DELEGATED DECISION REPORT

SMD/2018/0314	**21 COLWYN DRIVE**	**REAR EXTENSION**
Valid 21/05/2018	**KNYPERSLEY**	
		(FULL - HOUSEHOLDER)

MAIN ISSUES

- design
- amenity

DESCRIPTION OF SITE
Detached bungalow in estate of very similar creating a generally consistent street scene and relationship between properties. Existing rear projecting gabled element parallel to boundary with neighbour at No.19 to the NE.

PROPOSAL
Single storey rear extension across the full building width, part with flat roof extending 3.85m and part with dual pitch with rear projecting gable extending pre-existing gabled element by 1.9m creating a straight rear elevation. The apex of the gable would be c.4.2m above ground level.

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
SS5b Biddulph Area Strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework
Paragraph(s) 1 to 17
Section(s) 7 – Requiring Good Design

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
None on current record.

CONSULTATIONS

Publicity
Site Notice expiry date: 2nd July 2018
Neighbour consultation period ends: 12th June 2018
Press Advert: N/A

Public Comments
None

Town / Parish Comments
None received.

Severn Trent Water
The proposal has minimal impact on the public sewerage system. No objections to the proposals and no drainage condition required.

OFFICER COMMENTS

Principle of Development
Being within the development boundary the development is acceptable in principle. In this case the whole scheme of work only narrowly misses out on being permitted development and had the roof apex of the proposed gable extension not exceeded the 4m limit an application for permission would not have been required.

Design / Amenity
Whilst the flat roof to the rear extension is normally not encouraged, it is appropriate and consistent with the character and period of the estate. It is noted for example that a similar house opposite has a similar rear extension with flat roof edge just visible from the street scene which looks proportionate and in-keeping.

Consideration has been given to the implications for No. 19 to the NE which has a side-facing kitchen window looking out on the existing side elevation of the application property. This appears not to be the only window serving the kitchen but technically as the larger window it would be a 'principal' window. Noting that the proposed extension would be just 1.9m and that it is only very narrowly in excess of the height limit for PD (0.2m) the scheme is considered acceptable. An alternative 'fall-back' would be for a flat-roofed extension with attendant loss in design. The eaves height would not be changed and the pitched roof at least has a slope angled upwards away form the neighbour. It is noted there is no objection from the neighbour and on balance the pitched roof scheme is judged to give the better outlook for No19.

CONCLUSION / PLANNING BALANCE
Based on the above assessment approval is recommended.

OFFICER RECOMMENDATION : approve

Case Officer: Arne Swithenbank
Recommendation Date: 02/07/2018

X 

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council