are to be located within the north facing elevation of the proposed extension. Consideration has been given to the concerns raised; however a suntube serves to provide additional light and does not offer an outlook. Additionally the proposed rooflight that is to be positioned within the rear elevation would offer views upwards and not across.

The extension, infills a corner formed by the approved extension and the existing dwelling. It is thus screened from the property to the other side by the approved extension and given that no. 79 is angled away from the boundary and the fact that it does not project beyond the existing elevations no overshadowing is anticipated. Therefore by virtue of its single storey nature and positioning relative to numbers 79 and 83 Conway Road would not appear unduly overbearing or intrusive.

It is considered that the proposal would accord with the amenity objectives of the NPPF and policy DC1 of the SMDC Core Strategy.

Highway Safety

Core Strategy policy DC1 seeks to ensure that provision is made for safe and satisfactory access and to ensure that the parking requirements arising from the development are met. The proposed development would not provide any additional bedroom accommodation. Existing on-site parking provision is considered to be acceptable and as such sufficiently accords with policy DC1.

CONCLUSION / PLANNING BALANCE

This application is considered to be of an acceptable design and scale that positively respects the scale and proportions of the host dwelling and the prevailing streetscene character. The development would not result in significant injury to the amenity of nearby properties or harm to highway safety. This application is therefore considered to accord with the policies of the National Planning Policy Framework and Staffordshire Moorlands Core Strategy

OFFICER RECOMMENDATION : Approve

Case Officer: Lisa Howard
Recommendation Date: 14.02.2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council