DELEGATED DECISION REPORT

SMD/2018/0571	**OLD POST OFFICE**	**VARIATION OF CONDITIONS 2**
Valid 06/09/2018	**THE VILLAGE**	**AND 3 IN RELATION TO**
	ENDON	**SMD/2016/0715**
		(FULL - MINOR)

MAIN ISSUES

- heritage
- design
- amenity

DESCRIPTION OF SITE

The property is the westerly of a pair of early 20th C brick and tile two storey semis which face north on to the public road from which they are separated by a narrow frontage curtilage of c.2m. The application property prior to permission SMD/2016/0715 had a single storey side extension serving as a garage. At the rear the properties have a common two storey outrigger and beyond that a single storey flat roofed extension. The side extension to the west was built to the edge of a broad alley way which provides rear access to a cluster of residences and separates the application property from 1 Brook Cottages to the west, a Grade II Listed Building.

Work has begun on the implementation of SMD/2016/0715 with walls to at least first floor level. This approved development is summarised as being construction of a side extension above and behind the existing garage and the re-building of the existing single-storey flat-roofed rear extension with the addition of a new pitched roof together with minor alterations to the rear of the house.

PROPOSAL

To amend the approved drawings to include two smaller windows in the front (north) elevation over the garage entrance instead of the approved large single window. The rear south elevation window in Bedroom 3 to become the prime means of escape.

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
SS6a Larger Villages Area Strategy
DC1 Design Considerations
DC2 The Historic Environment

Local Plan Submission Version (February 2018)

SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS8 Larger Villages Area Strategy
DC1 Design Considerations
DC2 The Historic Environment

National Planning Policy Framework July 2018
Paragraph(s) 1 – 14;
Section(s) 4 – Decision making; 12 – Achieving well designed places; 16 – Conserving and enhancing the historic environment.

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
86/00838/OLD – construction of vehicular access and alteration and extension to form garage – approved

SMD/2016/0715 – construction of a side extension above and behind the existing garage and the re-building of the existing single-storey flat roofed rear extension with the addition of a new pitched roof together with minor alterations to the rear of the house – approved and underway

CONSULTATIONS

Publicity
Site Notice expiry date: 22nd October 2018
Neighbour consultation period ends: 1st October 2018
Press Advert: 10th October 2018

Public Comments
None

Town / Parish Comments
None received – previously "no objections" to SMD/2016/0715.

Conservation Officer
No objection to this proposal subject to replication of previous conditions where relevant.

OFFICER COMMENTS

Principle of Development
The principle of the development has been established by grant of the permission reference SMD/2016/0715. The proposed changes concern design appearance in the street scene and heritage in respect of the Conservation Area.

Design / Heritage

The proposed amendment from a single window to two on the front first floor elevation is found equally acceptable to that of the approved scheme and is supported by the Conservation Officer.

Amenity
No new amenity considerations arise in respect of either neighbour or street scene amenities in respect of the amended proposal compared with the approved scheme and it is therefore equally acceptable.

CONCLUSION / PLANNING BALANCE
With no adverse implications being raised in respect of the key considerations of design, heritage and amenity the amendment is recommended for approval.

OFFICER RECOMMENDATION : Approve

Case Officer: Arne Swithenbank
Recommendation Date: 1st November 2018

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council