DELEGATED DECISION REPORT

SMD/2018/0246	**2 HAZELWOOD ROAD**	**PROPOSED SINGLE STOREY**
Valid 23/04/2018	**ENDON**	**FRONT ELEVATION**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity
- Arboriculture

DESCRIPTION OF SITE
The application relates to a two storey detached dwelling located on Hazelwood Road, Endon. The dwelling is situated on a triangular plot which is bound to the north by a Public Right of Way (Endon and Stanley 18) which runs along the edge of the Green Belt.

PROPOSAL
The application seeks planning permission for the demolition of a conservatory and construction of a single storey family room, to create additional living accommodation.

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
NE1 Biodiversity and Geological Resources
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/2003/0699 Conservatory APPROVED 12/05/2003

SMD/2005/1170 Single storey extension APPROVED 25/10/2005

CONSULTATIONS
Publicity
Site Notice expiry date: 01/06/2018

Neighbour consultation period ends: 14/05/2018
Press Advert: N/A

Public Comments
N/A

Town / Parish Comments
N/A

Environmental Health
N/A

Severn Trent Water
No objections

Staffordshire County Council Highways
N/A

Arboriculture
The Council's arboricultural officer had the following comments on the application:

The application proposes removal of an existing conservatory to the front (south) elevation, with construction in its place of a single storey extension of slightly larger footprint but essentially on the same position as the conservatory to be removed.

There are 2 existing Yew trees protected by TPO on the northern boundary of the property, but the proposed development would have no direct or indirect impact on these trees. There are no other significant trees, on- or off-site, which would be affected either.

I have no objection to this application. Given the separation between the conservatory/proposed replacement extension and the protected trees, with the existing main dwelling intervening, there is no requirement in this instance for any tree protection conditions to be imposed in the event that planning permission is granted. In addition, the garden to the application property is enclosed by established hedges, and there appears to be no requirement to impose any additional landscaping condition.

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.

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.

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 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 extension will have rendered walls and a blue / grey roof, to match with the existing dwelling. This will be more in keeping with the main dwelling than the existing conservatory. The height of the proposed extension is 3.8m (to ridge), being a dual pitched roof with a glazed gable feature overlooking the garden. This is 1m greater than the existing conservatory. The width of the extension is 4.3m which protrudes out from the front elevation, this is approximately 1m greater than the existing conservatory. The length of the proposed extension is 3.5m, this is roughly the same as the existing conservatory.

The plans are considered to be a high quality design and compliant with Policy DC1 of the adopted Core Strategy as well as Chapter 7 of the NPPF. The proposed extension is considered to represent sustainable development.

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.

The proposed development has been assessed from the point of view of neighbouring dwellings. The closest dwelling is located 6m to the west of the proposed extension, which is the same distance as the existing conservatory. There is a strong boundary between the application site and No. 4 in the form of a 2m high fence and landscaping. The roof of the existing conservatory can be seen from the highway and from No. 4, it is not considered this would be worsened by the proposed development, resulting in a greater degree of overlooking. In terms of overshadowing, there would a greater degree of overshadowing because the proposed extension is longer and a solid mass, rather than a glazed development. However, it is considered that the proposed development is located a sufficient enough distance from No. 4 not to cause any greater harm in amenity terms.

The proposed development has three windows to the side elevation which faces towards No. 4, these are in exactly the same location as the side windows in the top of the existing conservatory. They are located at a height of 1.6m above floor level and it is not considered they would result in a greater amount of overlooking than the existing situation. To the side elevation which faces No. 4 there are also two proposed sky light windows in the roof, to allow further light into the room. To the front elevation, there is a large gable feature window which follows the same angle as the roof pitch. To the other side elevation there is a set of bi-folding doors which open out onto the garden to the front of the dwelling.

It is considered that the proposal will not result in any adverse impacts to the residential amenity of current or future occupiers of neighbouring dwellings. As such it is considered that the application complies with Policy DC1 and paragraph 17 of the NPPF, and constitutes sustainable development with regards to amenity, in accordance with Policy SS1a of the adopted Core Strategy and paragraph 14 of the NPPF.

Arboriculture
Policy NE1 of the Core Strategy seeks to conserve and enhance biodiversity and geological resources.

There are two existing Yew trees protected by TPO on the northern boundary of the property. It is considered that the proposed development would have not direct impact upon these trees due to the existing conservatory and the separation between the dwelling and trees.

Highway Safety
Policy T1 of the Core Strategy concerns development and sustainable transport. This sets out that the Council will support and promote development which reduces reliance on the private car. It also states that development should refer to the appropriate parking standards as laid out in national guidance.

The proposed development lies on a Public Right of Way. The extension is to the opposite side of the dwelling than the PROW and it is not considered that it would be adversely affected by the proposals.

The proposals do not propose to increase the number of bedrooms at the dwelling. On this basis it is not considered that neither the number of people nor the number of private cars at the dwelling would increase. Therefore, it is considered that the proposed development does not need to provide any additional car parking.

In light of the above, it is considered that the proposed development accords with Policy T1 of the Core Strategy.

CONCLUSION / PLANNING BALANCE

The application seeks planning permission for the demolition of the existing conservatory and construction of a single storey extension to provide additional living accommodation to the ground floor.

The site is located within the development boundary for Endon and on the edge of the Green Belt. The principle of development in this location is considered to be acceptable. The proposed development would not affect the Public Right of Way which runs to the north of the property.

The plans which have been submitted as part of the planning application show the extension to be a high quality design which is considered to accord with Policy DC1 and Chapter 7 of the NPPF. It is not considered the proposed development would have a detrimental impact upon residential amenity. Similarly, it is not considered that the proposed development would have an impact upon the TPO trees to the northern boundary.

Overall, this application is considered to accord with all relevant local development plan policies and other material considerations which include the NPPF. In accordance with paragraph 14 of the NPPF the application is thereby recommended for approval.

OFFICER RECOMMENDATION : Approve

Case Officer: Laura Barrowclough
Recommendation Date: 11th June 2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council