DELEGATED DECISION REPORT

SMD/2018/0361 **Valid 05/06/2018**	**1 WILLIAM CLOSE** **FORSBROOK**	**CONVERSION OF CONSERVATORY TO GARDEN ROOM & FRONT CANOPY** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design
- Amenity

DESCRIPTION OF SITE

The application site comprises a corner plot of land at the junction of William Close and Scarratt Drive, Forsbrook. It contains No.1 William Close; a two storey semi-detached dwelling constructed of a red brick with windows and doors finished in a typical white UPVC, and its associated curtilage. The curtilage is made up of a small area of hard standing accessed from William Close and a garden area, which is surrounded by a tall mature hedgerow.

The front principal elevation of the existing property faces southwest onto William Close. The north western side elevation which fronts Scarratt Drive is characterised by a conservatory which extends outwards from the ground floor lounge by 2.8m and spans a width of 4m. The height of the conservatory is shown on the existing elevation plans to be 2.1m to eaves level and 3.1m in overall height.

PROPOSAL

The application seeks consent to replace the existing conservatory with a garden room. The proposed plans show that this replacement structure would extend outwards from the side elevation by 3.0m and span a width of 5.4m resulting in a building line consistent with the existing lounge.

The replacement garden room is shown to have a height to eaves level of 2.4m and an overall height of 3.5m. The plans show that the garden room would incorporate a lean to roof off the side elevation, which also forms a canopy over the lounge window in the front elevation.

A set of bi-fold doors is shown to open out on to the front garden area, with two small windows incorporated into the north western side elevation. Two velux lights are included in the roof space.

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
SS6 Rural Areas Strategy
SS6a Larger Villages Area Strategy
DC1 Design Considerations

National Planning Policy Framework

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

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

SMD/1980/0530	Extensions to form larger garage and alterations to from cloakroom (Approved)

CONSULTATIONS

Publicity

Site Notice expiry date:
Neighbour consultation period ends: 27th June 2018
Press Advert: N/A

Public Comments

One member of the public has commented stating that the proposed plans are not able to be viewed online

Town / Parish Comments

Forsbrook Parish Council – No Objections

Severn Trent Water

No objections to the proposals and do not require a drainage condition to be applied.

SCC Minerals and Waste

No comments to make

OFFICER COMMENTS

Principle of Development

The proposed development comprises extensions to an existing dwelling which are situated entirely within its curtilage. The site is located within the development boundary of Forsbrook, defined as a Larger Village under the rural settlement

hierarchy set out at policies SS6 and SS6a of the Core Strategy respectively. The site is not constrained by any sensitive statutory designation.

Given the nature of development, and planning policy context set out above, the principle of development is considered to be acceptable, subject to all 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 proposed garden room would result in a marginal increase in footprint and height comparable to the existing conservatory but would continue to be subordinate and in proportion with the main dwelling. The proposed garden room would see the external walls be constructed of a light red brick with the roof made up of interlocking concrete tiles, consistent with materials used in the main dwelling.

In light of the above, it is considered that the proposed development relates well to the existing dwelling and wider street scene and accords with the design principles set out within policies SS1 and DC1 of the Core Strategy and paragraph 56 of the NPPF.

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.

Due to the modest nature of the proposed development and layout of neighbouring properties, the sole property which has the potential to be adversely affected is No.6 Scarrett Drive which shares a partition wall with No.1 William Close. The boundary of No.1 fronts onto the hard standing parking area for No.6 Scarrett Drive and is characterised by a timber fence approximately 1.8m.

The proposed garden room is not considered to result in any further harm to the amenity of No.6 Scarrett Drive due to the fact that there is transparent glazing in the rear of this conservatory facing this property with no fenestration in the rear elevation proposed in the replacement garden room.

There is therefore not considered to be any resultant adverse harm to the residential amenity of any neighbouring property in line with policy DC1 of the Core Strategy.

CONCLUSION / PLANNING BALANCE

Policy SS1a of the adopted core strategy 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 a Larger Village and is not constrained by any sensitive statutory designations. The application is therefore not subject to any of the restrictive policy areas set out at footnote 9 to paragraph 14 of the NPPF and as such the presumption in favour of sustainable development is engaged.

An assessment of the application has found the proposed development to accord 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: 10th July 2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council