DELEGATED DECISION REPORT

SMD/2017/0845	**19 DOVAL GARDENS**	**PROPOSED TWO STOREY**
Valid 20/12/2017	**UPPER TEAN**	**SIDE EXTENSION**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Principle of development;
- Design and visual impact;
- Neighbour amenity;
- Highways

DESCRIPTION OF SITE

The application site is number 19 Doval Gardens, a detached, two-storey dwelling occupying a cul-de-sac location within Upper Tean. The property benefits from off-road parking to the front and side of the house and garden/patio area to the rear. Bounded by timber panel fencing (to the sides/rear) the application site forms part of a wider built up residential area. Land levels within the site do not vary significantly; there is a slight drop towards the rear boundary.

For the purposes of planning policy consideration the application site is located within the Upper Tean Village Development Boundary. The site does not lie within a Conservation Area and there are no Listed Buildings within the vicinity.

PROPOSAL

The application is for the erection of a single storey rear extension and a two-storey side extension. The rear extension would allow for the enlargement of the lounge area. The side extension would add a garage, utility and study at ground floor level and two bedrooms above.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

SS1	Development Principles
SS1a	Presumption in Favour of Sustainable Development
SS6a	Larger Villages Area Strategy
DC1	Design Considerations

Supplementary Planning Guidance

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

National Planning Policy Framework

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

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

80/09151/OLDDC	Change of use from clothing factory to the manufacture of re-moulded tyres. Approved.
01/00525/OUT	Outline application for residential development. Withdrawn.
02/00720/FUL	Erection of 20 dwellings. Refused.
02/01173/FUL_MJ	residential development. Approved.

CONSULTATIONS

Publicity
Site Notice expiry date: 8/2/18
Neighbour consultation period ends: 24/1/18

Public Comments: None received.

Checkley Parish Council: Support the application.

Severn Trent Water: The proposal has minimal impact on the public sewerage system therefore no objections to the proposals and do not require a drainage condition to be applied. Recommend informative advising of the potential for a public sewer crossing through the site.

OFFICER COMMENTS

Principle of Development
The application site is located within the Upper Tean Village Development Boundary and as such there are no objections in principle to a domestic extension at this property subject to all other material planning matters being satisfied. In this instance the matters to consider are those of design, visual impact, neighbour amenity and highways.

Design/visual amenity
Neither the ground floor rear, nor the two storey side extensions raise any design or visual impact objections. The rear extension is modestly sized and has a simple lean-to style roof. The applicants propose a wide set of bi-folding doors, four roof lights and outwards opening French doors. The two storey side extension is also modestly sized in relation to the existing house, its width is proportionate and its secondary appearance would be further emphasised by its lower ridgeline and the setting back of the roof slope. At first floor level the front wall would also be set back and a small lean-to roof would add a visual feature above the new garage door. The applicants intend to use matching brick and roof tiles and a suitably worded condition could be added to the decision notice to ensure that this is achieved.

The surrounding residential area does not have a uniform appearance. There are design similarities between the properties but an extension to number 19 would not harm the character of the area and would not look out of place within the street scene. The proposed addition is simple in its form, would sit neatly against and compliment the appearance of the existing house.

Neighbour amenity
As the application site is located within a built up residential area there is the potential for the extensions to have some impact upon the amenity of neighbours. Number 20 Doval Gardens is positioned to the north west of the application property. Other than the small, non-principal window at first floor level the gable end of number 20 does not contain any facing windows, the only other feature is an attached, pitched roof garage. The garage of number 20 extends right up to the shared boundary but the plans show that the proposed two storey structure would not connect to the garage, there would be a small gap ensuring that the two properties remained detached. Number 18 Doval Gardens is located to the south east of the application site and is of a similar design to the applicants' own property. Only the rear extension has some potential to impact upon the occupants of number 18 but the positioning of the two properties and the modest projection means that the ground floor extension would not have any adverse impact upon its neighbour.

The ground floor extension would extend 2.7m from the rear wall of the house. This part of the proposal would appear to be Permitted Development but in any case would not have any harmful amenity impact upon the neighbours. There are dwellings to the rear of the application site, the gardens of the rows of properties providing an approximate 18m separation distance. The ground floor extension will have no impact upon the dwellings to the rear. It is noted that at first floor level the 18m (approx.) separation distance would not be reduced as this application proposes a side extension which matches the depth of the existing house. Whilst the development would see the addition of another first floor window it is noted that this would serve a small bedroom (number 4), it is not a principal window and is not directly in line with any windows to the rear.

Highways
It is noted that the Council does not have any 'Saved' policies/standards in relation to parking. However, the site visit clearly demonstrated that three cars could be parked at the front of the house. The allowance of this application would not reduce the parking provision as part of the extension includes a single garage. Three parking

spaces for a five bed property is a reasonable number. As a point of guidance this standard was formally adopted within the Staffordshire Moorlands Local Plan (Appendix 4) where it was specified that dwellings with four bedrooms or more should have space for three private vehicles within the curtilage, one of which must be a garage or a space on which a garage can be built.

CONCLUSION / PLANNING BALANCE

The proposed extensions are considered to be of a good design in relation to the existing dwelling and would have no adverse visual impact upon the surrounding area. Furthermore, the application does not raise any neighbour amenity concerns and the resultant provision of three off-road parking spaces is considered acceptable. For these reasons the application is recommended for conditional approval.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson
Recommendation Date: 22/2/18

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council