DELEGATED DECISION REPORT

SMD/2018/0286	**22 CORNFIELD ROAD**	**REBUILDING AND EXTENDING**
Valid 08/05/2018	**BIDDULPH**	**EXISTING GARDEN ROOM**
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The application site comprises a parcel of land east of Cornfield Road, Biddulph which contains a detached two storey residential dwelling and its associated curtilage. The curtilage is made up of an area of parking provision to the front and a garden to the rear.

The dwelling is constructed of a red brick with a tiled roof and all windows and doors finished in a white UPVC. The rear elevation is characterised by a conservatory which extends outwards from the ground floor living room by 3.75m and spans a width of 3.7m. The conservatory has an overall height of 3.5m.

The site is bounded to the north by No. 20 Cornfield Road and to the south by No.24 Cornfield Road. Both boundaries are characterised by a timber bordered fence approx. 1.8m in height. The eastern boundary to the rear of the garden is a line of mature vegetation.

PROPOSAL

The application seeks approval for the rebuilding and extension of this existing conservatory/garden room.

As shown on the submitted plans (Ref: 2954/01/D) and Application Form, the replacement garden room would be constructed of a red brick to match the existing dwelling and have a dual pitched roof. The garden room would extend outwards from the rear elevation by 4.7m and span a width of 4.3m. The replacement structure is shown to reach a height to eaves level of 2.3m and have an overall height of 3.75m.

The plans show the extension to include a narrow window just below the eaves and a velux rooflight in the side elevation, and a large window in the rear. All windows would be finished in a white UPVC in line with the existing dwelling.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

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 Saved Policies of the Staffordshire Moorlands Local Plan (1998); Staffordshire Moorlands 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 Governments 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.

Core Strategy Development Plan Document (Adopted 2014)

S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
DC1 Design Considerations

National Planning Policy Framework

Achieving Sustainable Development	Paragraphs 1-17
Requiring Good Design	Paragraph 56

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1996/0776	Residential Development for 95 homes – Land off St Johns Road, Biddulph (Approved 20/05/96)

CONSULTATIONS

Publicity

Site Notice expiry date: 7th June 2018
Neighbour consultation period ends: 1st June 2018
Press Advert: N/A

Public Comments

No comments received

Town / Parish Comments

Biddulph Town Council – No comments received

Severn Trent Water

No objections and do not require drainage condition to be applied

OFFICER COMMENTS

Principle of Development

The proposed development is to be located entirely within the residential curtilage of the host property. The site is located within the development boundary of Biddulph and is not constrained by any sensitive statutory designation.

As such, and given the nature of the proposed development, the principle of development is considered to be acceptable subject to all relevant material considerations.

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 DC1 of the adopted core strategy sets out a list of design considerations that new development should incorporate into any new scheme. In particular 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.

The Design Principles SPD provides further guidance with regards to domestic extensions.

The proposal would see an existing conservatory being replaced with a structure of a marginally increased footprint of a similar scale and height. The replacement garden room would remain subordinate to the dwelling and would be of a similar character and appearance to the dwelling by virtue of matching materials and finishes. As such, the proposal is considered to demonstrate compliance with the design principles contained within policies SS1 and DC1 of the Core Strategy and the 'Design Principles' SPD.

Amenity

Policy DC1 of the adopted core strategy states that new development should protect the amenity of the area, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, and privacy.

The two properties which have the potential to be adversely affected by any development to the rear of the site are Nos.20 and 24 Cornfield Road which lie to the north and south respectively. Both boundaries are defined by timber fencing which stands approx.. 1.8m in height and both properties have conservatories to the rear of a similar scale and appearance to that at No.22. The replacement garden room would result in a marginal increase in footprint which would not lead to any adverse harm with regards to loss of sunlight, or overbearing impacts. The small side elevation window is not considered to result in any adverse harm to privacy or overlooking as it is positioned just below the eaves of the roof and would replace what is currently a transparent glass conservatory.

For the reasons above, it is considered that there would be no adverse impacts relating to neighbouring residential amenity in line with policy DC1 of the Core Strategy.

CONCLUSION / PLANNING BALANCE

Policy S1a of the adopted local plan reflects the presumption in favour of sustainable development set out within the National Planning Policy Framework (NPPF).

Paragraph 14 of the NPPF sets out the presumption in favour of sustainable development. For decision taking this means approving development proposals that accord with the development plan without delay unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or specific policies indicate development should be restricted.

The site is located within the development boundary of Biddulph and is not constrained by any sensitive statutory designation.

An assessment of the application has found that the proposed development would by virtue of its scale, form, layout, massing and visual appearance relate well to the existing dwelling and wider area in line with the design principles within policies SS1 and DC1 of the Core Strategy and paragraph 56 of the NPPF.

Due to the modest scale of the proposal and when considering what currently exists on site, there would be no adverse harm with regards to all aspects of residential amenity for neighbouring properties in line with policy DC1 of the Core Strategy.

In conclusion, the application has been judged to comply with all relevant local development plan policies and other material considerations including the NPPF. In line with policy SS1a of the Core Strategy and paragraph 14 of the NPPF, the application is recommended for approval subject to appropriate conditions.

OFFICER RECOMMENDATION: Approve with Conditions

Case Officer: James Stannard
Recommendation Date: 22nd June 2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council