DELEGATED DECISION REPORT

SMD/2018/0170	**37 FURLONG DRIVE**	**FIRST FLOOR REAR**
Valid 19/03/2018	**UPPER TEAN**	**EXTENSION.**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Amenity
- Design

DESCRIPTION OF SITE
The application site is located within Upper Tean and relates to a two storey detached dwelling at the head of a cul-de-sac known as Furlong Drive. The application site has a large garden to the rear which includes an existing outbuilding. The application is located within the Checkley ward and lies within the development boundary.

To the north, the application site is bound by dwellings on Furlong Drive which face directly towards the side elevation of No. 37. To the east, the application site is bound by the road which serves the cul-de-sac. To the south, the application site is bound by further detached dwellings on Furlong Drive. To the east the application site is bound by agricultural land which is within a special landscape area. There is a change in levels to the rear of the dwelling, with the garden dropping away to the agricultural land at the rear.

PROPOSAL
The application seeks planning permission for a first floor extension to the rear of the dwelling. This would accommodate a larger bathroom and an alteration to the roof line.

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/1979/0763 Details of residential development APPROVED

SMD/1980/0792 Construction of four dwellings on plots 83, 84, 91 and 92

SMD/1982/0961 Residential development APPROVED

SMD/1986/0778 Details of 30 dwelling houses APPROVED 28/04/1987

SMD/1987/0711 Details of 30 dwelling houses APPROVED

SMD/1999/0158 Single storey side extension to form study and dining room APPROVED 26/01/2000

SMD/1999/0840 Single storey domestic extension APPROVED 02/08/1999

SMD/2000/0310 1st floor bathroom over existing utility room APPROVED 02/05/2000

CONSULTATIONS
Publicity
Site Notice expiry date: 25/04/2018
Neighbour consultation period ends: 16/04/2018
Press Advert: N/A

Public Comments
N/A

Checkley Parish Comments
Support the application

Severn Trent Water
No objections

Environmental Health
N/A

Staffordshire County Council Highways
N/A

OFFICER COMMENTS
Principle of Development
Spatial Objective SO1 seeks to make provision for the overall land use requirements for the District.

Policy SS1 of the Adopted Core Strategy relates to development principles. It states that the Council expect development to contribute positively towards the social, economic and environmental improvement of the District.

Policy SS1a of the Adopted Core Strategy sets out the Council's presumption in favour of sustainable development. It states that when considering development proposals, the Council will take a positive approach which reflects the presumption in the NPPF.

The proposed development is located on land which falls within the development boundary where the principle of development is acceptable, subject to compliance with other relevant planning policies.

Design
Policy DC1 of the Adopted Core Strategy concerns design considerations. It states that all development shall be well designed and reinforce local distinctiveness contributing positively to the special character and heritage of the District.

The proposed development is to be constructed in red brick with a tile roof and white uPVC windows, to match with the existing dwelling. The proposal is considered to be in keeping with the existing dwelling. The proposed extension will change the pitch of the roof to the rear, bringing it within 17° of the ridgeline. It will also remove the dormer window element and instead have a simple window which matches with the other rear windows serving the bedrooms. The ridgeline is still set down in height from the ridge of the main dwelling and is considered to be subservient in this regard. The proposed extension will be to the rear of the dwelling and will not be seen from a public vantage point. As a result, it is considered that the proposed design is in keeping with the surrounding character and is acceptable when considered against national and local planning policy.

Amenity
In accordance with Policy DC1 all new development should be designed to protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook and privacy.

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.

An assessment of the proposed development in relation to the neighbouring properties has been carried out. The proposed extension cannot be seen from the opposite side or front elevations, it is not considered that it will have an impact upon neighbours at No. 34 Furlong Drive. It is noted that there is a conservatory to the rear of No. 35. In relation to the impact which the proposed development would have on No. 35 Furlong Drive, it is acknowledged that there would be a larger building mass present but that this would not cause any overlooking, loss of privacy or loss of light. This is because the rear elevation of No. 35 is set back further than the proposed extension and is orientated at an angle which is turned away from No. 37 slightly.

The proposed development has one window in the rear elevation looking out towards the open countryside. This is in roughly the same position as the existing dormer window.

Highway Safety
The Highways Authority has not raised any objection to the proposed extension. It is considered that the proposal would not have an impact upon the Highway and as such accords with Policy T1 of the Core Strategy.

CONCLUSION / PLANNING BALANCE
This planning application seeks permission for a first floor extension to the bathroom, which would involve raising the angle of the roof and removing the existing dormer.

The proposed extension is in keeping with the existing dwelling and would not cause any amenity issues with neighbouring dwellings. The proposed development accords with planning policy and it is recommended that the application is approved.

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