DELEGATED DECISION REPORT

SMD/2018/0160	**12 FARNHAM DRIVE**	**PROPOSED PORCH**
Valid 16/03/2018	**BIDDULPH**	**EXTENSION TO FRONT.**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE
The application relates to a two storey semi-detached dwelling in Farnham Drive. It has a detached garage which is situated towards the back of the driveway, to the side of the dwelling.

The application site is bound by other residential dwellings on each side.

PROPOSAL
The application seeks planning permission for the addition of a porch to the front of the dwelling. It is proposed to project out 1.9m from the front wall of the dwelling and is 2m in width. The elevation plans indicate that the entrance door would be to the side of the porch, which is nearest to No. 10 Farnham Drive. The porch is proposed to measure 2m to eaves height and 3.3m to ridge, with a dual pitch roof. The submitted plans indicate that there will be a window to the front elevation and a door in the side elevation.

There is an existing veranda over the front door which would be removed as part of the proposed development.

The application form submitted with the planning application indicates that the proposed porch will be constructed of matching brick and roof tiles, with white uPVC doors and windows.

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 relevant planning history associated with the application site

CONSULTATIONS
Publicity
Site Notice expiry date: 25/04/2018
Neighbour consultation period ends: 11/04/2018
Press Advert: N/A

Public Comments
N/A

Town / Parish Comments
N/A

Severn Trent Water
No objections

Environmental Health
N/A

Staffordshire County Council Highways
N/A

OFFICER COMMENTS
Principle of Development
Section 38 (6) of the Planning and Compulsory Act 2004 requires proposals to be determined in accordance with the Development Plan taking into consideration any material considerations relevant to the determination of the application.

The local development plan for this site comprises the Staffordshire Moorland Core Strategy (adopted 26th March 2014) and any relevant Supplementary Planning Documents (SPD's).

The National Planning Policy Framework (NPPF) published in March 2012 sets out the Government's planning policies for England and how these are expected to be applied. As stated in paragraph 2 of the NPPF, the document is a material consideration which must be taken into account in planning decisions.

The proposed development is within the curtilage of the site and is situated within the development boundary as highlighted on the adopted core strategy proposals map.

In light of the above, the principle of development is considered to be acceptable subject to the application demonstrating compliance with relevant national and local planning policy relating to design and amenity.

Design
Policy SS1 of the adopted core strategy sets out a number of development principles

which new development should adhere to in order to contribute positively to the social, economic, and environmental improvement of the Staffordshire Moorlands.

Policy SS1a of the adopted core strategy reflects the presumption in favour of sustainable development set out within the National Planning Policy Framework (NPPF). It states that planning applications that accord with relevant policies in the Local Plan will be approved without delay.

Policy DC1 of the adopted core strategy sets out a list of design considerations that new development should incorporate into any new scheme. It states that all development shall be well designed and reinforce local distinctiveness by positively contributing to and complementing the special character and heritage of the area.

Chapter 7 of the NPPF highlights the importance of good design, that good design is indivisible from planning and should contribute positively to making places better for people.

The submitted application form confirms that the proposed porch will be constructed and finished with materials to match the existing dwelling. Whilst there are currently no other porches along this side of Farnham Drive, there are other structures further down the road which are forward of the building line. The proposed porch is slightly larger than the size of porch which would be classed as permitted development. It is considered that the application is sympathetic to its location and is considered to comply with policy in terms of design.

Amenity
Policy DC1 of the adopted core strategy states that new development should be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance; protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

Paragraph 17 of the NPPF highlights twelve principles that should underpin both plan-making and decision taking. One such principle is that planning should always seek to secure high quality design and good standard of amenity for all existing and future occupants of land and buildings.

Due to its limited projection, single storey height and distances from the boundaries there will be no overshadowing of windows in the front elevations of the neighbouring houses. Due to the small size of the porch it is not considered to be a habitable room and therefore no privacy issues will arise as a result of overlooking from the proposed windows.

Highway Safety
Policy T1 of the adopted Core Strategy sets out the Council's position on development and sustainable transport. It states that the Council will promote sustainable patterns of transport which reduce reliance on the private car. It also requires that the appropriate level of car parking is provided.

The Highways Authority have not commented on this application. It is not considered that the proposed development would have an impact upon car parking and complies with Policy T1 in this regard.

CONCLUSION / PLANNING BALANCE
This application seeks planning permission for the erection of a porch to the front of 12 Farnham Drive, Biddulph. The site is located within the development boundary and the principle of development is considered to be acceptable in this location.

Overall, it is considered that the proposed development complies with relevant local development plan policies and other material considerations which includes the NPPF. In accordance with paragraph 14 of the NPPF the application is thereby recommended for approval subject to appropriate conditions being attached.

OFFICER RECOMMENDATION : Approve

Case Officer: Laura Barrowclough
Recommendation Date: 30th April 2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council