DELEGATED DECISION REPORT

SMD/2018/0147 **Valid 23/04/2018**	**HIGHWAYMAN LODGE** **SANDY LANE** **THREAPWOOD**	**ADDITION OF VELUX WINDOWS TO THE EAST OF THE PROPERTY.** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design and visual impact.

DESCRIPTION OF SITE

The application site is the Highwayman Lodge, Sandy Lane, Threapwood, a detached, two storey dwelling sited towards the rear of the former Highwayman pub site. The site has been redeveloped to provide residential dwellings of various designs. The development can be seen from the roadside but as the application site is located towards the rear it is not visually prominent.

PROPOSAL

The application is for the insertion of one rooflight to serve the first floor master bedroom.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

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

National Planning Policy Framework

Paragraph(s) 1 to 17
Section(s)

7. Requiring Good Design

Supplementary Planning Guidance

1. Design Principles for Development in the Staffordshire Moorlands.

Supplementary Planning Document

1. Staffordshire Moorlands Design Guide

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SM2632	Construction of a car park. Approved
SM3218	Extensions and alterations to provide stage area, dressing rooms and walled beer garden. Approved.
78/05375/OLDDC	Change of use from ancillary living accommodation to TV lounges. Approved.
79/06626/OLDDC	Extension to existing car port. Approved.
04/01548/FUL_MJ	Conversion of vacant premises to 10 residential units, garaging and parking. Approved.
12/00982/FUL	Conversion of vacant premises to 8 residential units. Application Returned.
12/01138/FUL	Conversion of vacant premises to 8 residential units. Approved.
SMD/2014/0049	Amendment to approval 12/01138/FUL proposal to split approved unit 6 into two smaller dwellings. Approved.
SMD/2014/0646	Construction of a detached single garage in the garden curtilage of plot 9 and minor amendments to plot 9 elevations. Approved.

CONSULTATIONS

Publicity

Site Notice expiry date: 29/6/18
Neighbour consultation period ends: 14/5/18

Public Comments: No representations received.

Checkley Parish Council: No representations received.

OFFICER COMMENTS

The application is for the insertion of a single rooflight to serve a master bedroom at first floor level. Planning permission is required due to the removal of Permitted Development Rights and a further condition restricting the insertion of window

openings. The property already benefits from a number of rooflights on both sides of the roof, the new opening will match the design/appearance of the roof lights already in situ and therefore doesn't raise any design objections.

Whilst there are properties surrounding the application site it is considered that this proposal will not cause any adverse neighbour amenity impact. There are no neighbours to the south or the east. The neighbour to the west backs onto the application property and will not be affected (new rooflight to be within the eastern facing roofslope). Whilst the roof light would be seen from the curtilage of the property to the north it will not cause any material planning objections in respect of overlooking. The application property already has rooflights serving bedrooms which are closer to the northern neighbours boundary.

CONCLUSION / PLANNING BALANCE

The application is for a very simple development where planning permission is only required due to the removal of permitted development rights. The new opening would sit neatly alongside the other roof light openings, is similar in its size and will match the design and colour of those already in situ. The scheme does not raise any visual impact or neighbour amenity objections and therefore the application is recommended for approval subject to conditions.

OFFICER RECOMMENDATION : Conditional approval.

Case Officer: Lisa Jackson
Recommendation Date: 10/07/2018.

X

Signed by: Jane Colley

On behalf of Staffordshire Moorlands District Council