DELEGATED DECISION REPORT

SMD/2018/0428 **Valid 04/07/2018**	**21 PORTLAND DRIVE** **FORSBROOK**	**SINGLE STOREY REAR AND SIDE EXTENSION (REPLACEMENT CONSERVATORY AND STORAGE/CARPORT)** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- Design
- Amenity
- Highway Safety

DESCRIPTION OF SITE

The application site comprises a parcel of land to the north of Portland Drive, Forsbrook. The site contains No.21 Portland Drive, a two storey semi detached red brick property with a tiled roof, together with its associated curtilage which is made up of an area of hard standing to the front and a garden to the rear.

The site is bounded by the public highway to the south and the rear boundary of No.53 Portland Drive to the north, the boundary defined by a line of thick mature vegetation. The site is flanked on both sides by residential development. To the west is No.19 and to the east No.23 Portland Drive.

The existing dwelling is characterised by a single storey flat room store room which sits between, and joined to, the gable walls of No.21 and 23, constructed of a red brick with felted roof, and a rear UPVC conservatory. The conservatory is situated to the side of an existing flat roof rear extension which is shown on the plans to serve as a dining room.

The existing plans show that the existing store spans a width of 2.7m with the front door having a width of 2.1m. The overall height of this store room stands at 2.5m. it is probable that when originally designed, this aspect served as a garage.

PROPOSAL

The application seeks consent for a ‘wrap around’ flat roof side extension that would replace the existing store room and UPVC conservatory. The side extension is shown to span a width of 2.1m, thereby creating a gap of approx. 500mm between No.21 and 23, and a length of 10m, extending some 3.3m beyond the rear elevation. The overall height of the proposed extension is 2.7m.

The plans show that the side aspect of the extension would serve a study and small bathroom, which is linked to an additional bedroom at the rear. The rear elevation of the extension is shown to be consistent with the existing extension serving the dining room.

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 revised National Planning Policy Framework (NPPF) published in July 2018 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)

SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
DC1 Design Considerations
T1 Development and Sustainable Transport

Staffs Moorlands 'Design Principles'

Staffs Moorlands 'Space About Dwellings' SPD

National Planning Policy Framework

Achieving Sustainable Development	Paragraphs 11-14
Achieving Well Designed Places	Paragraphs 124-127

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS

No previous planning history

CONSULTATIONS

Publicity

Site Notice expiry date: 6th August 2018
Neighbour consultation period ends: 30th July 2018
Press Advert: N/A

Public Comments

No public comments received

Town / Parish Comments

Forsbrook Parish Council – No Objections

SCC Minerals and Waste

No comments to make

Severn Trent Water

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

OFFICER COMMENTS

Principle of Development

The application seeks consent for extensions to a residential property which are entirely contained within the existing residential curtilage. The site is located within the development boundary and is not constrained by any sensitive statutory designations.

As such, the general 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.

Paragraph 127 states that decisions should ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of development; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; and are sympathetic to local character and history, including the surrounding built environment and landscape setting.

The proposed development comprises a single storey ‘flat roof’ wrap around extension which replaces an existing store room, comprising a flat roof which joins the gable ends of Nos. 21 and 23 together, and a standard UPVC conservatory to the rear.

Whilst flat roof extensions are not usually supported within the Staffordshire Moorlands, Portland Drive is a typical post-war housing estate and is home to a large number of ancillary flat roof side garages (including the existing property). It is therefore considered that a flat roof extension in this context is acceptable. In addition, the rear aspect of the development would not be seen from the public highway. As such, the proposed extension is not thought to result in any negative impacts to the overall character and appearance of the street scene.

The proposed extension is of a similar height to the existing flat roof store, and has a slightly narrower width, which results in a visual break between Nos.21 and 23. This is considered to represent a visual enhancement. The rear aspect of the extension is of an appropriate scale, height, massing which relates well to the existing dwelling. The proposed materials are consistent with those used in the existing dwelling in line with supplementary guidance.

In light of the above, it is considered that the proposed development represents a high quality design which relates well to the existing dwelling and is in keeping with the overall character and appearance of the street scene, in line with policies SS1 and DC1 of the Core Strategy and paragraph 127 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.

Paragraph 127 states that planning should create places with a high standard of amenity for existing and future users.

Given the modest nature of the proposal, the sole residential property that has the potential to be adversely affected is No.23 Portland Drive to the east.

The proposed side extension is single storey and replaces an existing store room which fills the gap between Nos.21 and 23 and a conservatory to the rear. The elevations show a single bathroom window to face the blank western gable of No.23, with a bedroom window and set of double doors to the rear.

Guidance set out within the ‘Space About Dwelling’ SPD states that the minimum distance between habitable windows should be 22m. The rear elevation of No.53 Portland Drive beyond the northern boundary stands approximately 20m from the proposed bedroom window. A line of thick mature vegetation on the boundary prevents any intermittent views.

In light of the above, it is considered that subject to the bathroom window having obscure glazing, the proposed development will not result in any harm to the residential amenity of any neighbouring properties, in line with policy DC1 of the Core Strategy and paragraph 127 of the NPPF.

Highway Safety

Policy T1 of the Core Strategy requires all new development to be located where it can be satisfactorily accommodated within the existing highway network, without having any adverse impacts to highway safety.

Paragraph 109 states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Parking standards guidance contained at Appendix 8 of the Emerging Local Plan states that for dwellings up to 3 bedrooms, 2 x parking spaces measuring 2.4m x 5.5m should be provided. This guidance can only be attributed limited weight at the time of determining this application, as it is yet to be adopted.

The existing side extension proposed development seeks to convert an existing single storey side extension which is shown to serve as a store on the existing floor plan. It is feasible that this space was initially designed as a garage; however it is questionable whether modern larger cars could be accommodated within this extension, which has a door width of 2.1m, whilst also allowing access into and out of the vehicle. There is enough space in the area of hard standing to the front of the dwelling within the curtilage to accommodate a second parking space, and from visiting the site, it is apparent that there ample space for parking on the highway without resulting in a danger to highway safety.

In light of the above, it is not considered that the application will result in any adverse harm to highway safety in compliance with policy T1 of the Core Strategy and paragraph 109 of the NPPF.

CONCLUSION / PLANNING BALANCE

The application seeks consent for a single storey flat roof ‘wrap around’ extension which replaces an existing flat roof store room and a rear conservatory. The site is located within the development boundary and is not constrained by any statutory designation. The principle of householder extension in this location is considered to be acceptable subject to all relevant material considerations.

An assessment of the proposed plans has found the application to be of an appropriate design which relates well to the existing dwelling and respects the overall character of the street scene in line with policies SS1 and DC1 of the Core Strategy and paragraph 127 of the NPPF. No adverse harm to residential amenity of highway safety will occur as a result of development in line with policy DC1 and T1 of the Core Strategy respectively.

In conclusion, the application has been considered to comply with all relevant local development plan policies, supplementary planning guidance, and relevant policies contained within the NPPF. As such, the application constitutes a sustainable form of development and in line with policy SS1a of the Core Strategy and paragraph 11 of the NPPF is recommended for approval, subject to appropriate planning conditions.

OFFICER RECOMMENDATION: **Approve with Conditions**

Case Officer: James Stannard
Recommendation Date: 16th August 2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council